

Notice of Funding Availability

Amendment 1

February 18, 2026

**SENIOR HOUSING ACCESSIBILITY MODIFICATION
PROGRAM**

(SENIOR ACCESS PROGRAM)

Applicant Registration Submission Deadline: 5:00 p.m.
Alaska Time, March 20, 2026

Application Deadline: 5:00 p.m. Alaska Time
April 24, 2026

For more information, contact:

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SECTION I: APPLICATION INSTRUCTIONS AND PROVISIONS

A. GENERAL INFORMATION

1. NOFA Purpose and General Provisions

Under this Notice of Funding Availability (NOFA), Alaska Housing Finance Corporation will provide funding to successful respondents to act as a Grantee under the Senior Housing Accessibility Modification Program (Senior Access Program).

Through this Senior Access Program NOFA, Grantees provide and administer grants for qualifying senior households for the purpose of making needed accessibility modifications and life-safety repairs to their homes.

Funding is available through the following sources.

Senior Citizen Housing Development Fund (SCHDF) in accordance with AS 18.56.800 and as implemented by 15 AAC 154.010 - 15 AAC 154.080 and 15 AAC 154.100 - 15 AAC 154.110 for the Senior Citizen Housing Development Fund (SCHDF). Funding is available for accessibility modifications and repairs that extend the potential years of independent living for elder homeowners throughout Alaska.

Homeowner Assistance Fund (HAF) in accordance with Section 3206 of the American Rescue Plan Act of 2021, to mitigate financial hardships associated with the coronavirus pandemic, and the HAF Alaska Term Sheet for Homeowner Repairs. This is a one-time funding source. HAF funds may be used for life and safety home repairs. All HAF funds (program and administrative) must be expended by September 30, 2026. See Attachment J for detailed HAF program Requirements.

The maximum household assistance is limited for each of the programs to the amounts noted in the following table. Please note: these limits are additive. For example, homes in Bethel would be eligible for up to \$30,000 in Senior Access funding and up to \$50,000 more in Homeowner Assistance Funding. Other funding that matches the Senior Access and/or HAF funds is allowable. Although the sources can be combined into a single home, the expenditure deadlines for Senior Access and HAF funds are different. All HAF funds must be spent by September 30, 2026.

Maximum Assistance per Home

Geographic Area	Sr. Access Limit	HAF Limit
Municipality of Anchorage, Fairbanks Northstar Borough, Kenai Peninsula Borough	\$15,000	\$40,000
Balance of State	\$30,000	\$50,000

These awards are intended to address the most pressing accessibility needs of seniors to extend their independent living years, including life and safety repairs to the home. Projects

eligible for funding include those that will address life-safety repair needs and improvements to access in the home that mitigate the functional limitations imposed by seniors' age and / or disability. The goal in every modification / repair is to allow Alaskan seniors to safely remain in their own home as long and comfortably as possible. Please see a list of eligible SCHDF funded activities in the Senior Access Program Policy and Procedure Manual in Section II, Attachment G of this NOFA.

Upon completion, the dwelling must meet the accessibility needs of the senior to the maximum extent feasible. Accessibility modifications (including actual modifications needed by the senior, not necessarily the entire dwelling) must meet specifications set forth in the Uniform Federal Accessibility Standards (UFAS) and construction work must be performed to meet local building codes.

2. Program Goals

The primary goal of the Senior Access Program is to make repairs and / or modifications to existing housing for the purpose of increasing safety and accessibility for seniors to remain safe and independent at home for as long as possible.

The Senior Access Program may work in conjunction with other programs. There are many accessibility programs in Alaska; therefore, it is the Grantee's obligation to find the optimal funding source and ensure that there are no duplicating services.

3. Funding Available, Minimum Funding Amounts and Renewals

The sources of funding for this program are the federally funded Alaska Homeowner Assistance Fund and the state-funded Senior Citizen Housing Development Fund. The following funding is available through this NOFA:

	SCHDF (State)*	Homeowner Assistance Fund (Federal)
Program Funds	\$700,000	\$4,500,000
Admin Funds	\$70,000	\$500,000
TOTAL:	\$770,000	\$5,000,000

If selected for funding through this NOFA, subsequent Grants may be renewed for three additional one-year terms, pending appropriation of funds for the program in the SFY2027, SFY2028, and SFY2029 State of Alaska Senior Citizen Housing Development Fund budget, satisfactory performance and program expenditures by the Grantee, and by grant amendment approved by both AHFC and the Grantee. Please note: subsequent renewals will apply to SCHDF program funds only. AHFC does not anticipate continued HAF program funding beyond 2026.

Applicants may request up to \$820,000 for each individual service area. Please note, this figure includes program and administrative funds for the respective service area(s). A table

of the eligible service areas is provided below. Applications must provide a development plan for each service area they will be proposing for accessibility modifications and / or life-safety repairs. Applicants may propose to serve multiple service areas.

A map of the service areas is available as Attachment H

Geographic Area	% of State Population 2025 Estimates
Anchorage Municipality	39.2%
Fairbanks North Star Borough & Interior Economic Region less Yukon-Koyukuk CA	14.3%
Matanuska-Susitna Borough	15.9%
Kenai Peninsula Borough & Gulf Coast Economic Region	11.2%
Northern Economic Region plus Yukon-Koyukuk CA	4.4%
Southeast Economic Region	9.5%
Southwest Economic Region	5.5%
Totals	100%

AHFC reserves the right to award funds through this NOFA so that: A minimum of two agencies receive awards. Funding is geographically distributed as widely as possible. No single agency receives more than 60% of the total resources.

Please review the Evaluation and Rating section of this NOFA for the process that will be used to incentivize the geographic distribution of resources.

Administrative funds will be awarded based on the commensurate amount of program funds awarded. Administrative funding paid will be no more than ten percent (10%) of the program funding expended.

4. Application and Expenditure Timeframe

i. Intent to apply deadline:

Interested applicants must submit an Intent to Apply form via email to rmattingly@ahfc.us by 5:00 p.m. (Alaska Time), on ~~April~~ March 20, 2026. The Intent to Apply form can be found at the following location on the AHFC website: <https://www.ahfc.us/pros/homelessness/assistance-grants/senior-access-program-sap->

ii. Preliminary teleconference

Alaska Housing Finance Corporation will host a preliminary teleconference on March 5, 2026 at 3:00 p.m. (Alaska Time) to address questions and comments on the application process.

Persons may attend in person at 4300 Boniface Parkway – Boardroom, Anchorage, AK 99504, or participate via telephone toll-free by calling 1-650-479-3208; access code 925 853 934.

To attend the video conference, contact Andy Petroni at apetroni@ahfc.us by March 4, 2026 to request access to the Webex meeting.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or special modifications to participate in the public comment process, call Regan Mattingly at (907) 330-8235 or by email at rmattingly@ahfc.us

- iii. Application deadline
 Applications must be submitted through AHFC’s file share system no later than 5:00 p.m. (Alaska Time), on April 24, 2026. Applicants will not gain access to AHFC’s file share system unless an Intent to Apply has been completed by the deadline. Applications may not be submitted via telefax, hardcopy or outside of the file share system. The official time for application submittal will be documented by the receipt of the file share notification email by AHFC. Only applications submitted by the deadline will be considered for funding.

Preliminary Timeline

Projected Program Milestone	Estimated Date
Application Launch	February 19, 2026
Application Teleconference	March 5, 2026
Intent to Apply Due to AHFC	March 20, 2026
Application Deadline	April 24, 2026
Notice of Intent to Award	May 8, 2026
Grants Issued to Award Recipients	May 26, 2026
HAF Expenditure Deadline	September 30, 2026

Successful applicants who are awarded Senior Access Program funds may anticipate funds to be available no later than May of 2026. Grantees are expected to expend HAF funding first to meet the September 30, 2026 expenditure deadline. SCHDF funds may be used for households ineligible for HAF funding.

5. Eligible Applicants

In accordance with AS 18.56.810, eligible applicants include:

- i. Municipalities (Alaska Statute **Sec. 29.71.800 (13)** defines municipal government as a city or borough)
- ii. Public or private nonprofit corporations designated as tax exempt under 26 U.S.C. 501(c)(3) and (4) (Internal Revenue Code of 1954)
- iii. Regional Housing Authorities created in AL 18.55.996(b).

Ineligible organizations include:

- i. Any organization that is currently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any AHFC, State, or Federal program; and
- ii. Any other organization or entity not specifically identified as an eligible Grantee in Section i, ii or iii above.

6. Eligible Households

Households receiving SCHDF assistance. Accessibility modifications and life-safety repairs may only be made to homes that are the primary residences of an Alaskan family where at least one member of the household is 55 or older. Total household income may not exceed 100% of the Area Median Income (AMI). See Attachment F for income limits. Homeowners and renters are eligible for SCHDF assistance. Detailed eligibility requirements are specified in the SAP Policies and Procedures. Attachment G.

Households receiving HAF assistance. HAF household eligibility requirements primarily overlap restrictions for SCHDF-assisted households, and there are some important differences. HAF-assisted households **must** be homeowners and will self-attest to having experienced a financial hardship due to the Covid-19 pandemic. Total household income may not exceed 150% of the Area Median Income (AMI). See Attachment F for income limits. More details about HAF eligibility requirements are available in Attachment J.

Applicants will be required to provide details on the households and the amount of assistance provided per home in AHFC's online reporting system.

7. Application Submission Format

Organizations interested in applying for SAP funds must register their intention to apply no later than 5:00 p.m. Alaska time, March 20, 2026. Registration was announced through a public notice. Only the applicants who have successfully submitted an Intent to Apply form for the AHFC SFY2026 SAP program are eligible to apply.

Applications must be submitted by email no later than 5:00 p.m. Alaska time, April 24, 2026. Only applications that have been submitted by the deadline will be considered for funding.

Application materials will be distributed to applicants through a secure Mimecast email. Applicants will submit their application through a secure Mimecast email, which will be provided prior to the application deadline.

AHFC will only consider applications from applicants who have fully submitted their applications through the online system.

Applications must be submitted no later than the specified deadline. A deadline extension may be announced at AHFC's sole discretion based on emergency or disaster events.

8. Evaluation and Award Criteria

Applications, as determined by AHFC, that meet minimum "Threshold" requirements will be rated in accordance with the evaluation criteria identified in the Senior Access Program Evaluation Criteria Plan enclosed as part of this NOFA package.

9. Proposal Costs

All costs of responding to this NOFA are the responsibility of the applicant.

10. Acceptance of Terms

By submitting a proposal, an applicant accepts all terms, conditions, and requirements of this NOFA, and those contained in regulations 15 AAC 154.010 - 15 AAC 154.080. To administer the Senior Access Program, the applicant additionally accepts all terms, conditions and requirements contained in regulations 15 AAC 154.010 - 15 AAC 154.080 and 15 AAC 154.100 - 15 AAC 154.110 for the Senior Citizen Housing Development Fund (SCHDF).

HAF funded activities are subject to regulations contained in Section 3206 of the American Rescue Plan Act of 2021 and the Homeowner Assistance Fund Treasury Guidance.

The applicant's proposal becomes part of the Grant Agreement in the event the applicant is awarded grant funds. The applicant will be bound by what is in its proposal, unless otherwise approved in writing by AHFC.

Proposals and other materials submitted in response to this NOFA become the property of AHFC and may be returned only at AHFC's discretion. Applications are public documents and may be inspected or copied by anyone after they have been reviewed and rated, and a Notice of Intent to Award funds has been issued by AHFC. Financial statements included in the application may be considered public information, unless a specific written statement is provided by the applicant requesting that the financial statements remain confidential.

11. Misstatements

If AHFC determines that an applicant for, or recipient of, funds made available under this NOFA has made a material misstatement relating to the applicant's or recipient's application for, or administration of, the funds made available through this NOFA, AHFC may, in its sole discretion, terminate any further consideration of the applicant's funding request; or, in the event that funds have been awarded, terminate the Grant Agreement and require that the Grantee repay any funds disbursed by AHFC to the Grantee, together with accrued interest on the amount of the funds disbursed, calculated at the highest rate allowed by law from the date of issuance of the disbursement check(s) by AHFC.

12. Questions about the NOFA Application Package

Applicants should immediately review this Notice of Funding Availability Application Package and submit any questions regarding the instructions, in writing, to Regan Mattingly, by email at rmattingly@ahfc.us.

Responses to questions and any other NOFA clarifications will be sent to all registered applicants who have submitted an Intent to Apply.

B. EVALUATION AND SELECTION CRITERIA

1. Threshold Review and Required Items

Each application proposal will be subject to a threshold review. An application that, in AHFC's sole opinion, has not met the required Threshold (T) Criteria identified in this section and submitted all threshold materials, will be considered non-responsive, and may NOT be considered further in this Notice of Funding Availability cycle. AHFC reserves the right to request technical corrections to the application during the threshold review. If applicants do not respond or are unable to resolve technical corrections within a designated timeframe, the applicant may not be considered for funding.

Threshold Criteria Review includes the following:

T-#1: The application is submitted prior to the application deadline, signed and completed in its entirety with any and all applicable sections and attachments.

T-#2: Eligibility of Applicant

Evidence that the applicant may act in the capacity of a Senior Access Program "Grantee." The application must confirm the organization's legal status. Minimum documentation includes the following:

Non-Profit Organizations - non-profit designation letter from the Internal Revenue Service;
or

Municipalities – evidence of incorporation or equivalent; or
Regional Housing Authorities – entities created in AS 18.55.996(b)

T-#3: Evidence that the applicant's governing body approves and supports this proposal. The application must include a resolution by the applicant's governing body authorizing the request for Senior Access Program funds.

T-#4 Review Committee Narrative. Applicants may provide a global narrative for the review committee. Any information applicable to the Rating Criteria that has not already been addressed through the other application materials should be provided in this narrative. The narrative is not to exceed 6 pages, typed, double-spaced and within a minimum 12 point font.

T-#5: Applicant is Financially Sound

A determination that, for the most recent fiscal year, the organization's complete audited financial statement and related management letters do not report any finding(s) that, in

AHFC's opinion, impede the applicant's ability to effectively administer the Senior Access Program. If the organization's audit is more than six months old, the applicant may submit a financial statement that has not been audited and their previous audited financial statement. Applications must contain audited financial statements, including all management letters related to the financial statements for the applicant's most recent fiscal year. AHFC reserves the right, but not the obligation, to evaluate unaudited financial statements to assess T-#4 if, and only if, audited financial statements are unavailable for the applicant entity.

T-#6 Applicant's Organizational Capacity and Project Team

Applicants must evidence 1) organizational and staff capacity, documented through experience and accomplishments related to sponsoring and/or operating accessibility modification and/or related community-based programs, and 2) that the organization can successfully administer SAP. Documentation should include:

- i. The organization's history and experience (at least 2 years) in administering and performing a rehabilitation, accessibility, and/ or modification program that demonstrates the applicant's ability to administer SAP successfully
- ii. The organization's history and experience administering programs primarily for persons with disabilities and/or seniors (at least 2 years) demonstrates the ability to successfully administer SAP;
- iii. The organization's history and experience serving the housing needs of residents located within the service area (at least 2 years) for which the applicant is applying; and
- iv. Staff resumes supporting the experience/capacity noted in i.-iii. Above.
- v. Organizational history and staff resumes for partners that will help the applicant implement the proposed plan.

T-#7: Pending AHFC Audit Findings

The applicant must list any outstanding audit findings with Alaska Housing Finance Corporation in the Senior Access Program Application form (Attachment D) and a plan for addressing the findings, if applicable. If the applicant fails to list all outstanding AHFC audit findings in the application, the application may be disqualified, or *all Senior Access Program payments may be withheld until findings are resolved.*

In addition, during the term of the Senior Access Program grant, AHFC may withhold payments or terminate the grant if any AHFC audit finding has been outstanding for at least 30 days during the term of the grant without a corrective action plan approved by AHFC. It is the responsibility of the grantee to inform the Department of Planning and Program Development at the email address listed in Section I. A. 11. of the resolution of audit findings in writing to avoid termination or suspension of the grant.

Up to ten (10) points may be deducted from the applicant's score in cases where the applicant, or the developer or development consultant hired by the applicant, has been determined through monitoring reviews by AHFC staff to be in violation of program criteria, developed a project unsatisfactorily, or is significantly behind the development

schedule that was originally proposed. Points may also be deducted if outstanding monitoring or audit findings exist with other state agencies or with the U.S. Department of Housing and Urban Development. The applicant should submit a statement identifying any such violations. AHFC will determine points to be deducted for outstanding audit or monitoring findings. Audit findings must be outstanding and unresolved for more than forty-five (45) days.

T-#8: Service Area Development Plan

Applicants must submit a development plan specific to each service area to which the applicant commits to serve, limit 3. Each plan must address the following topics:

- **Service Area Budget.** Specify the proposed budget for each service area, with a range of how many homes will be modified/repared. Households in which communities within the service area are expected to be served, and how many?
- **Implementation Timeline.** Timeline and narrative that outlines the enrolment process, scoping of work, and dates for the planned modifications/repairs. Will HAF funds be spent before the September 30, 2026, deadline?
- **Outreach and Enrollment.** How will eligible households learn about the program and apply for assistance? Who will review applications and make eligibility and scope of work determinations?
- **Construction Activities.** Who will be doing the physical work? Does the applicant have the internal capacity to do the work and spend all HAF funds by the deadline? Will subcontractors be hired?
- **Reporting and Record Retention.** How will each household’s required eligibility and demographic information be collected and secured? Who will be responsible for reporting these data to AHFC?

2. Application: Rating and Required Items

All applications will undergo a threshold review. Applications that pass the threshold review will be evaluated by a review committee according to the following rating criteria. The review committee will be provided with the materials provided by the applicant by the application deadline.

a) Rating Criteria Summary

	EVALUATION CATEGORY	MAX POINTS POSSIBLE
1	Service Area Development Plan for each service area.	30
2	Experience providing accessibility modifications for elderly and/or disabled homeowners	25
3	Experience providing life - safety repairs for homeowners	25
4	Experience providing accessibility modifications and/or life-safety repairs in the proposed service area	20
6	Outstanding AHFC Audits Finding or program violations: (maximum penalty of -10 points)	0
	TOTAL POSSIBLE POINTS	100

EVALUATION AND RATING

Award Process

Applications that pass the threshold review will be scored according to the rating criteria.

All application materials will be provided to a review committee. The committee will individually review each application and provide a unique score for each service area the applicant proposes to serve. If multiple proposals are received for a single service area, and they collectively request more than the \$820,000 set-aside for each area, the highest-scoring proposal(s) for each service area will be recommended until the \$820,000 set-aside has been allocated.

In the event that \$820,000 in collective proposals are not received for all service areas, the scores for any unfunded proposals from the initial review will be ranked. This second level of review will offer funding to the next highest-scoring proposal in each service area, starting with the highest-ranking proposal for the first additional award and then moving to the next highest-scoring proposal from a different service area. This process will repeat until all funds have been exhausted.

The Planning & Program Development Department will forward funding recommendations to the Executive Director. The Executive Director may use additional selection criteria to determine the final funding awards. Proposals may be funded, taking into consideration the following:

- i. Total points earned by applicants in the rating process; and,
- ii. The degree to which a Grantee has shown the capacity to commit the funds received to specific projects and expend the funds within a reasonable time period. AHFC may use, as a measure of capacity, a Grantee's historic rate of project commitment and/or expenditure of funds, for those successful Grantees who previously received other AHFC grants.
- iii. That the applicant is considered a "responsible bidder". AHFC reserves the right to reject any grant application or request for funding from any applicant who is a "non-responsible bidder" that has failed to perform in any of the following ways, or is partnered with a person or organization that:
 - a. failed to perform any previous grant or contract with AHFC, or has previously failed to perform properly or to complete on time contracts of a similar nature;
 - b. qualifies or changes terms and conditions of the Notice of Funding Availability (NOFA), applicable restrictive covenants, or loans in such a manner that is not responsive to the purpose sought by AHFC in issuing the NOFA, covenants or loans;
 - c. submits an application that contains faulty specifications or insufficient information that, in the opinion of AHFC, makes an application non-responsive to the NOFA;
 - d. submits a late application;
 - e. has not signed the application **or submitted the proper certification;**
 - f. is not in a position to perform the work proposed in the application;

- g. habitually and without just cause neglected the payment of bills or otherwise disregarded its obligations to subcontractors, material suppliers, or employees;
- h. has shown a consistent practice of non-compliance with State and federal rules that govern housing development programs;
- i. who has unpaid taxes due to the State of Alaska or the U.S. government;
- j. has a conflict of interest with the applicant and board member or employee of AHFC;
- k. AHFC determines that the application is not in AHFC's best interest.