Alaska Housing
FINANCE CORPORATION



Moving to Work Plan

Fiscal Year 2027

Public Housing Department

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B. Overview of Short-Term and Long-Term MTW Goals and Objectives

The Public Housing Department (PHD) is part of the Alaska Housing Finance Corporation (AHFC), which was founded in 1971. Through its 150 staff located across sixteen communities, we provide housing for nearly 7,500 low-income Alaska families each day.

Alaska Housing's mission is to provide Alaskans access to safe, quality, affordable housing. The public housing department seeks to provide access to safe and sustainable housing options through innovative strategies and programs.

The following core values guide PHD's actions in pursuit of our mission:

- *Leadership: Be a trusted industry expert and resource.*
- *Integrity: Hold oneself to the highest standards.*
- *Respect: Act in a manner that demonstrates professionalism, discretion and courtesy.*
- *Sustainability: Take an approach that enables a strong, healthy corporation and growth of investments.*

Who We Serve and Core Competencies

PHD's primary customers are Public Housing residents, voucher holders, other low-income and elderly/disabled Alaskans (including those on waiting lists for our housing programs), and landlords. We also serve a variety of other internal and external stakeholders including the AHFC board of directors, staff, community partners, the Department of Housing and Urban Development, Indian Housing Authorities, local and state government and the general 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

B.1 Overview of Short-Term Objectives

These goals describe our desired destination – where PHD would like to be at the end of FY2027. They translate our mission into a more focused, actionable set of outcomes. The following are five goals PHD will pursue in FY2027.

- Maximize financial performance, preservation, and leveraging of existing housing portfolio. PHD will assess and implement strategies to create financially sustainable housing that meets the needs of low-income Alaskans.
  - Fully utilize the Capital Fund Program and Replacement Housing Factor funds on facility improvements including fire system upgrades, siding and window replacement, security system installation and upgrades and fuel tank replacements.
  - Implement the David Gonzalez training facility to support out 1,600 units of public housing in 13 communities throughout the state. This facility will serve as a shared space for staff training, meeting rooms, a resource facility, equipment storage, and material staging.

- Achieve operational excellence. PHD will create a culture of accountability and continuous improvement by developing and implementing a robust performance management process.
  - Realign staffing to meet organizational needs.
  - Identify and address gaps in current organizational design that creates barriers to the successful delivery of programs and services.

- Increase staff development and capacity. PHD will implement processes and tools to improve staff productivity and increase staff satisfaction and client service.
  - Conduct constant staff training statewide.
  - Implement Yardi RENTCafé electronic processes for staff, tenants, and landlords.
  - Integrate digital tools like e-learning and online communication to promote interactive and engaging learning.

- Increase affordable housing opportunities. PHD will increase housing capacity to 7,120 Alaskan households by adding 50 new units/vouchers (+9.6% vs. FY2017) by leveraging reserves, affordable housing development funds, and the flexibilities of MTW and the Alaska Corporation for Affordable Housing (ACAH).
  - Complete development of 20 new units of affordable housing in Valdez in partnership with ACAH.
  - Leverage existing programs to create additional opportunities.
  - Evaluate capacity and then identify new sponsor-based rental assistance awardees to add new units of assistance.

- Ensure safety of housing options. PHD will make the safety of its residents, clients, and staff a priority to support its mission and vision by increasing safety measures within its properties, and will train staff in how to maintain their own safety in the workplace.
    - Prioritize proactive maintenance and security measures, including regular inspections, code enforcement and community outreach.
    - Implement comprehensive safety training, create and enforce clear safety protocols, provide appropriate tools and equipment, foster a positive safety culture and encourage open communication about hazards.

B.2 Overview of Long-Term Goals

Our long-term goals describe our desired destination – where PHD would like to be in the next three years. Following are the seven primary goals PHD will pursue.

- **Ensure Safety of People and Housing.** Continue to make the safety of our residents, clients and staff a priority through a multifaceted approach that enforces safety for the benefit of all.
- **Develop Framework to Assess the Long-Term Viability of Owned Properties.** Build and foster skill sets and infrastructure that are required to assess the financial condition of individual properties and evaluate financing alternatives.
- **Accelerate Digital Transformation**. Clearly articulate digital strategy that will make meaningful impact on staff workload, relationships with clients and landlords, and PHD's ability to collect, manage and report on data required to support strategic initiatives. Develop a roadmap statewide that focuses on achieving business outcomes while adapting agile technology methodologies.
- **Right-size Department, Maintain Optimal Staffing and Support Organization Structure.** Strategically align the workforce and organizational structure with current housing goals and future growth to optimize productivity, enhance agility and create an efficient team.
- **Reorient Voucher Programs to Meet Changing Community Needs**. Prioritize flexibility in programs to meet the changing needs of the community. Consider geographical factors, specific community needs, and the evolving demographics of populations served.
- **Increase Affordable Housing Opportunities**. Increase statewide affordable housing capacity by leveraging resources and using flexibilities of the Moving to Work (MTW) program and the Alaska Corporation for Affordable Housing (ACAH).

II. General Operating Information

A. Housing Stock Information

A.1 Planned New Public Housing Units

Asset Management Project (AMP) Name and Number	0 Bdm	1 Bdm	2 Bdm	3 Bdm	4 Bdm	5+ Bdm	Total Units	Population Type**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing / Vision)
Not Applicable	0	0	0	0	0	0	0	0	0	0
Total Public Housing Units to be Added in the Plan Year:								**0**		

* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA

** Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

A.2 Planned Public Housing Units to be Removed

AMP Name and Number	Number of Units to be Removed	Explanation for Removal
Not Applicable	0	Not Applicable
Planned Total Public Housing Removed:	**0**	

Activity 2019N-1 Disposition of Six Public Housing Properties has one unit that is still pending. AHFC does not anticipate a change in the planned year. This unit is part of AMP 271 Anchorage South.

A.3 Planned New Project Based Vouchers

Property Name	Number of Vouchers to be Project Based	RAD?	Description of Project
Not Applicable	0	N/A	Not Applicable
Planned Total New Project Based Vouchers:	**0**		

A.4 Existing Project Based Vouchers

Property Name	Number of Project Based Vouchers	Planned Status	RAD?	Description of Project
Loussac Place	60	Leased	No	Family Housing
Maintree	10	Leased	No	Disabled Housing
Ridgeline Terrace	63	Leased	No	Disabled and Family Housing
Susitna Square	18	Leased	No	Family Housing
Planned Total of Existing PBVs	**151**			

A.5 Planned Other Changes to Housing Stock Anticipated During the Plan Year

- AHFC does not expect to have units held off-line due to relocation or substantial rehabilitation.
- Through activity 2023-3, Blueberry Terrace, a local, non-traditional project, will add 20 units in Valdez, AK.
- AHFC does not anticipate a change to existing designated housing plans.

A.6 General Description of All Planned Capital Fund Expenditures During the Plan Year

- Projects are identified consistent with the AHFC statewide Physical Needs Assessment (PNA) process and our MTW plan.
- Funds are allocated to projects based upon priority and complexity.
- Funded Projects include, but are not limited to, statewide: roof replacements, boiler replacements, window replacements, siding projects, HVAC repairs/replacements, health & life safety systems (fire detection/suppression, CCTV, Access Control), elevator repairs, unit interior refreshment, parking lot repair/replacement, property equipment, foundation leveling, fuel tank replacements, drain/waste/vent replacements, and vehicle replacements.
- Any remaining funds are to be put toward funding new housing units in the affordable housing development program as laid out in this plan.

There is no plan at this time to relocate existing tenants to perform activities listed above. Any interior activities will be performed when a tenant vacates a unit. All other activities can be accomplished while tenants are in residence.

B. Leasing Information

B.1 Planned Number of Households Served

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
MTW Public Housing Units Leased[1]	14,532	1,211
MTW Voucher (HCV) Units Utilized[2]	64,128	5,344
Local, Non-Traditional: Tenant-Based	0	0
Local, Non-Traditional: Property-Based[4]	5,508	459
Local, Non-Traditional: Homeownership	0	0
Planned Total Households Served	**84,168**	**7,014**

1 – Public Housing (Planned 98% of 1,236).

2 – Voucher Units (Planned 98% of 5,453; includes Homeownership, Project-Based, Tenant/Enhanced Protection, Emergency Housing Voucher (81), Empowering Choice Housing Program (254), Foster Youth to Independence (23), Making a Home (40), Mainstream (95), Mainstream 811 (10), Moving Home Program (150), New Start (192), Non-Elderly Disabled (45), Returning Home (85), Stability Voucher (10) and Veterans Affairs Supportive Housing (374).

4 – Local, Property-Based (Planned 90% of 507); Karluk Manor (46), Forget-Me-Not Manor (84), Dena'ina House (25), Bridgeway (35), Covey Lofts (22), Homeplate (15), Atsaq Place (24), The Meadows (18), Providence AK House, (45), Winter Rose (20), Breezy Meadows (15), Old Mat (24), Brewster's (16), Aspen House (30), Borealis Park (40), Tongass Townhomes (16), Hitx'i Saani (12) and Blueberry Terrace (20).

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Tenant-Based	Not Applicable	0	0
Property-Based	Karluk – 2011-4a	492	41
Property-Based	Dena'ina – 2011-4c	276	23
Property-Based	Forget-Me-Not – 2011-4b	912	76
Property-Based	Bridgeway – 2011-4d	384	32
Property-Based	Covey Lofts – 2011-4e	240	20
Property-Based	The Meadows – 2023-3a	192	16
Property-Based	HomePlate – 2011-4f	168	14
Property-Based	Atsaq Place – 2011-4g	264	22
Property-Based	Winter Rose – 2011-4h	216	18
Property-Based	Old Mat– 2011-4i	264	22
Property-Based	Aspen House– 2011-4j	324	27
Property-Based	Breezy Meadows – 2011-4k	168	14
Property-Based	Brewster's – 2011-4l	168	14
Property-Based	Borealis Park – 2023-3b	432	36
Property-Based	Tongass Townhomes – 2011-4m	168	14
Property-Based	Providence AK House – 2011-4n	492	41
Property-Based	Hitx'i Saani – 2011-4o	132	11
Property-Based	Blueberry Terrace – 2023-3c	216	18
Homeownership	Not Applicable	0	0
Planned Totals		**5,508**	**459**

Households Receiving Services Only

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Not Applicable	Not Applicable	0	0
Planned Totals		**0**	**0**

Number of households at or below 80% AMI receiving only services through MTW funding.

B.2 Discussion of any Anticipated Issues/Possible Solutions Related to Leasing

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Local Non-Traditional	N/A
MTW Housing Choice Voucher	**Lease up of vouchers has been affected by several factors, including:** 1. Low vacancy rates throughout the state. 2. Lack of available units. 3. Higher rents due to a tight rental market and low vacancy rates. 4. More selective landlords that do not rent to voucher holders with poor rental histories or other barriers. 5. Vouchers serving vulnerable populations take more staff time and attention to be successful. These programs, such as VASH, EHV and FYI, also take from a limited supply of available units **Solutions:** 1. **Security deposit assistance program,** which was initiated during the pandemic, was very successful and helped many families bridge the gap to housing. We have extended that program. 2. **On-line technology improvements**. We have implemented an on-line eligibility, briefing, and recertification process to streamline and allow families more flexibility in using and accessing their voucher. The online portal was extended to Landlords, to also provide them with better service. 3. **Alaska Corporation for Affordable Housing (ACAH),** a subsidiary of AHFC, has been tasked with increasing affordable housing statewide. They have recently completed 18 units of senior housing and 40 units of family housing in Fairbanks. ACAH is also near completion of 20 new units of affordable housing in Valdez. 4. **Sponsor-Based rental assistance**. To date we have awarded over 500 units of Sponsor-Based Rental Assistance over the past 5 years. This has provided new affordable housing statewide and freed up units for voucher families.

MTW Public Housing	**Issues:** 1. Aging infrastructure of units leads to deteriorating conditions that require significant capital improvements to maintain decent, safe and sanitary condition. 2. Supply chain disruptions nationwide have a greater effect on Alaska due to lack of infrastructure for trucking. Most of Alaska's products arrive via air or barge; products that in the past would be fulfilled within two weeks are now back ordered several months. 3. Federal eviction moratorium policies have extended the notice to quit window which allows for tenants behind on rent or not in compliance with their lease to occupy units longer. This creates difficult and time-consuming unit turns. 4. Decreased labor supply creates a shortage in staffing levels. This impacts the ability to not only address emergency and routine work orders, but to turn over units that have a high amount of wear and tear. **Solutions:** 1. Enhance robust enforcement of unit inspections and lease enforcement to insure unit condition. 2. Implemented an on-line payment system so residents can pay rent on time and eliminated the need for residents to travel to an office to drop off a check. This also saves staff time in entering and depositing payments. 3. Utilize the purchase of warehouse space to create cost savings, control and flexibility over storage of materials, and more efficient operations overall. The warehouse space in Anchorage has allowed us to identify commonly purchased items for unit turns, standardize components, and provide materials and assistance to field offices for work order and unit turns. This also decreases the supply chain delays that we continue to face. 4. Renegotiated maintenance staff contract to better align salaries with market rates and increase retention of employees. 5. Increased contract labor to assist with very difficult unit turns or with staff shortages as we work to back fill for retirements or general labor shortages in a community.

B.3 Unique Households Served

Not Applicable

C. Waiting List Information

C.1 Waiting List Information Anticipated

As of February 20, 2026, the following families are on AHFC waiting lists.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Anchorage Housing Choice Voucher	AHFC Geographic-Based, Family	3,636	Closed	No
Anchorage Public Housing	AHFC Site-Based, Family	1,126	Partially Open	Yes
Anchorage Public Housing-Senior	AHFC Site-Based, Senior/Disabled	91	Partially Open	Yes
Bethel Public Housing	AHFC Site-Based, Family	147	Open	Yes
Cordova Public Housing	AHFC Site-Based, Family	0	Open	Yes
Fairbanks Housing Choice Voucher	AHFC Geographic-Based, Family	1,024	Partially Open	Yes
Fairbanks Public Housing	AHFC Site-Based, Family	415	Open	Yes
Fairbanks Public Housing-Senior	AHFC Site-Based, Senior/Disabled	181	Open	Yes
Homer Housing Choice Voucher	AHFC Geographic-Based, Family	93	Open	Yes
Juneau Housing Choice Voucher	AHFC Geographic-Based, Family	353	Open	Yes
Juneau Public Housing	AHFC Site-Based, Family	341	Partially Open	Yes
Juneau Public Housing-Senior	AHFC Site-Based, Senior/Disabled	104	Open	Yes
Ketchikan Housing Choice Voucher	AHFC Geographic-Based, Family	138	Open	Yes
Ketchikan Public Housing	AHFC Site-Based, Family	146	Open	Yes
Ketchikan Public Housing-Senior	AHFC Site-Based, Senior/Disabled	75	Open	Yes
Kodiak Housing Choice Voucher	AHFC Geographic-Based, Family	43	Open	Yes
Kodiak Public Housing	AHFC Site-Based, Family	150	Open	Yes
Mat-Su Housing Choice Voucher	AHFC Geographic-Based, Family	356	Open	Yes
Mat-Su Public Housing-Senior	AHFC Site-Based, Senior/Disabled	58	Open	Yes

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Nome Public Housing	AHFC Site-Based, Family	7	Open	Yes
Petersburg Housing Choice Voucher	AHFC Geographic-Based, Family	7	Open	Yes
Sitka Housing Choice Voucher	AHFC Geographic-Based, Family	19	Open	Yes
Sitka Public Housing	AHFC Site-Based, Family	127	Open	Yes
Sitka Public Housing-Senior	AHFC Site-Based, Senior/Disabled	74	Open	Yes
Soldotna Housing Choice Voucher	AHFC Geographic-Based, Family	472	Open	Yes
Valdez Housing Choice Voucher	AHFC Geographic-Based, Family	27	Open	Yes
Valdez Public Housing	AHFC Site-Based, Family	8	Open	Yes
Wrangell Housing Choice Voucher	AHFC Geographic Based, Family	5	Open	Yes
Wrangell Public Housing	AHFC Site-Based, Family	4	Open	Yes

Please describe any duplication of applicants across waiting lists:

Applicant families may apply to any open waiting list in any community. A community's site-based or geographic-based waiting lists are independent of other communities' waiting lists.

C.2 Planned Changes to Waiting List in the Plan Year

Waiting List Name	Description of Planned Changes to Waiting List
N/A	N/A

Each community monitors the applicants on its lists and determines when a list or a particular bedroom size on a waiting list is opened or closed. Waiting list statuses are advertised in local media and available on AHFC's web site.

III. PROPOSED MTW ACTIVITIES

2027-1 Natural Disaster and Public Health Emergency Waivers

A. Activity Description

A.1 Proposed Activity

AHFC proposes this Natural Disaster and Public Health Emergency Waiver activity to address the administrative burden family's face when qualifying for assistance following a natural disaster as defined in 24 CFR 905.108 or public health-related mandates. Due to the loss of documentation or lack of access to documents, these waivers will streamline verifications needed to efficiently offer rental assistance during State or Federally declared disasters in lieu of going through the Request for Expediated Waiver of Administrative Flexibility process. This activity will allow the following flexibilities:

Public Notice: AHFC will follow 24 CFR 982.206(a)(2) when appropriate, but needs to waive regulations when publication in a local newspaper of general circulation, and also by minority media, is not the most effective method to provide notification to affected families. For example, during the 2025 Western Alaska disaster, families were evacuated to nearby communities that are not serviced by statewide minority media. AHFC engaged with alternate publications and direct communication with Federal and State disaster partners to inform them of our recovery support efforts.

To ensure accessibility for all affected families, alternative public notice methods may be used. Examples may include targeted advertising through State and Federal partners working directly with affected families, posting fliers, media advertisement, press releases, and participation in community meetings. The alternative public notice process will comply with HUD's Fair Housing & Title VI of civil rights requirements.

Wait List Management: AHFC may give a preference to prioritize affected families for Public Housing or the Housing Choice Voucher programs. AHFC may use an alternative method for prioritizing waitlist selection and admission based on the length of time left on alternative rental assistance. This allows AHFC to prioritize families based on the depletion of other rental assistance, specifically disaster relief funding. This waives requirements in 24 CFR 982.207 (c) and 960.206(e).

Duplication of Subsidy: Authority for AHFC to delay admission to the Housing Choice Voucher or Public Housing Program until all State, Federal or other disaster assistance benefits, such as Continued Temporary Housing Assistance or Rental Assistance, have lapsed.

For the Housing Choice Voucher program, AHFC will be allowed to waive the 15-day deadline in processing a Request for Tenancy Approval in order to delay assistance at 24 CFR 982.305(b)(2)(i)(A) until the initial housing assistance has lapsed. This waiver is needed to comply with 24 CFR 982.352 section c 12, the prohibition against other housing subsidy. AHFC will reject any Request for Tenancy Approval, when the family has more than 60 days

of alternate federal assistance. The family will retain their issued voucher and must voluntarily give up alternate assistance or remain in shopping status on the voucher. When the family has 60 days or less of federal assistance, AHFC will inspect the unit but the assistance will start the day after other federal assistance ends.

For the Public Housing program, AHFC will not hold rent-ready units for families receiving federal assistance. The family will be afforded the opportunity to skip the rent-ready unit and wait for a unit that is in turnover status and will align with their projected end of assistance.

A.2 Statutory Objective
This activity will reduce cost and achieve greater cost effectiveness in federal expenditures and increase housing choices for low-income families.

A.3 Implementation
AHFC will adopt new policies developed from the approved MTW Activity. While policies will be incorporated into the Administrative Plans and Admission and Continued Occupancy Policies, AHFC will enact this activity on an as needed basis in response to a State or Federally declared natural disaster or health mandate as needed.

A.4 Application to Special Purpose Voucher
This activity will not apply to Special Purpose Vouchers.

B. Cost Implications
The per unit cost for each voucher will be paid using MTW Funding Flexibility. The per unit cost for HAP or Public Housing Subsidy and administrative fees average $929.17 but varies depending on family size and income. The cost per unit is anticipated to decrease for those families who transition to the Step Program.

C. Need/ Justification for MTW Flexibility
Per the Moving to Work Agreement Attachment C, D.4 (Housing Choice Voucher) and Attachment C, C.2, (Public Housing) AHFC may create waiting list and tenant selection procedures that differ from mandated program requirements. This authorization waives HCV regulations at 24 CFR 982.207(c) and Public Housing regulations at 960.206(e). These flexibilities are needed to efficiently respond to emergency disasters to ensure displaced families can access affordable housing.

To serve populations under this activity, AHFC needs to first select families with the least amount of time on alternate assistance. Depending on the size of the waitlist, this could be achieved by selecting families in increments. For example, the top of the waitlist is families with 0-90 days of assistance, next priority is 91-180 days of assistance, and final priority is 181 or more days of assistance.

AHFC requires authorization to waive 24 CFR 982.305(b)(2)(i)(A) that requires inspection within 15 days of the RFTA as authorized in the MTW Agreement Attachment C, Section D.4. To avoid duplication of subsidy, AHFC is requesting to pre-inspect units, but delay assistance on the RFTA up to 60 days if depletion of a family's alternate assistance falls within that time frame.

D. Rent Reform/Term Limit Information

D.1 Impact
AHFC will utilized activity 2014-1 and its sub activities to administer these flexibilities. Families absorbed into the Step program will be subject to a term limit and minimum rent of $100. Families absorbed into the Classic program will not have a term limit and minimum rent will be $25.

D.2 Hardship Criteria
Families experiencing changes in income between regular examination periods will utilize the Bridge hardship process. Families are eligible for hardships under activity 2014-1l and will be included in analysis numbers for this activity. See Appendix E-1.

D.3 Annual Reevaluation
AHFC will monitor any enactment of this activity by listing them as sub activities per the emergency names. AHFC's annual evaluation considers the effects of rent reform by evaluating Hardship reason and frequency that may be better resolved through a Plan and policy change.

D.4 Transition Period
AHFC does not anticipate enacting the activity immediately. AHFC will adopt the new policies developed from the approved MTW Activity. In the event of an eligible emergency, those policies will be utilized to efficiently engage a waitlist and prioritization of affected families.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

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

- AHFC has implemented a biennial schedule instead of annual HQS 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.

2. Description/Update

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

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2010-6 Inspections on AHFC Properties

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

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

2. Description/Update

Allow AHFC 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.

AHFC implemented HUD's new inspection module, National Standards for the Physical Inspection of Real Estate (NSPIRE) standards effective October 1st, 2023.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

Policy for management of project-based vouchers was issued with Numbered Memo 12-32 on August 21, 2012 with a start date of September 1, 2012.

- MainTree Apartments 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 2015
  - Ridgeline Terrace – 63 units – came on-line in January 2016

2. Description/Update

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.

In order to assure proper waiting list management, AHFC conducts an annual quality assurance review of waiting list management processes.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2010-9 Returning Home Program

1. Plan Year Approved, Implemented, Amended

Reviewed by HUD	December 9, 2024
Amended by AHFC Board of Directors	August 21, 2024
Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This activity started with Numbered Memo 09-30 dated November 25, 2009. The new program began November 25, 2009 for all AHFC voucher locations outside of Anchorage.

- Revised guidance to expand the pool of applicants was issued with Numbered Memo 10-41 on October 28, 2010 with an effective date of November 1, 2010. This change opened the pool of applicants to all persons under a supervision requirement selected by the State of Alaska Department of Corrections. Specifically, the requirement that parolees be persons with disabilities was eliminated.
- Revised guidance to answer questions regarding the supervision requirement was issued with Numbered Memo 12-17 on April 18, 2012. This memo also put in place the time limit for all persons participating in the program that begin in 2009.
- Revised guidance expanding the program to AHFC's Anchorage jurisdiction was issued with Numbered Memo 15-31 on November 20, 2015 and effective December 1, 2015. This expansion made 20 vouchers available for Anchorage.
- Revised guidance on the new income limits and calculation methodology for the balance of state Returning Home Program was issued with Numbered Memo 24-31 on December 12, 2024 and effective January 1, 2025.

2. Description/Update
This activity was formerly called "Prisoner Re-Entry" implemented a time-limited (two years), assistance program targeting civilian re-entry of individuals released from the prison system. The purpose of this activity is to encourage reduction of recidivism due to prisoner homelessness upon release from incarceration.

MTW Funding
AHFC expanded its program to include all voucher jurisdictions using MTW Flexibility funds. Family annual income is calculated using the rules for the Housing Choice Voucher Program, and families meet Housing Choice Voucher income eligibility limits.

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 has increased the number of vouchers from 20 to 30 for the remainder of 2017. This increases the overall benchmark from 70 families per year to 100 per year.

In January 2025, AHFC's HOME partner reallocated the funds that supported the operational and administrative costs of this program in the balance of state and AHFC began utilizing MTW funding flexibility. Converting to MTW funding flexibility allows AHFC to continue to support the 45 vouchers in the balance of state. Family annual income is calculated using the rules for Housing Choice Vouchers and families meet Housing Choice Voucher income eligibility limits.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2010-10 Moving Home Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

AHFC signed a Memorandum of Agreement with the State of Alaska Department of Health and Social Services in November 2014, renamed the activity, and put the activity through a new public comment process.

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	July 23, 2014
Reviewed by HUD	April 6, 2015

The program was issued to staff with Numbered Memo 14-33 on December 1, 2014 and was effective on that date.

2. Description/Update
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. This program is available in every community currently offering an AHFC Housing Choice Voucher Program. Continuing operation of Moving Home is contingent upon available funding and continuing appropriations.

For the purposes of the agreement, persons with a disability who are eligible for Moving Home are very low-income households (50 percent of Area Median Income) that 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.

The State of Alaska Department of Health refers eligible families directly to AHFC. Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance. There is no time limit on these vouchers.

AHFC amended activity 2014-1g Annual Recertification Requirement to allow for triennial examinations for this program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-1 Simplification of Utility Allowance Schedules

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This activity was started with Numbered Memo 11-04 dated January 20, 2011 and effective with the new utility allowance tables that began on February 1, 2011.

2. Description/Update

Combine existing 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 above.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-2 Local Payment Standards

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This activity was delayed due to the development of AHFC's rent reform activity. AHFC decided to develop this with that activity. This was submitted as Amendment Two to the FY2013 MTW Annual Plan.

Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	April 17, 2013

This activity started with Numbered Memo 14-01 issued January 13, 2014 and effective on February 1, 2014.

2. Description/Update

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, number of rentals, and utilities. Staff continues to collect its own survey data on rentals in the local market.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

AHFC analyzes the payment standards annually to determine when updates are needed. AHFC incorporated the guidance in PIH Notice 2025-11 for reasonable accommodation exception payment standards. When HUD approval is required for requests at 120% or more, the higher of either HUD Fair Market Rent/Small Area Fair Market Rent or the Alaska Rental Market Survey will be used.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This policy was implemented with the development of Loussac Place in July 2012.

2. Description/Update

Waive the requirement to provide a tenant-based voucher to a family upon termination of project-based voucher assistance. Families assisted with an AHFC project-based voucher are eligible to apply for any open AHFC waiting list for which they qualify. AHFC monitors the turnover at project-based voucher developments.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4 Establish a Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Closed, Re-proposed, Amended, Reopened

Amended and Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023
Closed	April 11, 2011
Reviewed by HUD	July 12, 2010
Approved by the AHFC Board of Directors	May 4, 2010

2. Description

AHFC reopened activity 2011-4 Sponsor-Based Rental Assistance (SBRA) program and consolidated all developed SBRA's under this activity. The approved activities include the following programs:

- 2011-4a SBRA Program, Karluk Manor 46 units formerly activity 2012-4
- 2011-4b SBRA Program, Forget-Me-Not Manor 84 units formerly activity 2018-1
- 2011-4c SBRA Program, Dena'ina House 25 units formerly activity 2018-2
- 2011-4d SBRA Program, Bridgeway Community Housing 35 units formerly activity 2021-2
- 2011-4e SBRA Program, Covey Lofts 22 units formerly activity 2023-1
- 2011-4f SBRA Program, HomePlate 15 units
- 2011-4g SBRA Program, Atsaq Place 22 units
- 2011-4h SBRA Program, Winter Rose 20 units
- 2011-4i SBRA Program, Old Mat 24 units
- 2011-4j SBRA Program, Aspen House 30 units
- 2011-4k SBRA Program, Breezy Meadows 15 units

- 2011-4l SBRA Program, Brewster's 16 units
- 2011-4m SBRA Program, Tongass Townhomes 16 units
- 2011-4n SBRA Program, Providence AK House 45 units
- 2011-4o SBRA Program, Hitx'i Saani 12 units
- 2011-4p SBRA Program, Blueberry Terrace 20 units (pending)

This activity develops a Sponsor-Based Rental Assistance Program that will award up to 100 units per fiscal year. AHFC will procure sponsors through a competitive application process that may include partnership with AHFC's Planning and Program Development Department. Through Local, Non-Traditional Activities, this MTW activity will allow sponsors to apply for rental assistance through this activity and, if awarded, the process will expedite issuance of funds and assist sponsors in meeting supply chain, pricing and vendor demands for their respective projects. AHFC will then use the MTW reporting process to advise HUD of each property awarded in the fiscal year.

Utilizing savings from Housing Assistance Payment (HAP) efficiencies, AHFC has implemented SBRA programs since 2012 to serve additional families through a program that mirrors the Voucher Program. As the affordable housing stock in Alaska is aging and has challenges meeting inspection standards; the need for safe, quality housing is increasing in our service jurisdictions. Every few years a statewide housing assessment of Alaska is conducted in partnership with the Cold Climate Housing Research Center. The last report was completed in 2018 and assessed 257,000 occupied housing units which included the following findings:

- More than 16,100 homes (6.3 percent) are overcrowded or very overcrowded.
- More than 31 percent (78,959) of households are housing cost-burdened.
- An estimated 16,000 additional affordable housing units are needed to meet the needs of extremely low-income households.
- Current construction in Alaska is not keeping pace with population growth. Construction will need to increase by an additional 255 units per year (11 percent) to meet demand from growing regional areas.
- Construction needs to increase by an additional 2,066 new units per year (90 percent) to fully alleviate overcrowding by 2025.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4a Karluk Manor, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	October 26, 2011
Reviewed by HUD	November 18, 2011

This activity was approved in conjunction with AHFC's request for a second amendment to its Moving to Work Agreement to add Attachment D to allow for the "broader uses of funds". This is a local, non-traditional program.

2. Description/Update

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 35 project-based voucher units for rental assistance at a Housing First development, Karluk Manor in Anchorage. Karluk Manor's 46 units are fully leased, and AHFC continues to monitor the funding requests each month.

Effective July 1, 2015, assistance was extended to all 46 units at Karluk Manor. Records each month show that all individuals at Karluk Manor are income eligible under voucher income limits. Those units occupied by persons with Housing Choice Voucher assistance are excluded.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4b Forget-Me-Not Manor, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	July 26, 2017
Reviewed by HUD	August 18, 2017

The policy for this activity was implemented on February 20, 2018 with Numbered Memo 18-10. Our partner submitted their first billing statement effective November 1, 2017. This development was originally named Alder Manor in AHFC's FY2018 Plan. This is a local, non-traditional program.

2. Description/Update

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established its Housing First RFP. 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 32 project-based voucher units at a Housing First development, Forget-Me-Not Manor in Juneau.

AHFC continues to provide and monitor funding based on its annual MTW funding flexibility.

Forget-Me-Not Manor expanded from 32 units to 64 units, and AHFC awarded sponsor-based rental assistance for 24 of the new units in August 2020. The property further expanded to 92 units in May 2025 and AHFC awarded sponsor-based rental assistance for 28 of the new units for a total of 84 units supported with sponsor-based rental assistance.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4c Dena'ina House, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	October 25, 2017
Reviewed by HUD	November 29, 2017

The policy exhibit was distributed on May 21, 2018 with Numbered Memo 18-24, and it was effective June 1, 2018. The building was ready and the HAP Contract signed on March 30, 2018. Our partner submitted their first billing statement effective May 1, 2018.

2. Description/Update
Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. 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 25 project-based voucher units at a development providing homeless youth with supportive services, Dena'ina House in Anchorage, AK. This is a local, non-traditional program.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4d Bridgeway Community Housing, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 28, 2021
Reviewed by HUD	June 20, 2021

The policy exhibit was distributed on July 20, 2021 with Numbered Memo 21-29, and it was effective August 1, 2021. The building was ready and the HAP Contract signed on June 29, 2021.

Bridgeway II went under contract for 18 units of Sponsor-Based Rental Assistance.
The policy exhibit was distributed on September 28, 2023 with Numbered Memo 23-24, and it was effective October, 2023. The building was ready and the HAP Contract signed on September 21, 2023.

2. Description/Update

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this Sponsor-Based assistance. The purpose of this activity is to provide rental assistance outside Section 8 rules for a new development, Bridgeway Community Housing, in Wasilla, Alaska. The development is operated by Wasilla PSH Associates and provides safe and secure housing for persons who are inappropriately housed in assisted living or experience psychiatric hospitalization and/or incarceration, multiple or lengthy episodes of substance abuse treatment, multiple eviction proceedings, and/or multiple State of Alaska Office of Children's Services interventions, and hard-to-house clients. AHFC provides rental assistance funding for 35 units at Bridgeway Community Housing in Wasilla, AK.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4e Covey Lofts, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 27, 2022
Reviewed by HUD	July 19, 2022

The policy exhibit was distributed on February 15th, 2023 with Numbered Memo 23-02, and it was effective March 1, 2023. The building was ready and the HAP Contract signed on January 11th, 2023.

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. Covenant House Alaska was awarded 22 units of assistance for homeless youth with supportive services in Anchorage, AK.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4f HomePlate, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

See activity 2011-4 amendment.

The policy exhibit was distributed on January 28, 2023 with Numbered Memo 24-04, and it was effective February 1, 2024. The building was ready and the HAP Contract signed on December 23, 2023.

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Nome Community Center 15 units of rental assistance for homeless and disabled persons in Nome, AK.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4g Atsaq Place, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on June 17, 2024 with Numbered Memo 24-15, and it was effective July 1, 2024. The building was ready and the HAP Contract signed on May 31, 2024. Our partner submitted their first billing statement effective June 2024. This is a local, non-traditional program.

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Bethel Community Services Foundation rental assistance for 24 units targeting chronically homeless individuals in Bethel, AK.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4h Winter Rose, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on September 16, 2024 with Numbered Memo 24-20, and it was effective October 1, 2024. The building was ready and the HAP Contract signed on August 28, 2024. Our partner submitted their first billing statement effective September 1, 2024. This is a local, non-traditional program.

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Palmer Pacific Associates II rental assistance for 20 units targeting low-income families.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4i Old Mat, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on October 9, 2024 with Numbered Memo 24-25, and it was effective November 1, 2024. The building was ready and the HAP Contract signed on September 11, 2024. Our partner submitted their first billing statement effective October 2024. This is a local, non-traditional program.

2. Description
Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Old Mat Phase II Limited/ Valley Residential Services rental assistance for 24 units targeting families. Five units are dedicated to families experiencing homelessness and five units are set aside for disabled households in Wasilla, AK.

3. Actual Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4j Aspen House, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on November 20, 2024 with Numbered Memo 24-27, and it was effective December 1, 2024. The building was ready and the HAP Contract signed on October 29, 2024. Our partner submitted their first billing statement effective December 2024. This is a local, non-traditional program.

2. Description
Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Aspen House Limited

Partnership rental assistance for 30 units targeting low-income seniors ages 55 and older in Wasilla, AK.

3. Actual Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4k Breezy Meadows, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on January 19, 2025 with Numbered Memo 25-06, and it was effective February 1, 2025. The building was ready and the HAP Contract signed on September 12, 2024. Our partner submitted their first billing statement October 2024**.** This is a local, non-traditional program.

2. Description
Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Palmer Scott Road/ FPI Management rental assistance for 15 units targeting families in Wasilla, AK.

3. Actual Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4l Brewster's, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on November 20, 2024 with Numbered Memo 24-28, and it was effective December 1, 2024. The building was ready and the HAP Contract signed on October 29, 2024. Our partner submitted their first billing statement effective December 2024. This is a local, non-traditional program.

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Brewster's Limited Partnership rental assistance for 16 units targeting low-income families in the Municipality of Anchorage, AK.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4m Tongass Townhomes, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on April 10, 2025 with Numbered Memo 25-14, and it was effective May 1, 2025. The building was ready and the HAP Contract signed on February 14, 2025. Our partner submitted their first billing statement effective March 2025. This is a local, non-traditional program.

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Tongass Townhomes LLC rental assistance for 16 units targeting families in Ketchikan, AK.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4n Providence AK House, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on September 16, 2024 with Numbered Memo 24-20 and it was effective October 1, 2024. The building was ready and the HAP Contract signed on August 23, 2024. Our partner submitted their first billing statement effective September 2024. This is a local, non-traditional program.

2. Description
Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Legacy 2 LLC rental assistance for 45 units targeting chronically homeless seniors in Anchorage, AK.

3. Actual Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2011-4o Hitx'i Saani, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on January 21, 2026 with Numbered Memo 26-03 and it was effective February 1, 2026. The building was ready and the HAP Contract signed on December 16, 2025. Our partner submitted their first billing statement effective December 2025. This is a local, non-traditional program.

2. Description
Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. This activity awarded Sitka Homeless Coalition 12 units targeting chronically homeless families in Sitka, AK.

3. Actual Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This policy was implemented with the development of MainTree Apartments and Loussac Place in July 2012.

2. Description/Update
Allow AHFC to project-base vouchers (PBV) at market rental properties and exceed the building cap in project-based voucher developments. This waiver was requested as part of the development to replace public housing units at Loussac Manor. In accordance with PBV policy, rent to owner is determined by an independent entity approved by HUD.

- Loussac Place contains 120 affordable housing units of which 60 are project-based vouchers. The vouchers are distributed throughout the bedroom sizes (one through four) 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. Units were fully leased in November 2012.
- MainTree Apartments contains 10 affordable housing units reserved for persons with developmental disabilities. Units were fully leased in 2012, and all are subsidized with a project-based voucher.
- Susitna Square contains 18 affordable housing units in three buildings (17 two-bedroom and 1 one-bedroom). All units are subsidized with project-based vouchers and were available for occupancy on September 1, 2015. Units were fully leased as of June 30, 2016.
- Ridgeline Terrace contains 70 affordable housing units in 14 buildings (a mixture of one- and two-bedroom). Sixty-three units have project-based voucher assistance attached and were available for occupancy on January 8, 2016; 53 units were leased as of June 30, 2016.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 20, 2011
Reviewed by HUD	June 21, 2011

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 rent reform plan (Activity 2014-1). Reference activity 2014-1h.

2. Description/Update

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. A family that is subject to Moving to Work rules will be allowed to pay up to 50 percent of monthly income. Those families on the traditional HUD family contribution rules will use the 40 percent calculation.

With the implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was modified to account for Step Program families that transition to a fixed HAP subsidy. Once on a fixed subsidy amount, these families are no longer be subject to a maximum family contribution if they decide to move. The family decides if their required contribution is affordable.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2012-2 Nonpayment of Rent

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 20, 2011
Reviewed by HUD	June 21, 2011

AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. With Numbered Memo 12-04 issued on January 4, 2012, all public housing families with examinations beginning March 1, 2012 were required to sign the new lease.

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. In addition, the grace period for payment of rent was extended to the seventh (7th) calendar day of each month. AHFC began this activity on September 1, 2013 with Numbered Memo 13-36.

2. Description/Update

Waive HUD regulations at 24 CFR 966.4(l)(3)(i)(A) that require AHFC to allow 14 days for tenants to cure nonpayment of rent. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord-Tenant Act. A new lease with the new timelines was offered to each family at their annual anniversary appointment before implementation for all tenants.

With the issuance of HUD's rule, Extension of Time and Required Disclosures for Notification of Nonpayment of Rent on October 7, 2021, this activity is temporarily suspended. AHFC will resume its seven-day notices once the pandemic emergency subsides.

AHFC resumed this activity on April 1, 2022 but allows for a 30-day period to comply with HUD's interim rule.

Based on HUD's revocation of the 30-Day Notice Requirement for Nonpayment of Rent, AHFC anticipates resuming this activity.

3. Planned Non-Significant Changes

Based on HUD's pending revocation of the 30-Day Notice Requirement for Nonpayment of Rent, AHFC anticipates resuming this activity.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2013-1 Making A Home Program

1. Plan Year Approved, Implemented, Amended

Reviewed by HUD	December 9, 2024
Amended by AHFC Board of Directors	August 21, 2024
Approved by the AHFC Board of Directors	April 4, 2012
Reviewed by HUD	June 25, 2012

A Memorandum of Agreement was executed in July 2012. The program began with Numbered Memo 12-27 dated October 24, 2012 and was effective on November 1, 2012.

Revised guidance on the new income limits and calculation methodology for the balance of state Making a Home Program was issued with Numbered Memo 24-31 on December 12, 2024 and effective January 1, 2025.

2. Description/Update

This activity was formerly named "Youth Aging Out of Foster Care." This is a time-limited (three years), assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the Department of Family and Community Services.

Due to the success of the Returning Home program (2010-9) with the Alaska Department of Corrections, AHFC partnered with the State of Alaska Department of Family and Community Services to provide a similar program for youth aging out of foster care.

> The State of Alaska Department of Family and Community Services provides an annual allotment 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 for the Housing Choice Voucher Program.

Due to the success of the Anchorage program, the Department of Family and Community Services provided additional funding to increase the number of youths served in Anchorage to 15 each month starting in FY2016. AHFC matches that contribution for an additional 15 vouchers in Anchorage.

In January 2025, AHFC began utilizing MTW funding flexibility for the balance of state Making A Home Program. AHFC's HOME partner has reallocated the funds that supported the operational and administrative costs of this program. Converting to MTW funding flexibility allows AHFC to continue to support the 10 vouchers in the balance of state. Family annual income is calculated using the rules for Housing Choice Vouchers and families meet Housing Choice Voucher income eligibility limits.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2013-2 Empowering Choice Housing Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 4, 2012
Reviewed by HUD	June 25, 2012

- This activity began with Numbered Memo 12-40 issued and effective on November 8, 2012 for all AHFC voucher program communities.
- This activity for locations without a Housing Choice Voucher Program began with Numbered Memo 12-42 issued and effective on November 16, 2012 for preferential placement on public housing program waiting lists in Bethel, Cordova, and Nome.

2. Description/Update
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), AHFC created a set-aside of MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault. This is a time-limited (36 months) program for families qualified and referred directly from the ANDVSA member agency. 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 Program waiting lists for families displaced due to domestic violence. The ANDVSA member agency is responsible for qualifying and referring those families.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative

1. Plan Year Approved, Implemented, Amended

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

- Housing Choice Voucher Program – This activity was issued 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 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.

2. Description/Update

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).

Further clarification of sub-activities for the hardship process, conversion of existing FSS accounts, and voucher portability for Step Program families was sent to HUD with amendments 1 and 2 to the FY2014 MTW Plan.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1a Population Definitions

1. Plan Year Approved, Implemented, Amended
As listed under 2014-1 above.

2. Description/Update
AHFC is using the following definitions as part of its rent reform activity.

- **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.
- **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.
- **Set-Aside Program Family** – these are families using special purpose or direct referral vouchers that use AHFC's streamlined income calculation method. This includes the Emergency Housing Voucher Program, Empowering Choice Housing Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Programs, Moving Home Program, New Start Voucher, Non-Elderly Disabled Voucher Program, Project-Based Voucher Program, Tenant Protection Vouchers, Stability Voucher and Veterans Affairs Supportive Housing Voucher Program.
- **Step Program Family** is defined as any household that does not meet the definition of a Classic or Set-Aside Program family.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes
Waitlist management is conducted through separate methodologies to ensure operational efficiency. It allows families access to greater choice in where they live by being able to apply for multiple types of housing assistance they are interested in and selected when they reach the top of the respective waiting lists.

- The Housing Choice Voucher waiting lists are geographic based for each of the 12 service jurisdictions. Families from these waitlists are categorized as Step or Classic Program Families.
- Special Purpose Vouchers established by HUD or AHFC MTW Activities have waiting lists managed by our partnering agencies. These families are categorized into the Set-Aside Program.
- The Public Housing waiting lists are site-based in the 12 communities where AHFC owns units. Families from these waitlists are categorized as Step or Classic Program Families.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2014-1b Minimum Rent

1. Plan Year Approved, Implemented, Amended
As listed under 2014-1 above.

2. Description/Update
This supporting activity establishes 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.

- Classic Program family – the minimum rent is $25. Because AHFC is anticipating that these families will not have wage earners and 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.
- Set-Aside Program family – the minimum rent is $25. AHFC does not require a waiver for this proposal.
- Step Program family – the minimum rent is $100. Staff felt that this was a more reasonable minimum rent that prepares the family for the increase in their monthly rental obligation in Step Year 2.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2014-1c Utility Reimbursement Payments

1. Plan Year Approved, Implemented, Amended
As listed under 2014-1 above.

2. Description/Update
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 2014-1l for a discussion of the hardship policy.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2014-1d Jumpstart Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	July 29, 2015
Reviewed by HUD	December 16, 2015

As listed under 2014-1 above. With Numbered Memo 14-10 issued and effective on April 29, 2014, AHFC began transitioning HUD FSS enrollments to the MTW FSS program. Existing participants were allowed to graduate and receive accumulated escrow balances as part of this transition process.

The Jumpstart Program replaced the MTW Family Self-Sufficiency Program. The Jumpstart Program was submitted as Amendment One to the FY2016 MTW Annual Plan. Enrollment in the MTW Family Self-Sufficiency Program was suspended with Numbered Memo 15-18 issued and effective on June 1, 2015. Any enrollments in process were converted to the new Jumpstart program effective August 1, 2015. New enrollments to the Jumpstart Program began November 1, 2015.

2. Description/Update
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 the program to all Public Housing

and Housing Choice Voucher jurisdictions, as well as increasing the number of families eligible to participate. Jumpstart offers two service levels for families:

- Case Management (level 1) – these families sign a participation agreement, develop an Individual Training and Services Plan, receive individualized coaching and goalsetting services, and are eligible for monetary incentives.

- Incentives Only (level 2) – these families sign a participation agreement and receive counseling regarding available monetary incentives.

Numbered Memo 18-18 dated April 20, 2018 and effective May 1, 2018 increased the amount of incentives available to a Level 1 Case Management family to $5,000. AHFC also changed its incentive rules to allow a Level 1 family to receive all its incentives in Tuition Assistance.

Financial literacy is a requirement for families participating in the Jumpstart program.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2014-1e Family Choice of Rent and Flat Rents

1. Plan Year Approved, Implemented, Amended
As listed under 2014-1 above.

2. Description/Update
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.

AHFC ensures that it establishes a contract rent 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.

AHFC continues 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 also continues to add an affordability factor as these rents are meant for low-income families.

A family may exit subsidy and remain in a unit. These families pay a Market Rent, a rate that is higher than the Contract Rent. As an internal control, AHFC sets its market rents within 15 percent of the State of Alaska Department of Labor market survey rate.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2014-1g Annual Recertification Requirement

1. Plan Year Approved, Implemented, Amended

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	April 4, 2012
Reviewed by HUD	June 25, 2012

2. Description/Update
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 receive a triennial (every three years) examination. In the no examination years for Public Housing, AHFC continues 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 discusses the EIV report with the family, and the family self-certifies to its accuracy. AHFC does not conduct any additional income verification processes unless the family requests a hardship. AHFC reports these figures on the 50058.
- Set-Aside Program – these families receive an income examination every year.
- Set- Aside Disabled – these families receive a triennial (every three years) income examination for the Non-Elderly Disabled, Mainstream, Moving Home Program and Mainstream 811 voucher programs.

AHFC Implemented triennial examinations for Non-Elderly Disabled (45) and Mainstream (95) along with AHFC's MTW activity Moving Home Program (150) 2010-10 and Mainstream 811 (10) 2016-01 with Numbered Memo 24-29 distributed on November 29, 2024.

Triennial reviews will mirror classic families that are disabled and/ or 62 years or older.

- To stagger the future examinations of this population, households will be assigned their next review in either 2025, 2026 or 2027, and will not have another regular review for three years after.
- For household where the annual income is less than $5,000, staff will conduct a yearly recertification review. The goal of these reviews is to verify if households have successfully confirmed SSI or SSDI income.
- Households are eligible for an interim examination for the loss of unearned income or reduction in earned income. However, households do not need to report incremental increases in income between triennial reviews.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1h Annual and Adjusted Annual Income Calculation

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

This supporting activity develops an alternate methodology for calculating a family's annual income. AHFC does not 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 and when an asset becomes annual income.
- Determination of when a welfare benefit reduction affects annual income.

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

- Elimination of the annual $525 allowance for an elderly/disabled family adjusted annually for inflation.
- Elimination of the allowance of $480 for each minor dependent in a household adjusted annually for inflation.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.
- Elimination of the handicap allowance for out-of-pocket expenses that 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.

AHFC has previously requested waivers for the following regulations and has absorbed them into Activity 2014-1.

- Activity 2010-2 raised the asset threshold from $5,000 to $10,000. Now moved under supporting activity 2014-1j.
- Activity 2010-3 eliminated the Earned Income Disallowance program for persons with disabilities and families engaging in work activities. Now moved under supporting activity 2014-1k.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1i Portability

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	August 21, 2013
Reviewed by HUD	December 31, 2013

This activity was issued with Numbered Memo 14-01 on January 13, 2014.

- Families were allowed to port under traditional HUD rules before their first annual examination for transition to rent reform.
- AHFC was administering vouchers as of February 1, 2014 and classified those families into the Set-Aside Program.
- AHFC absorbed all families that ported into AHFC as of August 1, 2014. These families were allowed to retain their right to port out under traditional HUD rules before their first annual examination for transition to rent reform.
- AHFC began absorbing all port-in families as of August 1, 2015. This policy change was issued with Numbered Memo 15-12 on April 20, 2015.
    - New port-in families as of August 1, 2015 were classified into the Step or Classic Program.
    - Families in the Set-Aside Program were allowed to retain their right to port out under traditional HUD rules before their first annual examination for transition to rent reform.

2. Description/Update

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 do not impact current HUD regulations regarding portability for Enhanced or Tenant Protection, Emergency Housing, Foster Youth to Independence Initiative, Mainstream, Non-Elderly Disabled, or Veterans Affairs Supportive Housing vouchers. AHFC also continues to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified as Classic Program families.

AHFC did not make any changes to the rules governing port-in vouchers, except to classify these families in the Set-Aside Program and streamline the calculation of family income as specified in Activity 2014-1h. Now these families are classified as Classic or Step when choosing to port in to AHFC.

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

As of January 10, 2016, AHFC began absorbing all incoming portable vouchers and classifying families into the Step and Classic programs.

AHFC imposes 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).

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1j Income from Assets

1. Plan Year Approved, Implemented, Amended

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

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 FY2018 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the AHFC rent calculation method.

2. Description/Update

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. Families are not required to report or verify assets less than $10,000. In anticipation of the implementation of Housing Opportunities Through Modernization act, AHFC will adopt the HOTMA threshold of $50,000 with the yearly inflation adjustments.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1k Earned Income Disallowance

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

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 FY2018 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the AHFC rent calculation method.

2. Description/Update

This activity will be closed out in the next MTW Report as HOTMA eliminates Earned Income Disallowance for all PHAs as of the effective date of this MTW Plan.

Eliminate the Earned Income Disallowance (EID) and its associated tracking/paperwork times. Existing clients were allowed to finish the program.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes
No changes to this activity during this fiscal year.

4. Planned Significant Changes
No changes to this activity during this fiscal year.

2014-1l Hardship Policy and Process

1. Plan Year Approved, Implemented, Amended

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	January 8, 2014
Reviewed by HUD	April 30, 2014

The Bridge Process was implemented with rent reform activity 2014-1:

- On February 1, 2014 for Housing Choice Voucher families
- On May 1, 2014 for Public Housing Program families

This was formerly listed in the Appendix of the Annual Plan and updated as part of the FY2018 Annual Plan. This was wrapped into Activity 2014-1 as establishing a method for families to grieve an adverse impact due to an alternate rent calculation activity is a requirement.

2. Description/Update
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 rent reform, 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. Families transitioning from the traditional rent calculation method to AHFC's rent reform model had access to a one-time "Safety Net".

- The current hardship policy is summarized below.
- AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the minimum rent.

Beginning in November 2016, AHFC refined the Bridge Policy to a three-tiered process to expedite the processing of family requests. This change was distributed to staff with Numbered Memo 16-27 issued October 20, 2016 and effective November 1, 2016.

The Safety Net period for unexpected loss of income was extended from two months to three months effective February 20, 2017. This was distributed to staff with Numbered Memo 17-10 on February 20, 2017.

2.A Bridge 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 is 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 – 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 is also referred to the Jumpstart program for a consultation and possible enrollment.
- Safety Net – Short-Term Medical/Health Condition of an employed adult that 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.

2.B Bridge 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 expenses cause 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.

2.C Bridge 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 be evaluated by the Bridge Committee.

2.D Step Extension Process

Ongoing analyses of Step Program families' progress toward financial self-sufficiency indicates that while some families have achieved great success, others are struggling. To help families that need additional time to achieve goals or stabilize income, AHFC introduced a Step Extension Process. This was issued with Numbered Memo 18-30 on September 20, 2018 with an effective date of November 1, 2018.

Two separate, consecutive, one-year extensions to rental assistance are available. For both extensions:

- Families are required to apply for the extension each year.
- Families must pay more than 50 percent of monthly income toward rent and tenant-paid utilities.
- Families must be compliant with family obligations under their rental assistance program.
- Jumpstart enrollment:
    - For year one eligibility, families must enroll or become active in Jumpstart.
    - For year two eligibility, families must have remained active during their year one extension period.
- Rental assistance:
    - Voucher Step Program families receive 20 percent of the Payment Standard.
    - Public Housing Step Program families pay 80 percent of the unit's Contract Rent.

A log was created to track Step Program Extension applications and approvals. Reminder notices advising families of the upcoming end of their Step Program rental assistance were created to remind families that the Step Program is ending and additional assistance may be available through the Step Extension Process.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-3 PBV Inspection Requirements

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

This activity began with Numbered Memo 14-27 issued on September 22, 2014 and effective on October 1, 2014.

2. Description/Update

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 complying with HUD standards (HQS) or if the fail 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 that include unit inspections. AHFC's quality assurance staff will review Internal Audit's findings and consider those inspections as part of its inspection universe.

AHFC implemented HUD's new NSPIRE inspection standards effective 10/1/2023.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-4 Ridgeline Terrace and Susitna Square

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

AHFC subsidy began for these two developments in accordance with their HAP Contracts. Staff received policy guidance with Numbered Memo 16-29 issued December 20, 2016 and effective on January 1, 2017.

AHFC increased the income limits for eligible families to match the tax credit admission guidelines. These developments are funded with a combination of funds including Low Income Housing Tax Credits and Project-Based Vouchers. The LIHTC program allows admission of families up to 60 percent of area median income. The changes were submitted as Amendment Two to the FY2018 Moving to Work Plan.

Approved by the AHFC Board of Directors	April 27, 2016
Reviewed by HUD	May 17, 2016

2. Description/Update

This activity was formerly named Mountain View and San Roberto Development. AHFC has updated the name to match the developments. AHFC used its MTW funds and its development expertise to support affordable housing acquisition and development. AHFC also pursued 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 September 1, 2015.
- Ridgeline Terrace (70 units, 63 project-based vouchers) was ready for occupancy January 8, 2016.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2015-1 Modify Reasonable Rent Procedure for 5 Percent FMR Decrease

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 14, 2014
Reviewed by HUD	April 6, 2015

This activity was implemented on March 20, 2017 with Numbered Memo 17-13 with an effective date of April 1, 2017. There were no changes to the payment standard during this reporting period.

2. Description/Update

Current HUD regulations require a PHA to re-determine rent reasonableness within 60 days of a five percent decrease in the Fair Market Rent (FMR) for any unit under contract. 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 requires an adjustment of the payment standard. Payment standard evaluation and adjustment do not typically occur at the same time that HUD publishes revised FMRs.

AHFC continues 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 conducts rent reasonableness as part of each family's regular examination process. The revised payment standard and rent reasonableness coincide with the effective date of the family's examination.

AHFC expects that this activity will have minimal impact to families as Step Program families receive a reduced percentage of the payment standard each year, and Classic Program families receive triennial examinations.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2023-2 Security Deposit Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 27, 2022
Reviewed by HUD	July 19, 2022

The policy exhibit was distributed on September 29, 2022 with Numbered Memo 22-28, and it was effective October 1st, 2022.

2. Description

AHFC offers a security deposit assistance program for families to increase leasing, made possible through the MTW Program and the Local Non-Traditional Program as outlined in PIH-2011-45. Families will only be eligible to receive this payment once.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2023-3 Establish a Sponsor-Based Rental Assistance and Development Activity with the Alaska Corporation for Affordable Housing

1. Plan Year Approved, Implemented, Re-proposed, Amended

Approved By HUD	August 11, 2023
Amended by the AHFC Board of Directors	April 26, 2023
Approved by the AHFC Board of Directors	April 27, 2022
Reviewed by HUD	July 19, 2022

2. Description

This is a continuous activity with the Alaska Corporation for Affordable Housing (ACAH) Fairbanks Developments to develop affordable housing throughout the State of Alaska. The Alaska Corporation for Affordable Housing SBRA activities will be numbered as 2023-3 series:

- 2023-3a Fairbanks Developments SBRA- The Meadows 20 units
- 2023-3b Fairbanks Developments SBRA- Borealis Park 40 units
- 2023-3c Valdez Development SBRA – Blueberry Terrace 20 units

Alaska continues to experience escalating rents, increased aging populations and income failing to keep pace with climbing utility and housing costs. AHFC's subsidiary, the Alaska

Corporation for Affordable Housing (ACAH), is working alongside federal, state, and local governments to address the need for affordable housing.

AHFC proposed this activity to pursue the development of up to 60 units of Affordable Housing in a fiscal year and may draw down up to $15 million of its MTW funding per fiscal year as opportunities arise. ACAH may seek other funding opportunities to finance the full cost of a development as this activity seeks to mitigate financing gaps. Developments supported by this effort may include, but are not limited to properties leveraging Low Income Housing Tax Credits (LIHTC), HOME Investment Partnerships Program, and other funding sources.

Analyses of growth, needs of special populations and income will identify the communities most in need of affordable housing. A challenge in Alaska's market after development is maintaining the unit's affordability in this unprecedented competitive housing market. The use of Sponsor Based-Rental Assistance (SBRA) will ensure low-income families are able to rent these units. AHFC is proposing to offer up to 60 units of SBRA in the fiscal year that eligible families are housed. AHFC has a demonstrated history of increasing housing choices for various populations utilizing SBRA funding in competitive processes. This noncompetitive process with ACAH will target more specialized needs such as the senior housing and family housing demonstrated in the Fairbanks development activities 2023-3a and 2023-3b.

AHFC will utilize the MTW Reporting process to advise of development opportunities procured under this activity including the amount of Sponsor Based-Rental Assistance units. To ensure compliance with the Department of the Treasury's cash management requirements, funds will be drawn down when they are due and payable.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2023-3a Fairbanks Development: The Meadows, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented

Approved by the AHFC Board of Directors	April 27, 2022
Reviewed by HUD	July 19, 2022

The policy exhibit was distributed on September 28th, 2023 with Numbered Memo 23-24, and it was effective October 1, 2023. The building was ready and the HAP Contract signed on August 30th, 2023. Our partner submitted their first billing statement effective September 1, 2023.

2. Description

Alaska Housing Finance Corporation's subsidiary, Alaska Corporation for Affordable Housing (ACAH), constructed an affordable housing development in Fairbanks, Alaska for seniors, consisting of 18 ranch-style duplexes.

These units will be owned and operated by ACAH, a 501(c)(3) non-profit subsidiary of AHFC. The term for these new units to remain categorized as affordable will be subject to LIHTC rules. ACAH will be required to submit a monthly billing statement showing occupancy of the building, tenant contribution to rent, and AHFC subsidy. ACAH will be responsible for monitoring the requirements of their program and calculating annual income.

AHFC anticipates using its streamlined Moving To Work calculation Set Aside rules (see Activity 2014-1). This development is funded with a combination of funds including Low Income Housing Tax Credits, MTW funds, and Sponsor-Based Vouchers. The LIHTC program allows admission of families up to 60 percent of area median income and AHFC anticipates using this income limit.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2023-3b Fairbanks Development: Borealis Park, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented

Approved by the AHFC Board of Directors	April 27, 2022
Reviewed by HUD	July 19, 2022

The policy exhibit was distributed on January 21, 2025 with Numbered Memo 25-04, and it was effective February 1, 2025. The building was ready and the HAP Contract signed on November 14, 2024. Our partner submitted their first billing statement in December 2024.

2. Description

Alaska Housing Finance Corporation's subsidiary, Alaska Corporation for Affordable Housing (ACAH), constructed an affordable housing development in Fairbanks, Alaska for 40 family units. This development will consist of 18 one-bedroom units all built in accordance with UFAS, 17 two-bedroom units with one unit built in accordance to UFAS, and 5 three-bedroom units with one unit built in accordance to UFAS.

These units will be owned and operated by ACAH, a 501(c)(3) non-profit subsidiary of AHFC. The term for these new units to remain categorized as affordable will be subject to LIHTC rules. ACAH will be required to submit a monthly billing statement showing occupancy of the building, tenant contribution to rent, and AHFC subsidy. ACAH will be responsible for monitoring the requirements of their program and calculating annual income.

AHFC anticipates using its streamlined Moving To Work calculation Set Aside rules (see Activity 2014-1). This development is funded with a combination of funds including Low Income Housing Tax Credits, MTW funds, and Sponsor-Based Vouchers. The LIHTC program allows admission of families up to 60 percent of area median income and AHFC anticipates using this income limit.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2023-3c Valdez Development: Blueberry Terrace, Sponsor-Based Rental Assistance Program

1. Plan Year Approved, Implemented

Approved by the AHFC Board of Directors	April 27, 2022
Reviewed by HUD	July 19, 2022

2. Description

Alaska Housing Finance Corporation's subsidiary, Alaska Corporation for Affordable Housing (ACAH) is constructing an affordable housing development in Valdez, Alaska for 20 family units. This development will consist of 9 one-bedroom units, 9 two-bedroom units and 2 three-bedroom units. Construction is expected to be completed in summer 2026.

These units will be owned and operated by ACAH, a 501(c)(3) non-profit subsidiary of AHFC. The term for these new units to remain categorized as affordable will be subject to LIHTC rules. ACAH will be required to submit a monthly billing statement showing occupancy of the building, tenant contribution to rent, and AHFC subsidy. ACAH will be responsible for monitoring the requirements of their program and calculating annual income.

AHFC will use its streamlined Moving To Work calculation Set Aside rules (see Activity 2014-1). This development is funded with a combination of funds including Low Income Housing Tax Credits, MTW funds, and Sponsor-Based Rental Assistance. The LIHTC program allows admission of families up to 60 percent of area median income and AHFC anticipates using this income limit.

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2024-1 Landlord Appreciation Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on December 28th, 2023 with Numbered Memo 23-29 and it was effective January 1st, 2024.

2. Description

Through the MTW Program, PIH 2022-18, AHFC offers a Landlord Appreciation Program to increase Housing Choice Voucher leasing by encouraging landlord participation, retaining existing landlords, and to broaden the geographic footprint of housing units available to HCV participants. Upon successful inspection and executed HAP Agreement, AHFC will offer a landlord appreciation payment for each executed long-term lease. To retain current Housing Choice Voucher landlords, AHFC will also offer appreciation payments for each executed lease renewal.

AHFC applies this activity to the following special purpose vouchers: Emergency Housing Voucher Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Program, Non-Elderly Disabled Voucher Program, Stability Voucher Program, and Veteran Affairs Supportive Housing Voucher Program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2024-2 New Start Voucher Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on September 28th, 2023 with Numbered Memo 23-26, and it was effective October 1, 2023.

- The waiting list opened from October 1, 2023 to November 2, 2023 for navigators to refer current Stabilization families.
- The waiting list reopened from January 21, 2025 to February 28, 2025 for navigators to refer current Stabilization families.

2. Description

AHFC established the New Start (formerly named Stabilization) Voucher Program with the support of AHFC's MTW funds to assist up to 400 vouchers in AHFC's voucher jurisdictions of Anchorage, Homer, Fairbanks, Juneau, Ketchikan, Kodiak, Mat-Su, Petersburg, Sitka, Soldotna, Valdez and Wrangell. Families assisted through AHFC's Planning and Program Development Department's (PPDD) Stabilization Program, funded through Emergency Rental Assistance (ERA) funds, began reaching their assistance limits in April 2023. This activity will target those families scheduled to exit the Emergency Rental Assistance Funded Stabilization Program to ensure a continuous and affordable housing solution.

AHFC will continue to work waitlists concurrently for families on the Housing Choice Voucher waitlist and stabilization families within imminent ending of assistance. This ensures that families on the HCV waitlist do not experience longer wait times due to this program.

Any family receiving assistance through the ERA funded Stabilization Program that meets Housing Choice Voucher Program qualifications, is eligible for a New Start Voucher. Families will then be invited to participate in the Classic or Step Voucher Program based on these AHFC approved 2014-1A Population Definitions. This program will be administered exactly the same as our current Step and Classic Program (see Activity 2014-1) with the exception that these families will be selected from the referral waitlist.

Families that transition to the New Start voucher will be absorbed into the HCV program when the waitlist is exhausted or on a triennial schedule; whichever comes first.

3. Planned Non-Significant Changes

AHFC's projected 400 vouchers were need to support families transitioning off the Emergency Rental Assistance. Many families were able to gain self-sufficiency and AHFC anticipates supporting 192 voucher units for this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2026-1 Absorption of The Emergency Housing Voucher Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 28, 2025
Reviewed by HUD	September 15, 2015

This activity was started with Numbered Memo 25-30 dated December 3, 2025. The new policy began with annual examinations effective March 1, 2026.

2. Description

AHFC established policies to absorb Emergency Housing Vouchers (EHV). EHV was established in 2021 to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Federal guidance issued on March 26, 2025 advised Public Housing Authorities that HUD has obligated all remaining EHV Housing Assistance Payment and administrative fees in Public and Indian Housing Notice 2025-07. AHFC proposes to absorb EHV families into AHFC's Housing Choice Voucher program to provide continued housing stability for program participants. Absorbed families will be subject to activity 2014-1 and its sub activities.

The streamlined process to absorb vouchers will reduce inefficiencies by bypassing application processing, waiting times, and rescreening families currently assisted. This activity will reduce cost and achieve greater cost effectiveness in federal expenditures and increase housing choices for low-income families.

This activity only applies to the Emergency Housing special purpose voucher.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

C. Not Yet Implemented

2021-1 Step Program Set-Aside Pilot

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	March 25, 2020
Reviewed by HUD	August 26, 2020

2. Description

This activity proposes a set-aside of ten (10) percent of AHFC's current voucher allocation (approximately 440) in AHFC's voucher jurisdictions of Anchorage, Fairbanks, Juneau, Mat-Su, and Soldotna to create a Step Set-Aside voucher program.

Families will be able to apply for both the Housing Choice Voucher waiting list in a community (if it is open) as well as the new Step Set-Aside waiting list. Each jurisdiction will maintain and manage its own waiting list, in the same manner utilized for other AHFC programs. When a family's name reaches the top of the Step Set-Aside waiting list, families will be advised of the program structure and obligations in writing; families can decide to go through the eligibility process or remain on the Housing Choice Voucher waiting list.

Any family that meets Housing Choice Voucher Program qualifications is eligible to apply for the Step Set-Aside Program voucher. The only additional qualification is that the family agrees to meet the conditions of the Step Program voucher. Those conditions include:

- Voucher assistance is limited to five (5) years, with the possibility of two additional one-year terms based on the family's shelter burden at time of exit and willingness to participate in Jumpstart supportive services.
- A family's first year of assistance is based on a family contribution of 28.5 percent of gross monthly income. A family's contribution is then gradually stepped up; the family receives a percentage of the payment each subsequent year as follows.
    - 60 percent of payment standard in year 2
    - 50 percent of payment standard in year 3
    - 40 percent of payment standard in year 4
    - 30 percent of payment standard in year 5
- See the Hardship Case Criteria section below for a description of the hardship process.

Statutory Objective

- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self–sufficient
- Increase housing choices for low-income families

Authorization

Attachment C, paragraphs D.1.b, D.2.a, and D.4

Regulation Citation
None

3. Implementation Plan

Before advertising this voucher set-aside opportunity to the public, AHFC will first advertise it to families on its current waiting lists in the communities of Anchorage, Fairbanks, Juneau, Matanuska-Susitna, and Soldotna. Families will have the opportunity to be placed on a new waiting list for the Step Program Set-Aside and retain their position on the current Housing Choice Voucher Program waiting list. AHFC is anticipating implementing this activity in FY2028.

AHFC is currently investigating the capabilities and opportunities available in its current computer software package for electronic application, waiting list, and intake processes.

2026-2 Establish a Set Aside Referral Program with the Municipality of Anchorage

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 28, 2025
Reviewed by HUD	September 15, 2025

2. Description

This activity establishes a referral-based set-aside voucher program with the Municipality of Anchorage. The referral-based rental assistance program will enable chronically homeless, low-income (50 percent of Area Median Income) households to rent affordable housing in Anchorage. The Municipality of Anchorage will contribute matching funds for 20 vouchers and support services to assist the target population with their housing stability. The case management services to include behavioral health and primary care coordination, landlord meditation and housing stabilization support, benefits navigation, life skills training and transportation assistance. The Municipality will refer eligible families directly to AHFC and assign a housing navigator- who will provide supportive services such as assisting families through the examination processes, locating suitable rentals, and finding resolutions to housing barriers in the private market such as lack of rental references, criminal history, or lack/poor credit history. AHFC will conduct eligibility screening and ongoing management of rent determinations.

Families will receive two years of assistance. During that time, the Municipality of Anchorage will provide case management services for program participants and help transition families to other housing programs as necessary.

AHFC will utilize activity 2014-1 and its sub activities including the set-aside population definition in 2014-1a to administer this Set Aside program, families will be subject to a two-year term limit, the higher of minimum rent of $25 or minimum tenant share of 28.5%, and annual examination process.

- AHFC's elimination of deductions and expenses is offset by the lowered minimum rent or tenant share. This allows allow families to benefit from an equitable minimum tenant rent. Families with unusually high medical or childcare expenses may utilize the hardship process for a further adjustment.
- AHFC closely monitors the hardship processes and evaluates possible adverse impacts. This may trigger a significant change in the Plan and policy to address unforeseen consequences.
- AHFC analyzes the possible impacts of Rent Reform activities by analyzing the number and reason for hardships and departures from the program.
- The Municipality's case management services include assisting families in applying for and accessing additional rental assistance if needed at the end of their program term.

Families experiencing changes in income between regular examination periods will utilize the Bridge hardship process. Families are eligible for hardships under activity 2014-1l and applications and outcomes will be included in analysis numbers for this activity. See Appendix E-1.

Statutory Objective

This activity will increase housing choices for low-income families experiencing chronic homelessness in the municipality of Anchorage.

Authorization

Attachment C, paragraphs D.1.b, D.2.a, and D.4

Regulation Citation

None

3. Implementation Plan

AHFC will advertise this opportunity on the website and coordinate a training opportunity with the partner to educate the partner on AHFC's process and provide necessary documentation. AHFC anticipates receiving referrals upon adoption of new policies developed from the approved MTW Activity.

AHFC is working with the Municipality of Anchorage to develop the policies that will comply with their matching funds requirements. This activity is anticipated to be developed, advertised and implemented in Fall 2026.

IV. Activities On Hold

2010-13 Homeownership Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

2. Description

AHFC currently has 14 voucher holders 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.

Statutory Objective

- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self–sufficient
- Increase housing choices for low-income families

MTW Authorization and Need

Attachment C, paragraph D.8.a

Regulation Citation

24 CFR 982.625

AHFC staff researched a homeownership opportunity during 2022. Rather than providing HAP for an extended period or a down payment program, AHFC is working on developing a time-limited program of monthly payments that will support a family during its first three years of homeownership to encourage stabilization and discourage families from returning to rental assistance.

AHFC plans to create a track in its Jumpstart program for those families that wish to pursue homeownership. We would form a partnership with agencies that receive a HUD housing counseling grant in order to ready families for homeownership and provide support post-purchase. AHFC would provide a “stabilization” payment each month to help a family budget for homeownership needs and pay for costs related to home maintenance. A family will remain enrolled in Jumpstart to provide counseling.

Original Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduce administrative costs of the homeownership program.	$6,250 per participant	$1,562 per participant	Pending.

AHFC is placing this activity on hold with the submission of FY2026 MTW Plan.

3. Reactivation of Activity
AHFC anticipates closing this activity on the FY2026 MTW Report.

4. Planned Non-Significant Changes
No changes to this activity since implementation.

V. Closed Out Activities

2010-1 Reexamination of Income

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This activity was implemented 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.

Transition elderly and disabled families on fixed income to a biennial examination schedule.

2. Closure Reason
This activity is closed as AHFC's reasonable rent activity implements an alternate annual family income calculation. This activity was superseded by Activity 2014-1 and its alternate rent structure. This activity is completed.

Final Outcomes 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 led to the development of the simple 28.5 percent calculation under activity 2014-1.

2010-4 Rent Simplification

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. This activity was closed in the FY2013 MTW Report for the period ending June 30, 2013.

Develop an alternate rent structure.

2. Closure Reason
With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency, this activity was no longer needed.

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.

2010-8 Live-In Aides

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

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.

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

2010-11 Project-Based Voucher Assistance in Transitional Housing

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

Project-base vouchers for no longer than 24 months in transitional housing that serves homeless or hard-to-serve populations.

2. Closure Reason
AHFC has not pursued project-based vouchers in a transitional facility as AHFC has targeted voucher funds to specific, vulnerable populations (Returning Home Program (2010-9), Sponsor-Based Rental Assistance Program at Karluk Manor (2012-4), Forget-Me-Not Manor (2018-1), and Dena'ina House (2018-2), Making A Home Program (2013-1), and Empowering Choice Housing Program (2013-2)). AHFC continues to speak with its community partners for possible opportunities using this flexibility.

2010-12 Local Preferences

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

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

2. Closure Reason

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 preferences for those families who applied for the old 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.

2010-14 AHFC Alternate Forms

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

Using HUD forms as a base, develop customized AHFC forms to coincide with MTW activities.

2. Closure Reason

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

2012-3 Waiver of Automatic Termination of HAP Contract

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 20, 2011
Reviewed by HUD	June 21, 2011

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.

2. Closure Reason

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

This activity is closed as part of the submission of the FY2018 Annual Plan.

2013-3 Income Limits

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 4, 2012
Reviewed by HUD	June 25, 2012

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.

2. Closure Reason

This activity has been incorporated into AHFC's Moving to Work planning process. With the implementation of set-asides for vulnerable populations, AHFC feels it has addressed the need for affordable housing for its poorest and most vulnerable families.

Final Outcome and Lessons Learned

AHFC's certification as part of its Annual Report demonstrates that AHFC continues to serve the poorest families in its jurisdictions. This was achieved through development of the Empowering Choice Housing Program (Activity 2013-2), Making A Home Program (Activity 2013-1), Moving Home Program (Activity 2010-10), Returning Home Program (Activity 2010-9), and Sponsor-Based Rental Assistance Programs (Activities 2012-4, 2018-1, and 2018-2).

2014-1f Ineligible Noncitizen Proration

1. Plan Year Approved, Implemented, Amended

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

AHFC was notified by HUD that this activity must be stopped and subsequently closed in the next MTW Report.

2. Closure Reason

This activity has been closed with the publication of the FY2025 MTW Report.

Final Outcome and Lessons Learned

Staff and families were able to clearly understand the calculations for prorated assistance.

2014-2 Use of TIC Sheets for PBV Income Calculations

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

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.

2. Closure Reason

AHFC began talks with an operator of its project-based vouchers 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 FY2018 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 these models for new developments (Ridgeline Terrace and Susitna Square) and implemented the streamlined calculation method (2014-1h) for existing project-based locations.

2016-1 Section 811 Sponsor-Based Assistance Match

1. Plan Year Approved or Amended

Reviewed & Approved by HUD 9/14/2015

Formerly called the Housing First Sponsor-Based Assistance RFP. Under the Moving to Work Demonstration Program, housing authorities have the authority to fund rental assistance outside of Section 8 and 9 regulations under the 1937 Housing Act. When this activity was first proposed in AHFC's FY2018 Annual Plan, PHD planned to collaborate with our Planning and Program Development Department to offer additional project-based vouchers to incentivize owners to participate in the Section 811 project-based rental assistance program. AHFC has solicited two proposals for the award of these funds with unsuccessful responses prior to the selection of its current partner. At this time, none of the private market owners that dedicated units to the Section 811 project-based vouchers want the additional units offered by the Public Housing Department.

PHD offered to change the form of additional subsidy from a project-based voucher to sponsor-based rental assistance for ease of administration. At this time, AHFC has not received any new requests for Section 811 project-based rental assistance.

2. Closure Reason

The deadline to obligate Section 811 funds ended in September 2023. AHFC did not have any successful awards under this activity.

This activity is closed as part of the submission of the FY2025 Annual Plan.

Final Outcome and Lessons Learned

The State of Alaska anticipated that more private market owners would choose to participate in this program. Because the response level was low, the State of Alaska has families that would qualify under this program unable to secure a unit. As a result, the State of Alaska has dedicated monies to a tenant-based program in partnership with AHFC. At this time, the monies serve approximately ten (10) families per year.

AHFC learned that owners seeking sponsor-based rental subsidies also needed capital for development. Six developments were awarded this type of funding under activities 2011-4 and 2023-3 during the lifespan of this activity.

V. Planned Application of MTW Funds

A. Planned Application of MTW Funds

A.1 Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$8,559,253
70600	HUD PHA Operating Grants	$60,083,469
70610	Capital Grants	$0
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	$2,189,063
71100+72000	Interest Income	$84,393
71600	Gain or Loss on Sale of Capital Assets	$0
71200 + 71300 + 71310 + 71400 + 71500	Other Income	$22,267
70000	**Total Revenue**	**$70,938,445**

A.2 Estimated Application of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	$12,197,538
91300 + 91310 + 92000	Management Fee Expense	$2,189,063
91810	Allocated Overhead	$0
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	$2,185,333
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	$6,146,419
93500 + 93700	Labor	$0
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	$4,724,774
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	$227,502
96100 (96110 + 96120 + 96130 + 96140)	Total Insurance Premiums	$1,407,262
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	$558,681
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	$0
97100 + 97200	Total Extraordinary Maintenance	$317,559
97300 + 97350	Housing Assistance Payments + HAP Portability-In	$35,999,480
97400	Depreciation Expense	$4,878,175
97500 + 97600 + 97700 + 97800	All Other Expenses	$106,660
90000	**Total Expenses**	**$70,938,445**

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:
N/A

A.3 Description of Planned Application of MTW Funding Flexibility

Our MTW Agreement allows AHFC to combine public housing operating and capital funds provided under Section 9, and tenant-based voucher program funds provided under Section 8 of the 1937 Housing Act into a single, authority-wide funding source.

In FY 2027, AHFC plans to use our MTW funding flexibility to focus on supporting and preserving our low-income housing developments and on services for our public housing and voucher participants. Examples are:

- **Property Acquisition and Development:** Increase affordable housing opportunities through our subsidiary, the Alaska Corporation for Affordable Housing (ACAH) to include property acquisition and development (See Activity 2023-3).
- **IT Infrastructure Upgrades**: Implement software upgrades and improvements that will streamline our processes. We have already implemented an online waiting list, online public housing rent payment system, and electronic voucher inspection protocol. Over the next year we will continue to move further toward electronic efficiencies to better help our families and staff.
- **Municipality of Anchorage Referral Program:** Implement a set aside referral program with the Municipality of Anchorage to assist chronically homeless households with renting an affordable unit in Anchorage. This is the first collaboration of this kind in which a local Municipality will contribute matching funds and support services to encourage housing stability (See Activity 2026-2).
- **Sponsor-Based Rental Assistance Program:** Continued support and expansion of our sponsor-based rental assistance program to full capacity. This program has promoted new developments by funding operating costs and is now committed to over 500 units of SBRA monthly obligations (See Activities 2011-4a, 2011-4b, 2011-4c, 2011-4d 2011-4e, 2011-4f, 2011-4g, 2011-4h, 2011-4i, 2011-4j, 2011-4k, 2011-4l, 2011-4m, 2011-4n, 2011-4o, 2023-3a, 2023-3b and 2023-3c).
- **Capital Improvements and Modernization:** Leverage funding to preserve and maintain public housing units by identifying capital needs through our physical needs assessment database.
- **Supportive Services and Resident Programs:** Fully utilize our Jumpstart Program (see Activity 2014-1d) to include outreach on services provided such as our education scholarship, summer youth camp and activity scholarship, on-site service coordinators, and financial literacy outreach and support.
- **MTW Created Voucher Programs:** Offering rental assistance to vulnerable, very low-income persons who may not be normally served in traditional HUD programs (see Activities 2010-9, 2010-10, 2013-1, 2013-2, 2024-2, 2016-1, 2026-2).
- **Increased Costs:** AHFC will utilize funding flexibility to cover any unanticipated increases in per unit costs.

A.4 Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	$34,114,836	$16,800,000
HCV Admin Fee	$0	$0
PH Operating Subsidy	$0	$0
Total	**$34,114,836**	**$16,800,000**

AHFC anticipates that all HUD budgeted funds will cover expenses. AHFC also has funds in HUD-held HAP reserves and anticipates utilizing those funds within the next two years to:

- Increase Affordable Housing Opportunities. Increase statewide affordable housing capacity by leveraging resources and using flexibilities of the MTW program and the Alaska Corporation for Affordable Housing (ACAH): $30.5M
- Ensure Safety of People and Housing. We will continue to make the safety of residents, clients, and staff a priority in order to support the mission: $1.5M
- Accelerate Digital transformation. We are in the process of transitioning to a digital strategy that will make a meaningful impact on staff workload, relationships with clients and landlords, and our ability to collect, manage, and report on data required to support our mission. We have developed a roadmap statewide that focuses on achieving business outcomes while adapting agile technology methodologies. This includes upgrading network equipment, enhancing infrastructure in offices and public housing properties to optimize Wi-Fi coverage, and ensuring employees and residents have the necessary tools for digital collaboration. Practical examples are online portals, handheld inspection devices, online payment systems, and providing employees with equipment that can be used in the field to seamlessly upload data to our software system: $1.5M
- Develop a Framework to Assess the Long-Term Viability of Owned Properties. We will build and foster skill sets and infrastructure that are required to assess the financial condition of individual properties: $6.14K

A.5 Local Asset Management Plan

Is the MTW PHA allocating costs within statute?	Yes
Is the MTW PHA implementing a local asset management plan (LAMP)?	No
Has the MTW PHA provided a LAMP in the appendix?	No
If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.	N/A

A.6 Rental Assistance Demonstration (RAD) Participation

AHFC does not have any RAD activities at this time.

Description of RAD Participation	N/A
Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.	N/A
If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?	N/A

VI. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance

A.1 Board Resolution for FY2026 Annual Plan

BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION

RESOLUTION No. 26-05
May 27, 2026

RESOLUTION APPROVING THE FY2027 MOVING TO WORK ANNUAL PLAN AND CAPITAL FUND PROGRAM

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, is a Moving to Work (MTW) agency under the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

WHEREAS, AHFC's Board of Directors approved an extension of AHFC's participation in the MTW Demonstration Program with Resolution 2025-05 on January 29, 2025 extending AHFC's participation to 2038; and

WHEREAS, AHFC invited comment on the Plan through notices posted on its web site and in the *Anchorage Daily News, Fairbanks Newsminer, and Juneau Empire* on March 18, 2026 allowing for a 30-day comment period with a public hearing held on April 2, 2026; and

WHEREAS, responses to public comments are contained within the plan;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Alaska Housing Finance Corporation herby recommends said plan and directs staff to submit it to the U.S. Department of Housing and Urban Development for approval.

PASSED AND APPROVED by the Board of Alaska Housing Finance Corporation this 27th day of May, 2026.

Jess Hall – Board Chair

ahfc.us

A.2 Certifications of Compliance

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING
Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2026), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), and all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.

(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR 91.2, 91.225, 91.325, and 91.425).

(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150-51, 24 CFR 903.7(o), and 24 CFR 903.15.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.

(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, the MTW PHA will not base a determination of eligibility for housing based on marital status and will not otherwise discriminate because of sex.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with disabilities.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental

requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(16) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(17) The MTW PHA will keep records in accordance with 2 CFR 200.334-200.338 and facilitate an effective audit to determine compliance with program requirements.

(18) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(19) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.

(20) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.

(21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Alaska Housing Finance Corporation	AK001 and AK901
MTW PHA NAME	***MTW PHA NUMBER/PHA CODE***

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Jess Hall	Board Chair
NAME OF AUTHORIZED OFFICIAL	***TITLE***
Jess Hall	7-17-2026
SIGNATURE	***DATE***

* ***Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

B. Documentation of Public Process

B.1 Public Notice for FY2026 Moving to Work Plan

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2027 Annual Plan on its web site and in the *Anchorage Daily News*, *Fairbanks News-Miner*, and *Juneau Empire* newspapers. The notice was published on March 18, 2026 on AHFC's web site.

Public Comment and Hearing Notice
Alaska Housing Finance Corporation
Moving to Work Plan and Capital Fund Program

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2027 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at www.ahfc.us/tenants/resources/mtw-plans-and-reports. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **April 17th, 2026**. Please submit comments to klong@ahfc.us or mail to:

   Alaska Housing Finance Corporation (AHFC)
   ATTN: Korene Long
   PO Box 101020
   Anchorage, AK 99510-1020

2. A public hearing is scheduled for: **April 2, 2026, 4:30-5:30 p.m.**

   4300 Boniface Parkway Anchorage, AK 99501
   Board Room

   Individuals unable to attend the hearing in person may participate by telephone at **877-668-4493**; the "**meeting number**" to the hearing is **921 088 085**. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Department.

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, services, or special modifications to participate in this public meeting should call **907-330-8432** at least three business days prior to the scheduled meeting date to arrange an accommodation.

B.2 *Anchorage Daily News* Affidavits of Publication

ANCHORAGE DAILY NEWS
AFFIDAVIT OF PUBLICATION

Account #: 109426 AK HOUSING FINANCE CORP
PO BOX 100320, ANCHORAGE, AK 99510

Order #: W0058187 Cost: $966.56

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Lisi Misa being first duly sworn on oath deposes and says that she is a representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

03/11/2026, 03/18/2026, 03/25/2026, 04/01/2026

and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed Lisi Misa

Subscribed and sworn to before me

2026-04-06

Kristina R. Wladkowski

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska

MY COMMISSION EXPIRES

2029-01-23

KRISTINA R. WLADKOWSKI
ELECTRONIC NOTARY PUBLIC
STATE OF ALASKA
MY COMMISSION EXPIRES JAN. 23, 2029

Public Comment and Hearing Notice
Alaska Housing Finance Corporation
Moving to Work Plan and Capital Fund Program

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Alaska Housing Finance Corporation (AHFC)
ATTN: Korene Long
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Anchorage, AK 99510-1020

2. A public hearing is scheduled for: April 2, 2026, 4:30-5:30 p.m.

4300 Boniface Parkway Anchorage, AK 99501
Board Room

Individuals unable to attend the hearing in person may participate by telephone at 877-668-4493; the "meeting number" to the hearing is 921 088 085. No password is required.

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Pub: Mar. 11, 18, 25, Apr. 1/2026

B.3 Fairbanks Daily News-Miner Affidavits of Publication

AFFP
Public Comment & Hearing

Affidavit of Publication

STATE OF ALASKA }
COUNTY OF FAIRBANKS
NORTH STAR BOROUGH } SS

Teresa Knezek, being duly sworn, says:

That she is Affidavit Clerk of the Fairbanks Daily News-Miner, a daily newspaper of general circulation, printed and published in Fairbanks, Fairbanks North Star Borough County, Alaska; that the publication, a copy of which is attached hereto, was published in the said newspaper on

March 11, 2026, March 18, 2026, March 25, 2026, April 01, 2026

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Affidavit Clerk

Subscribed to and sworn to me this 1st day of April 2026.

Kaira S. Lum Slane, Notary Public, Fairbanks North Star Borough County, Alaska
My commission expires: February 26, 2030

00007758 00087295 907-338-9218

Kayla Richardson
Alaska Housing Finance Corp
PO BOX 101020
Anchorage, AK 99510

KAIRA S. LUM SLANE NOTARY PUBLIC STATE OF ALASKA

00087295
Public Comment and Hearing Notice
Alaska Housing
Finance Corporation
Moving to Work Plan and Capital Fund
Program

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Board Room

Individuals unable to attend the hearing in person may participate by telephone at 877-868-4493; the "meeting number" to the hearing is 921 088 085. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Department.

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, services, or special modifications to participate in this public meeting should call 907-330-8432 at least three business days prior to the scheduled meeting date to arrange an accommodation.

Publish: 3-11, 3-18,
3-25 & 4-1-2026

00087295

Public Comment and Hearing Notice

Alaska Housing Finance Corporation Moving to Work Plan and Capital Fund Program

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2027 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at www.ahfc.us/tenants/resources/mtw-plans-and-reports. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **April 17th, 2026**. Please submit comments to klong@ahfc.us or mail to:

Alaska Housing Finance Corporation (AHFC)
ATTN: Korene Long
PO Box 101020
Anchorage, AK 99510-1020

2. A public hearing is scheduled for: **April 2, 2026, 4:30-5:30 p.m.**

4300 Boniface Parkway
Anchorage, AK 99501
Board Room

Individuals unable to attend the hearing in person may participate by telephone at **877-668-4493**; the "**meeting number**" to the hearing is **921 088 085**. No password is required.

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Publish: 3-11, 3-18, 3-25 & 4-1-2026

B.4 Juneau Empire Affidavits of Publication

PUBLISHER'S AFFIDAVIT

APR 7 2026 11:45

UNITED STATES OF AMERICA,
STATE OF ALASKA } SS:

I, Randie Pospical being first duly sworn, on oath deposes and says:
That I am and was at all times here in this affidavit mentions, Supervisor of Legals of the Sound Publishing / JUNEAU EMPIRE, a newspaper of general circulation and published at JUNEAU, Alaska, that the advertisement, a printed copy of which is hereto annexed was published in said paper on the dates listed below:

Public Comment and hearing notice
March 11, 2026
March 18, 2026
March 25, 2026
04/01/26

Randie Pospical

SUBSCRIBED AND SWORN before me on this
1st day of April 2026.

Donna K Schrader

NOTARY PUBLIC in favor for the State of Alaska.

My Commission Expires October 19, 2027

NOTARY PUBLIC
DONNA K SCHRADER
STATE OF ALASKA
My Commission Expires October 19, 2027

Public Comment and Hearing Notice
Alaska Housing Finance Corporation
Moving to Work Plan and Capital Fund Program

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Pub: Mar. 11, 18, 25 & Apr.1, 2026 1027439

B.5 Public Comments from the Public Hearing
A transcript of the entire proceeding will be available on record at the AHFC Public Housing Department headquarters.

B.6 Written Public Comments
No written comments were submitted.

B.7 Resident Advisory Board Comments
The FY2027 Plan was made available to each Resident Advisory Board member as part of the public comment process. There were no additional comments provided at that time.

C. Planned and Ongoing Evaluations

C.1 Quality Assurance Reviews

AHFC's Quality Assurance Manager works within our Policy and Program team to maintain statewide compliance for our Housing Choice Voucher, Public Housing, Set-Aside Voucher, Special Purpose Voucher, Sponsor-Based Rental Assistance and Project Based Voucher Programs. This position specializes in identifying training needs for staff, policy compliance and program performance. Key components of each review include secure and effective file storage, appropriate documentation in files, and timeliness of required processes such as the Enterprise Income Verification pulls. Our quality assurance reviews are performed throughout the state and includes the following:

- New Hire File Review
- New Admission Examination
- Regular Examination
- Interim Examination
- Hardship Examination
- Site Inspections

D. Lobbying Disclosure

D.1 SF-LLL Disclosure of Lobbying Activities
AHFC does not have anything to disclose.

D.2 HUD-50071 Certification of Payments to Influence Federal Transactions

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy, Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Alaska Housing Finance Corporation

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher and Public Housing Programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Catherine Stone	Director, Public Housing
Signature	**Date (mm/dd/yyyy)**
Catherine Stone	07/10/2026

Previous edition is obsolete

form HUD 50071 (01/14)

E. Appendix

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.

E.1 AHFC Hardship Policy

AHFC has implemented rent reform initiatives under activity 2014-1 and established a hardship policy to define circumstances under which households may be exempted or temporarily waived from MTW policy changes to avoid unforeseen adverse impact on families. AHFC has developed two hardship processes under MTW. AHFC will provide a necessary reasonable accommodation to any person with a disability to allow that person to participate in an AHFC hardship procedure.

MTW Bridge Hardship

The Bridge Hardship provides a short-term rent reduction due to unanticipated changes in a family's financial circumstances. AHFC provides information on state and local resources available to families at initial and regular examinations, briefing classes and whenever a family reports difficulty paying their monthly rent or utilities. Families are referred to Jumpstart, AHFC's Family Self-Sufficiency program, for case management services.

To qualify for Bridge assistance, families must meet the following criteria:

- The family must have an extraordinary change in life circumstances that significantly impacts the family's income; AND
- The hardship must be of long-term or permanent duration (anticipated to last at least 90 days); AND
- 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 be in compliance with AHFC policies and submit a Bridge Application with appropriate supporting documentation.

AHFC reviews the request and offers appropriate resolution outside of the Bridge Process for an Interim Examination, Reasonable Accommodation for a person with a disability, or with the Minimum Rent Hardship process. If the request cannot be addressed through those policies, the Bridge relief will begin the month following the family's request to offer a short- or long-term relief. AHFC also evaluates Economic Impact Areas to consider communities with unemployment exceeding ten (10) percent, local rental market with vacancy rates under three (3) percent and area medium income less than eighty (80) percent of the Alaska Statewide median income.

MTW Step Extension Hardship

The Step Extension provides a shallow subsidy for families anticipated to pay more than 50 percent of income toward shelter costs following the end of the five (5) year Step term. There are two consecutive one-year extensions available to families.

AHFC provides information on state and local resources available to families at initial and regular examinations, briefing classes and within six months of the end of year five on the Step program. Families are referred to Jumpstart, AHFC's Family Self-Sufficiency program, for case management services.

To qualify for Step Extension assistance, families must meet the following criteria:

- The family has a pending expiration of their Step Program assistance;
- At exist, the family will pay more than 50 percent of gross or adjusted monthly income to rent and tenant-paid utilities.
- The family is active in Jumpstart.
    - First Extension: Family must enroll or be enrolled in Jumpstart prior to the scheduled end of Step Year 5.
    - Second Extension: Family must remain active in Jumpstart throughout the first extension period.

AHFC reviews the request and offers appropriate resolution outside of the Bridge Process for Reasonable Accommodation for a person with a disability or Interim Examination to convert to the Classic program which is time limited. If the request cannot be addressed through those policies, the Step Extension will offer a shallow subsidy of twenty (20) percent at the recertification anniversary.

Minimum Rent Exception

Description and Status

AHFC provides an exemption from payment of minimum rent if the family is unable to pay the minimum rent because of financial hardship. Financial hardship includes:

- When the family has lost or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- When the family would be evicted because it is unable to pay the minimum rent;
- When the income of the family has decreased because of changed circumstances, including loss of employment;
- When a death has occurred in the family;
- When the family pay more than 50 percent of their monthly adjusted income towards unreimbursed childcare or medical expenses;
- When the family has incurred additional, unplanned expenses as the result of a family emergency; Or
- Other good cause as determined by AHFC.

Upon request for the hardship exemption, AHFC will respond as follows:

- AHFC promptly responds to the request and suspends the minimum rent at the beginning of the month following the family's request.
- If the Hardship Exemption Committee is unable to render a decision prior to the first of the month following the family's request, AHFC will suspend the requirement to pay the minimum rent. The suspension period will remain in place until a decision is rendered.
- AHFC will not evict a Public Housing tenant for nonpayment of the minimum rent during the 90-day period following a family's request.
- If AHFC determines a financial hardship is temporary or short-term:
    - The minimum rent will be reinstated once the 90-day period has expired.
    - The family will not be subject to a late rent fee during the suspended period.
    - The family will be responsible for paying for any rent or late fees accrued prior to the exemption request.
    - The family will sign a payment agreement with AHFC for any suspended amounts and any accrued rent or late fees at the conclusion of the exemption.

E.2 Alaska Corporation for Affordable Housing (ACAH)

The Alaska Corporation for Affordable Housing (ACAH) is a nonprofit subsidiary of the Alaska Housing Finance Corporation formed for the acquisition, development, management, or operation of affordable housing. ACAH's purpose is to undertake the types of affordable housing and services that are not open to AHFC directly, but which support AHFC's mission of providing affordable housing and services to individuals and groups in need. Properties developed through ACAH are positioned to leverage private sector resources such as low-income housing tax credits and debt financing.

ACAH continues to assess opportunities to expand affordable housing units and will complete construction of Blueberry Terrace featuring 20 new affordable housing units in Valdez, Alaska in FY2026.

E.3 Environmental and Energy Assessments

Environmental:
AHFC's Environmental Impact Analyst II works within our Facilities Management (a section within the Public Housing Department (PHD)) planning team to maintain statewide compliance for our maintenance and operations efforts to sustain our housing stock. This position specializes in identifying potential impacts to the environment, property, and residents prior to application of funding and provide any mitigation to be included within the developed project scope. Also, this position monitors all programmatic agreements, tracks necessary reporting requirements, and reports those changes to PHD management. At the time of this publication, the position has completed the first round of our statewide

portfolio's five-year plans reviews and continues to conduct "one-off" project reviews for issuance to our responsible entity for review and approval.

Energy:
AHFC continues to use an active energy management methodology through constant deployment of our Building Monitoring systems, use of information from ARIS (Alaska Retrofit Information System), AKWarm (energy modeling software), and building science best practices as reported from other in state organizations to improve and monitor building performance. We are capturing specific building needs in our physical needs assessment database and funding those projects as needed. At the lowest level, AMP staff are removing old, outdated products and replacing with current energy efficient models. Alaska has its own Energy Standard, BEES (Building Energy Efficiency Standard), that PHD uses to advance building efficiency beyond base energy code requirements for our region.

E.4 Non-MTW Activities

The following is a list of ongoing Non-MTW activities.

2010N-7 Designated Housing

Description and Status

Designation of certain Public Housing buildings as elderly or disabled only. 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.

- AHFC received approval to extend this designation on February 26, 2016 from HUD.
- AHFC received approval to extend this designation on January 31, 2018 from HUD.
- AHFC received approval to extend this designation on February 13, 2020 from HUD.
- AHFC received approval to extend this designation on April 21, 2022 from HUD.
- AHFC received approval to extend this designation on May 31, 2024 from HUD.
- AHFC is in the process of applying for a renewal of this designation.

Activity is ongoing.

2011N-6 Elder Housing Preference

Description and Status

Mimic the policies governing the Section 8 Multifamily project-based assistance units that AHFC owns and operates to allow for an elderly super-preference, with a clause reserving at least ten percent of the units for younger, disabled households.

2019N-1 Disposition of Six Public Housing Properties

1. Description

AHFC proposes to dispose of six (6) single-family properties in its Public Housing Program portfolio through a sale to low-income families. The disposition will be conducted in accordance with HUD regulations at 24 CFR 970 Public Housing Program – Demolition or Disposition of Public Housing Projects.

2. Background

An in-depth analysis of AHFC's Public Housing portfolio coupled with development of a plan for increasing affordable housing opportunities has determined that the following properties provide homeownership opportunities to low-income families.

Address	Lot Size (ft^2)	Unit Size (ft^2)	Unit Description
3414 E 16th Avenue, Anchorage 99508	6,477	1,152	4 bedroom, 2 bath built in 1970
3136 E 17th Avenue, Anchorage 99508	6,600	1,200	3 bedroom, 1 bath built in 1972
3424 E 18th Avenue, Anchorage 99508	6,300	1,137	3 bedroom, 1 bath built in 1971
3148 E 19th Court, Anchorage 99508	6,090	1,026	3 bedroom, 1 bath built in 1972
1826 Columbine Street, Anchorage 99508	6,000	1,026	4 bedroom, 2 bath built in 1972
8700 Midland Place, Anchorage 99518	7,000	1,856	5 bedroom, 2 bath built in 1973

3. Implementation

AHFC received Section 18 Disposition approval from the HUD Special Applications Center to dispose of these six single family properties. Staff are working through the relocation process with tenants and then the properties will be sold to low-income families.

- A tenant relocation plan has been developed to ensure public housing residents are appropriately relocated during the disposition process.
- AHFC will partner with a third party to sell the homes to low-income families.
- Any proceeds from the sale of these properties will be returned to AHFC for the provision of low-income housing or to benefit public housing residents.

4. Update

Below is the current status of each property.

Address	Status
3414 E 16th Avenue, Anchorage 99508	Sale recorded 11/19/2021
3136 E 17th Avenue, Anchorage 99508	Sale recorded 08/26/2021
3424 E 18th Avenue, Anchorage 99508	Sale recorded 09/10/2021
3148 E 19th Court, Anchorage 99508	Sale recorded 09/29/2021
1826 Columbine Street, Anchorage 99508	Sale recorded 10/21/2021
8700 Midland Place, Anchorage 99518	Pending relocation of existing tenant family

2023N-1 Remote Video Inspections

1. Description
AHFC plans to develop an NSPIRE video inspection option using the guidance issued in PIH Notice 2020-31. This practice is not expected to have frequent or widespread use at AHFC, but rather used for those locations that are remotely administered or when the health concerns of a participant family may limit AHFC access to the unit.

2. Background
Given the reluctance of participant families to allow an inspection of their unit due to the pandemic and health conditions, this would allow families to remain compliant with their program obligations as well as insuring the decent, safe, and sanitary conditions of a unit. AHFC also believes that this will create administrative cost savings as move-in inspections could be conducted timely for those locations that are administered remotely.

3. Implementation
Under Numbered Memo 22-23 Housing Quality Standard Inspections Exhibit 7-3 Remote Video Inspection on 10/24/2022. This became policy on November 1, 2022.

4. Update
AHFC updated this exhibit when the new NSPIRE protocol was implemented for the Housing Choice Voucher Program.

2023N-2 Conversion of Paper Operations to Electronic Systems

1. Description
AHFC continues to introduce electronic processes in place of paper-based processes. This includes an electronic, document management system to store electronic client files instead of paper files.

2. Background
AHFC has issued a corporate-wide directive to each of its departments to move to electronic systems and eliminate paper wherever possible.

3. Implementation
AHFC began this multi-year project to obtain the necessary software or software modifications, train staff and clients, and develop appropriate policies and controls. AHFC has developed an electronic voucher briefing in a self-guided, electronic process for eligible families. We are also working on a method to deliver the Public Housing briefing in a self-guided, electronic process for eligible families.

AHFC is currently testing the final processes for Public Housing payment and workorder functions. AHFC has established public use devices in each location to facilitate access for those persons without smartphones, access to a home computer, or internet availability.

4. Update

Under Numbered Memo 22-34 Chapter 4 Examinations on 10/24/2022, AHFC has converted all HCV eligibility, interim and examination processes to an electronic process through RENTCafé. This became policy on November 1, 2022. All AHFC offices are equipped with public use devices for these electronic processes. AHFC's Program and Policy Trainor visited all sites to conduct one on one training and assess individual needs. AHFC will continue to conduct trainings in group and individual settings. The launch of the HCV landlord interface is pending.

AHFC introduced the landlord portal of RENTCafé in January 2024. AHFC completed the implementation the process for Public Housing in FY2025 with Numbered Memo 24-16. This became effective August 1, 2024.

E.5 Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2025

- AK01P001501-20 (CFP 521)
- AK01P001501-21 (CFP 522)
- AK01P001501-22 (CFP 523)
- AK01P001501-23 (CFP 524)
- AK01P001501-24 (CFP 525)
- AK01P001501-25 (CFP 526)
- AK01P001501-26 (CFP 527)

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. 2577-0157
Expires 1/31/2027

"Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-20) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2020

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 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	3,035,482.00	3,057,543.00	3,057,543.00	2,503,332.34
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

[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.

Page 1

form HUD-50075.1 (07/2014)

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. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK01P001501-20 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2020

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
15	Amount of Annual Grant:: (sum of lines 2 - 14)	3,035,482.00	3,057,543.00	3,057,543.00	2,503,332.34
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				

Signature of Executive Director *	Date	Signature of Public Housing Director	Date

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

[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.

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. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: AK01P001501-20	Federal FFY of Grant: 2020

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	Moving to Work Demonstration	1492	HA WIDE	3,035,482.00	3,057,543.00	3,057,543.00	2,503,332.34	In progress

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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
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PHA Name	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-21) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2021

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 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	3,057,543.00	3,056,249.00	3,056,249.00	3,056,249.00
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

[1] To be completed for the Performance and Evaluation Report.
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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. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK01P001501-21 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2021

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
15	Amount of Annual Grant:: (sum of lines 2 - 14)	3,057,543.00	3,056,249.00	3,056,249.00	3,056,249.00
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				

Signature of Executive Director *	Date	Signature of Public Housing Director	Date

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

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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. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: AK01P001501-21	Federal FFY of Grant: 2021

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	Moving to Work Demonstration	1492	HA WIDE	3,057,543.00	3,056,249.00	3,056,249.00	3,056,249.00	Pre-Audit

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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
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PHA Name	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-22) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2022

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 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	3,042,388.00	3,487,239.00	3,138,515.10	3,108,511.88
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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Page 1

form HUD-50075.1 (07/2014)

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. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-22 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2022

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
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16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				

Signature of Executive Director *	Date	Signature of Public Housing Director	Date

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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. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: AK01P001501-22	Federal FFY of Grant: 2022

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	Moving to Work Demonstration	1492	HA WIDE	3,042,388.00	3,487,239.00	3,138,515.10	3,108,511.88	In progress

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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
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PHA Name	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-23) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2023

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 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	$3,506,418.00	3,517,456.00	3,165,710.40	2,118,703.54
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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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. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-23 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2023

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	$3,506,418.00	3,517,456.00	3,165,710.40	2,118,703.54
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19	Amount of line 15 Related to Security - Hard Costs				
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Signature of Executive Director *	Date	Signature of Public Housing Director	Date

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: CFFP (Yes/ No): AK01P001501-23 Replacement Housing Factor Grant No:	2023

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	Moving to Work Demonstration	1492	HA WIDE	$3,506,418.00	3,517,456.00	3,165,710.40	2,118,703.54	In progress

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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PHA Name	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-24) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2024

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 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	3,568,854.00		3,211,968.60	823,377.43
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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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. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-24 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2024

Type of Grant

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		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	3,568,854.00		3,211,968.60	823,377.43
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U.S. Department of Housing and Urban Development
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OMB No. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: AK01P001501-24	Federal FFY of Grant: 2024

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	Moving to Work Demonstration	1492	HA WIDE	$3,568,854.00		3,211,968.60	823,377.43	In progress

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PHA Name	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-25) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2025

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]	
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1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	3,583,184.00	3,617,077.00	3,072,869.30	17,553.30
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-25 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2025

Type of Grant

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Signature of Executive Director * Date

Signature of Public Housing Director Date

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Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: AK01P001501-25	Federal FFY of Grant: 2025

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	Moving to Work Demonstration	1492	HA WIDE	3,583,184.00	3,617,077.00	3,072,869.30	17,553.30	In progress

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PHA Name	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-26) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2026

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 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	3,617,077.00			
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-26 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2026

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
15	Amount of Annual Grant:: (sum of lines 2 - 14)	3,617,077.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				

Signature of Executive Director *	Date	Signature of Public Housing Director	Date

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

[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.

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. 2577-0157
Expires 1/31/2027

Part II: Supporting Pages

PHA Name:	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	AK01P001501-26	2026

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	Moving to Work Demonstration	1492	HA WIDE	3,617,077.00				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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