Moving to Work Report
Fiscal Year 2024
Public Housing Department

Original Submission: November 15, 2024

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I. Introduction

B. Overview

Our mission is to provide Alaskans access to safe, quality, affordable housing. Fiscal year 2024 provided AHFC with its sixteenth year as a Moving to Work agency. The decline of affordable housing continues to be a challenge to the families we serve, our staff, and our community as a whole. We worked through these challenges and focused on the fundamentals of our programs and our three statutory goals:

- Reduce cost and achieve greater cost effectiveness in federal expenditures;
- Create incentives for families with children to work, seek work, or prepare for work and become economically self-sufficient; and
- Increase housing choices for low-income families.

B.1 Overview of Short-Term Objectives

These goals describe our desired destination – where PHD wanted to be at the end of FY2024. They translate our vision into a more focused, actionable set of outcomes. Below is a recap of our FY2024 goals and highlights from each of those goals.

1. Maximize financial performance, preservation, and leveraging of existing housing portfolio. PHD will assess and implement strategies that will create financially sustainable housing that meets the needs of low-income Alaskans.
    - Completed lighting system upgrades for longevity and energy savings.
    - Ongoing replacement and commissioning of mechanical systems.
    - Systematic replacement of underground heating oil tanks nearing end of useful life.
    - Continuation of Building Monitoring System installation and analysis.
    - Siding and window replacement projects.
    - Portfolio roof inspections underway.

2. Achieve operational excellence.
    - Housed over 10,000 Alaskans per night by maintaining voucher utilization and statewide lease up of public housing units.
    - Implemented a robust landlord appreciation program to recruit, support and retain rentals for voucher families. AHFC has approximately 400 landlords participating in the landlord appreciation program in FY24.
    - Co-located two public housing offices and created a facilities warehouse to manage maintenance materials for public housing properties and staff.

3. Increase staff development and capacity.
    - Conducted an in-person statewide public housing training in September 2023 focusing on developing PHD supervisory and leadership staff. Sections focused on federal and state policies, demystifying audits, creating a culture of accountability and tools for a successful supervisor.

- Continued the PHD Academy training program for all employees to include individualized modules that assess each person’s skills as well as areas to improve for both new and seasoned employees.

4. Increase affordable housing opportunities.
    - Awarded funding for 75 units of Sponsor-Based Rental Assistance. These included HomePlate in Nome for 15 homeless and disabled families, The Meadows in Fairbanks for 18 senior housing units, Bridgeway Phase II for 18 units and Atsaq Place in Bethel for 24 chronically homeless families. Due to construction delays, Fairbanks’ 40 units of family housing in partnership with ACAH is slated to be completed in Fall 2024.
    - Launched the New Start Voucher Program to aid families transitioning off CARES Act rent relief funding to provide continuous housing affordability. AHFC issued 195 vouchers from the FY24 waitlist opening and expects to open the waitlist again in FY25.
    - Added 10 Stability Vouchers to AHFC’s voucher administration to assist families experiencing homelessness.
    - Implemented the Foster Youth to Independence Initiative extension policy to support this young adult population with housing stability as they continue their efforts toward self-sufficiency through work, education or family development.

5. Ensure safety of housing options.
    - Multiple units placed into modernization to improve quality of housing for residents.
    - Releveling and stability improvements for properties in Nome and Bethel.
    - Phased playground replacements underway.
    - Environmental Review 5-year plans in process to ensure project compatibility.
    - Installation of Fire Suppression systems.
    - Ventilation system upgrades underway.

B.2 Overview of Long-Term Goals

These long-term goals describe our desired destination – where PHD would like to be in the next three years. These goals translate our mission into a more focused, actionable set of outcomes. Following are the seven primary goals PHD will pursue over the next three years.

Our long-term goals have been newly developed and have changed from our short-term goals.

1. **Right-size Department and Supporting Organizational Structure**. Create job classification and compensation model that enables the successful delivery of programs and services.
2. **Achieve and Maintain Optimal Staffing Level**. Realize full organizational potential by streamlining the hiring process and expanding employee development and retention programs.
3. **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.
4. **Ensure Safety of People and Housing**. Continue to make the safety of residents, clients, and staff a priority in order to support the mission; with a particular focus on issues related to criminal activity and violence.
5. **Reorient Voucher Programs to Meet Changing Community Needs**. Evaluate the changing housing needs of communities, individuals and landlords, and develop new programs or revise existing ones to meet those needs.
6. **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.
7. **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).

C. Annual Narrative

AHFC has long understood the correlation that education and workforce development have on neighborhood and economic stability. Since 2000, AHFC has awarded educational scholarships to individuals as they work toward financial self-sufficiency. Since that time, nearly 200 education scholarships have been distributed. Taghreed was one of those education scholarship recipients in 2023. A Fairbanks resident, Taghreed enjoys working with children and is completing training in childhood education.

"Since the moment, I came to this blessed country, I have been trying to learn to be an effective and educated woman to advance myself, my family, my job and community".

Our scholarship program has assisted recipients in completing degrees in Counseling, Nursing, Auto mechanics, Global Chain Supply Management, Culinary Arts, Computer Science and more. As a Moving to Work agency, AHFC has strived to build a robust family self-sufficiency program and use funding flexibility to help Alaskans in their personal, educational and long-term goals. Whether it is becoming a first-time homeowner, starting a business, being elected for a local government seat, completing a degree or training certification; Alaskan families are equipped with tools for lifelong success.

Quote from another scholarship essay:

"My father has been disabled since 2014, resulting in my mom working alone as I grew up. As a result, we are incredibly grateful to AHFC. I am currently a second-year student attending the University of Alaska Anchorage as a first-generation student pursuing my Bachelor of Science in Kinesiology. I plan on using my bachelor's degree to get into either Physical Therapy or Chiropractic school because I want to aid countless people when it comes to their bodies, especially athletes, to prevent injuries. Ultimately, I decided to become a Physical Therapist or a Chiropractor because I hope to assist my disabled father to move better. I envision that all my hard work will allow me the freedom to afford college with less financial burden for me and my family. Accomplishing these goals will have a life-changing impact on my future self and professional life after college."–Frankie, UAA Student

D. Participant Impact Story

Hard work brings Joan independence and a home. A success story from AHFC's Returning Home, Step and Jumpstart Programs

One happy family! From left to right, Jay Matthew Vizcocho, Marcus James Vizcocho, Joan Sison, Jaresa Grace Sorio. Jallan Tuquib and Mark Anthony Sison. The Sison family is flanked by Robenett Sagalkin, asset supervisor for AHFC in Kodiak, to the left and Corinne Conlon, housing program specialist in Juneau. Robenett and Corinne have worked closely with the Sison family turning the situation for the family into a success story.

Joan Sison had many things going for her: A good, stable job, a family, and a home. But she reached a point when she couldn't keep things together. She had become a mom at age 15, had twins a few years later, and a fourth child was expected when something snapped. Joan tried to fit in all the time she missed as a teen and young adult into a period of recklessness. It didn't take long for everything to fall apart.

In a moment of drunkenness, she broke into someone's car and stole their credit card. She was caught but avoided jail time by agreeing to certain conditions. She stayed at the homeless women's shelter for five months. At this point, she was pregnant with her fifth child. Slowly, she worked on getting her life together and regaining custody of her other four children.

Joan received her first break: her parole officer recommended her for housing assistance through a two-year voucher program designed to help paroles successfully re-enter the community. Joan's second break came when she found a landlord willing to rent to her.

Receiving assistance on the Returning Home Program provided the stability that Joan needed. She applied for jobs, walking to various places to put in applications. Finally, she found work at a grocery store. During this time, she also worked on bringing her kids back into her house. As time ticked down on her Returning Home voucher, Joan applied for the Public Housing waitlist in Kodiak.

Joan was accepted into Public Housing and also enrolled in AHFC's self-sufficiency program Jumpstart to gain support for her path to independence. Joan credits Robenett Sagalkin, supervisor at AHFC's Kodiak office, for helping her stay on the right track; the way and frequency of her calls made a difference. She says that when you are struggling, the most important thing is to have people around you providing inspiration and encouragement. "If people put you down, you're not going to get up."

Joan said she has met a lot of people who went through what she did. She reassures them, "If I can do it, you can do it too." She says her success is because of others, but most people would say that it's also because of her vision. Using the Jumpstart Program, Joan created goals and worked to achieve them for both her and her children.

At the grocery store, Joan started as an entry level cashier. Now she is in command when the owner leaves. Joan supervises approximately 10 employees.

Joan was also able to move forward with her dream of homeownership. She took the Home Study version of AHFC's HomeChoice class to qualify for a loan. She utilized the AHFC Savings Match offered through the Jumpstart Program and saved $600 that was later matched by AHFC.

In year 3 of her Step Program participation, Joan moved out of subsidized housing and purchased her first home.

II. General Housing Authority Operating Information

A. Housing Stock Information

A.1 Actual New Project-Based Vouchers

	Number of Vouchers Newly Project-Based		Status at End of Plan Year		
Property Name	Planned	Actual		RAD?	Description of Project
N/A	0	0		No	N/A
N/A	0	0		No	N/A
	0	**0**			

Please describe the differences between the Planned and Actual Number of Vouchers Newly Project-Based:
N/A

A.2 Actual Existing Project-Based Vouchers

	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
Property Name	Planned*	Actual			
1248 East 9th Ave	4	4	Leased/Issued	No	See 2011-5
Alpine Terrace	30	26	Leased/Issued	No	See 2011-5
Loussac Place	60	44	Leased/Issued	No	See 2010-7
MainTree Apartments	10	10	Leased/Issued	No	See 2010-7
Ridgeline Terrace	63	47	Leased/Issued	No	See 2014-4
Susitna Square	18	17	Leased/Issued	No	See 2014-4
	185	**148**			

Please describe the differences between the Planned and Actual Existing Number of Vouchers Project-Based:
Alpine Terrace is a 48-unit property owned by AHFC. As existing tenants vacate, units are filled with a tenant using project-based assistance. Loussac, Ridgeline, Susitna – these units are under a partnership with the same organization. AHFC is working with that organization to increase leasing rates.

A.3 Actual Other Changes to MTW Housing Stock in the Plan Year

N/A

A.4 General Description of All Actual Capital Fund Expenditures During the Plan Year

AHFC accomplished the following major activities.

- Unit modernizations on vacated units and non-dwelling unit equipment replacements
- Boiler replacements, elevator modernization and upgrades, and sewer repairs
- Large complex siding and window replacement, architect and engineer fees for future projects, and freight expenses.

B. Leasing Information

B.1 Actual Number of Households Served

Housing Program	Number of Unit Months Occupied/Leased		Number of Households Served	
	Planned	Actual	Planned	Actual
MTW Public Housing Units Leased[1]	14,532	13,488	1,211	1,124
MTW Housing Choice Vouchers (HCV) Utilized[2]	51,780	45,420	4,315	3,785
Local, Non-Traditional: Tenant-Based[3]	5,820	4,812	485	401
Local, Non-Traditional: Property-Based[4]	1,992	1,788	166	149
Local, Non-Traditional: Homeownership	0	0	0	0
Planned/Actual Totals	**74,124**	**65,508**	**6,177**	**5,459**

1 – Public Housing (Planned 98% of 1,236)*.
2 – Voucher Units (Planned 98% of 4,403); includes Homeownership, Project-Based, and Tenant/Enhanced Protection.
3 – Local, Tenant-Based (Planned 98% of 539); Empowering Choice Housing Program (254), Mainstream 811 (10), Making A Home (40), Moving Home Program (150), and Returning Home (85).
4 – Local, Property-Based (Planned 90% of 184), Karluk Manor (46), Forget-Me-Not Manor (56), Dena'ina House (25), Bridgeway (17), Covey Lofts (22), The Meadows (18). Atsaq Place (15) and HomePlate (24) were added in FY24 and are included in the Actual data.
5 – Local, Homeownership; N/A
Note: Emergency Housing Voucher (170)**, Foster Youth to Independence (25), Mainstream (95), Non-Elderly Disabled (45), and Veterans Affairs Supportive Housing (354) vouchers' administrative costs are supported with MTW funds; however, these are not included in the totals.
* 0 Public Housing units disposed of in fiscal year.
** EHV totals differs from the fiscal year's MTW Plan as AHFC reduced the number to account for the termination turnovers after September 30, 2023 that are prohibited from for re-issuance.

Please describe any differences between the planned and actual households served:
-Local Property Based– at Karluk Manor, five (5) units receive an alternate form of rental assistance and are not eligible for additional sponsor-based assistance.

Local, Non-Traditional Category	MTW Activity Name/Number	Number of Unit Months Occupied/Leased		Number of Households Served	
		Planned	Actual	Planned	Actual
Tenant-Based	ECHP – 2013-2	2,743	2,676	229	223
Tenant-Based	Moving Home – 2010-10	1,620	1,392	135	116
Tenant-Based	Returning Home – 2010-9	918	420	76	35
Tenant-Based	Mainstream811 – 2016-1	108	60	9	5
Tenant-Based	Making A Home – 2013-1	432	264	36	22
Property-Based	Bridgeway – 2011-4d	184	384	15	32
Property-Based	Karluk – 2011-4a	496	468	41	39
Property-Based	Dena'ina – 2011-4c	270	240	23	20
Property-Based	Forget-Me-Not – 2011-4b	605	660	51	55
Property-Based	Covey Lofts- 2011-4e	240	420	20	35
Property-Based	HomePlate- 2011-4f	0	180	0	15

Local, Non-Traditional Category	MTW Activity Name/Number	Number of Unit Months Occupied/Leased		Number of Households Served	
		Planned	Actual	Planned	Actual
Property-Based	Atsaq Place- 2011-4g	0	60	0	5
Property-Based	The Meadows- 2023-3a	192	216	16	18
Homeownership	N/A			0	0
Planned/Actual Totals		**7,808**	**7,368**	**651**	**614**

Tables in Section B differs from the fiscal year's MTW Plan as AHFC adds Local-Non-Traditional Property-Based activities 2011-4 series and 2023-3 series in the Report first, then to the following year's MTW Plan.

Households Receiving Local, Non-Traditional Services Only	Average Number of Households per Month	Total Number of Households in the Plan Year
N/A	N/A	N/A

Unique Households Served Local al, Non-Traditional Services Only	Average Number of Households per Month	Total Number of Households in the Plan Year
N/A	N/A	N/A

B.2 Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

Housing Program	Description of Actual Leasing Issues and Solutions
MTW Public Housing	**Increase in crime, specifically, drug-related activity, theft of property and vandalism.** These problems are not unique to AHFC properties, but the increase in these types of criminal activities within the communities where AHFC has housing is taxing on both financial and staffing resources. AHFC has taken a multifaceted approach to protect our residents, staff, and property, including contracting security services, installing or upgrading security systems, and working with local police to identify offenders to remove from property or evict when resident behavior is not remedied. **Supply chain and contracting delays.** Over the past three years, Alaska continues to experience long delays in fulfillment of materials needed to improve housing quality and complete a unit turn. Due to shipping logistics into the state and many of our communities being disconnected from the road system, shipping delays are the major contributor to missing our desired unit turn timeline. To address this, AHFC recently leased a large warehouse space in Anchorage which will serve as a staging area to manage the flow of materials to our 13 sites throughout Alaska. This space also better supports our property management and maintenance staff in having a centralized area for job coordination and tenant relations. Maintenance staff can also complete basic carpentry and repair jobs which brings more of our unit turn work in house, instead of outsourcing.

Housing Program	Description of Actual Leasing Issues and Solutions
	Pest Control primarily bed bugs: As the prevalence of the bed bug infestation has grown over the past ten years, AHFC reached the point at which contracting out heat treatment services became unaffordable. To continue to provide a pest-free environment, AHFC purchased equipment and provided training to local maintenance staff to reduce the high cost. However, this places additional pressure on our human resources. **Staffing issues and solutions:** As a result of the pandemic and the inability of property management staff to work from home, staff turnover increased due to staff leaving this line of work or retiring. The need for flexible work opportunities was an additional challenge with filling those positions. In recognition of the work that our property management staff perform, AHFC reviewed job descriptions, reclassed property management positions, and provided staff with higher salaries. As a result of these actions, we have a better ability to attract, retain and recognize staff and have seen some stabilization in those positions.
MTW Housing Choice Voucher	**Lack of available units:** Lease up in the voucher program is affected by a lack of available units throughout the state. In many communities throughout Alaska, the vacancy rates are at or below 3 percent. The sale of real estate, including small complexes, have decreased the number of units available for rent and has increased rents due to acquisition costs in a tight sales market. Since the eviction moratorium ended, landlords are more selective in tenant screening, which affects our families who may have difficult backgrounds or a lack of rental history. Further, families report that there are limited resources available to pay for application fees which limits the number of units they can apply for. Due to the issues above, shoppers are encountering extreme difficulty finding units. In addition, there are large numbers of low-income families pursuing a smaller number of available units. **Solutions:** To help with these issues we have implemented a statewide ***Security Deposit Assistance Program*** which has been very popular with landlords and tenants. The guaranteed deposits have attracted landlords to our program and removes this financial impact from the families' budget to move in. Further, we implemented a ***Landlord Appreciation Program*** which provides financial incentives to landlords that provide a twelve-month lease to our voucher families. The program also provides landlords with resources such as a free website to advertise vacancies and a toolkit which includes the Alaska Landlord Tenant Act and access to an online portal for Housing Assistance documents and inspections.

Housing Program	Description of Actual Leasing Issues and Solutions
	Payment Standard increase: Escalating rents has been an issue in finding affordable units. In the past year, we increased our payment standards to ensure the standards are in line with market conditions. AHFC evaluates rental rates annually and more often when needed to stay competitive. Increasing our payment standard usually triggers landlords to use the standard as the basis to raise their rents. Therefore, we carefully review payment standards before raising them, but have found it necessary to be competitive. **Increased voucher increments:** Finally, AHFC continues to seek opportunities to receive increments of new vouchers, whether they are VASH, Emergency Housing Voucher, Stability Voucher, Sponsor Based Rental Assistance, etc. While these new increments for vulnerable populations are welcomed and needed, these families often require a high touch process, which translates to more work and time by existing staff. AHFC's portfolio nears 1,000 vouchers in "HCV Set-Aside" in addition to our regular MTW allocation. We have recently implemented an on-line briefing class and on-line applications so that some processes can be managed virtually, and families can access their voucher during non-work hours.
Local, Non-Traditional	**Sponsor Based Rental Assistance.** AHFC's commitment to house the most vulnerable populations is a key responsibility of our corporation. Through a partnership approach, the time and investment to create affordable housing outcomes is multiplied. Utilizing sponsor-based assistance has created efficiencies for all parties. This approach contributes to the success of the partner agency's ability to perform more rent determination functions as AHFC invests resources to make sure our partners are competent to perform this function.

C. Waiting List Information

C.1 Actual Waiting List Information

As of 07/01/2024, AHFC had the following waiting list statistics.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Was the Waiting List Opened During the Plan Year
Anchorage Housing Choice Voucher	Community-Wide, All	2,296	Closed	Yes
Anchorage Public Housing	Community-Wide, All	1,253	Partially Open	Yes
Anchorage Public Housing Elderly	Community-Wide, Elderly/Disabled	790	Partially Open	Yes
Bethel Public Housing	Community-Wide, All	229	Open	Yes
Cordova Public Housing	Community-Wide, All	5	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide, All	687	Open	Yes
Fairbanks Public Housing	Community-Wide, All	394	Partially Open	Yes
Fairbanks Public Housing Elderly	Community-Wide, Elderly/Disabled	215	Open	Yes
Homer Housing Choice Voucher	Community-Wide, All	86	Open	Yes
Juneau Housing Choice Voucher	Community-Wide, All	282	Open	Yes
Juneau Public Housing	Community-Wide, All	256	Partially Open	Yes
Juneau Public Housing Elderly	Community-Wide, Elderly/Disabled	108	Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide, All	180	Open	Yes
Ketchikan Public Housing	Community-Wide, All	105	Open	Yes
Ketchikan Public Housing Elderly	Community-Wide, Elderly/Disabled	69	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide, All	46	Open	Yes
Kodiak Public Housing	Community-Wide, All	152	Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide, All	429	Open	Yes
Mat-Su Public Housing, Elderly	Community-Wide, Elderly/Disabled	109	Open	Yes

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Was the Waiting List Opened During the Plan Year
Nome Public Housing	Community-Wide, All	55	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide, All	3	Open	Yes
Sitka Housing Choice Voucher	Community-Wide, All	7	Open	Yes
Sitka Public Housing	Community-Wide, All	144	Open	Yes
Sitka Public Housing, Elderly	Community-Wide, Elderly/Disabled	51	Partially Open	Yes
Soldotna Housing Choice Voucher	Community-Wide, All	436	Open	Yes
Valdez Housing Choice Voucher	Community-Wide, All	5	Open	Yes
Valdez Public Housing	Community-Wide, All	38	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide, All	0	Open	Yes
Wrangell Public Housing	Community-Wide, All	21	Open	Yes

* Partially open waiting lists for public housing are related to specific bedroom sizes in a community. There are no restrictions on applicant families provided they meet eligibility requirements.
* Partially open waiting lists for housing choice vouchers means that the list was closed during the fiscal year.

Please describe any duplication of applicants across waiting lists:
Applicant families may apply for one waiting list or all waiting lists in a community or communities, provided they meet the qualifications.

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

Waiting List Name	Description of Actual Changes to Waiting List
All	Waiting lists are maintained by community; each community opens and closes waiting lists based on availability and the number of applicants. For Public Housing, individual bedroom size waiting lists may be opened or closed.
Anchorage Housing Choice Voucher	This waiting list opens periodically using a randomized ranking system. AHFC used an electronic application process. We plan on expanding the use of electronic applications for all programs in the future as an administrative efficiency.

D. Information on Statutory Objectives and Requirements

D.1 Seventy Five (75) Percent of Families Assisted Are Very Low Income

Income Level	Number of Local, Non-Traditional Households Admitted in the Plan Year
80%-50% Area Median Income	1
49-30% Area Median Income	29
Below 30% Area Median Income	114
Total Local, Non-Traditional Households Admitted	**144**

As shown above, 99 percent of admissions to local, non-traditional households are extremely and very-low income families.

D.2 Maintain Comparable Mix

Baseline Mix of Family Sizes Served (upon entry to MTW)					
Family Size	Occupied Public Housing Units	Utilized HCV	Non-MTW Adjustments*	Baseline Mix Number**	Baseline Mix Percentage
1 Person	454.00	2,978.00	0	2,544	0.4564
2 Person	199.00	671.00	0	1,084	0.1945
3 Person	160.00	377.00	0	862	0.1546
4 Person	132.00	196.00	0	523	0.0938
5 Person	142.00	152.00	0	290	0.0520
6+ Person	111.00	120.00	0	271	0.0486
Totals	**1,198.00**	**4,494.00**	**0.00**	**5,574.00**	**1.00**

Adjustments made to Baseline Mix:

- Baseline data obtained from June 30, 2008.
- In 2010, AHFC demolished 21 Public Housing buildings containing eight 2-bedroom units, 42 3-bedroom units, eight 4-bedroom units, and two 5-bedroom units. The appropriate family sizes have been deducted.
- In 2014, AHFC demolished four Public Housing buildings on San Roberto Ave., Anchorage, containing ten 2-bedroom units and six 3-bedroom units. The appropriate family sizes have been deducted.
- In 2020, AHFC held one 3-bedroom unit offline pending sale. The appropriate family size has been deducted.
- In 2021, AHFC held two 3-bedroom units and two 4-bedroom units offline pending sale. The appropriate family sizes have been deducted.

Please describe the justification for any "Non-MTW Adjustments" given above:
N/A

Mix of Family Sizes Served (in Plan Year)				
Family Size	Baseline Mix Percentage	Number of Households Served in Plan Year	Percentage of Households Served in Plan Year	Percentage Change from Baseline Year to Current Plan Year
1 Person	0.4564	3,432	60.30%	14.66%
2 Person	0.1945	870	15.28%	-4.17%
3 Person	0.1546	537	9.43%	-6.03%
4 Person	0.0938	328	5.76%	-3.62%

Mix of Family Sizes Served (in Plan Year)				
Family Size	Baseline Mix Percentage	Number of Households Served in Plan Year	Percentage of Households Served in Plan Year	Percentage Change from Baseline Year to Current Plan Year
5 Person	0.0520	294	5.17%	-0.03%
6+ Person	0.0486	231	4.06%	-0.80%
Totals	**1.00**	**5,692**	**100%**	

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year
AHFC has noticed a trend toward single-person families in its waiting lists. We believe that part of this trend can be attributed to the aging of Alaska's population. Trends indicate that our specialty voucher programs designed to serve vulnerable individuals (Empowering Choice, Making A Home, Moving Home, Returning Home, and Sponsor-Based Rental Assistance) are often single member families.

D.3 Number of Households Transitioned to Self-Sufficiency in the Plan Year

MTW Activity Name/Number	Number of Households Transitioned to Self-Sufficiency*	MTW PH Local Definition of Self-Sufficiency
2014-1 Rent Reform	84	At exit, households are paying less than 50% of monthly income for rent and utilities.
2014-1d Jumpstart Program	23	At exit, households are paying less than 50% of monthly income for rent and utilities.
N/A	0	N/A
Households Duplicated Across MTW Activities	0	
Total Households Transitioned to Self Sufficiency	**107**	

III. Proposed MTW Activities: HUD Approval Requested

All proposed MTW activities that were granted approval by HUD are reported in Section IV as 'Approved Activities'.

IV. Approved MTW Activities: HUD Approval Previously Grated

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 Activities

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. Where required, AHFC has maintained an annual inspection schedule.
- 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/Impact/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.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraphs D.5 and D.7(d) (no change)

Regulation Citation

24 CFR 982.405

Impact

AHFC reduced staff cost associated with annual HCV inspections which takes 1.5 hours at an average HPS rate of $25 dollars for the 4,315 units. This year's savings was $104,437.50 which equated to a time savings of 4,177.5 staff hours.

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

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

2010-6 HQS 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 by staff with Numbered Memo 11-11 dated March 22, 2011. It became effective April 1, 2011.

2. Description/Impact/Update
Allow AHFC staff 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.

Statutory Objective
Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization
Attachment C, paragraphs D.2.c and D.5 (no change)

Regulation Citation
24 CFR 982.507

Impact
AHFC reduced expenditures to an independent third-party to conduct inspections and rent reasonableness, which can cost $12,000 annually for 84 units. Savings vary based on the number of voucher holders who decide to lease at AHFC-owned properties. AHFC incurred expenses of $1,350 to conduct 9 annual inspections.

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

4. Actual 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 issued to staff with Numbered Memo 12-32 on August 21, 2012 with a start date of September 1, 2012.

- MainTree 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/Impact/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.

Statutory Objective

- Reduce cost and achieve greater cost effectiveness in Federal expenditures
- Increase housing choices for low-income families

Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 983.251

Impact

AHFC reduced federal expenditures for waitlist activities to include application collection, posting, maintenance, and selection an applicant family from a waiting list. AHFC is still responsible for the eligibility process and has not included that time or cost in this activity. An additional savings that cannot be calculated is the time it takes to interview families from an AHFC waiting list that would be rejected by an owner as not suitable for tenancy. AHFC saved $900 for the 24 new admissions for waitlist administration and average turn time was 8.96 days.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2010-9 Returning Home Program

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 09-30 dated November 25, 2009. The new program began November 25, 2009 for all AHFC voucher locations outside of Anchorage. This is a local, non-traditional program.

- 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 that are selected by the State of Alaska Department of Corrections.
- 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 coupons available for Anchorage.

2. Description/Impact/Update

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

HOME Funding

Operational and staff costs are supported with MTW funds. AHFC has a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet HOME income eligibility limits.

MTW Funding

AHFC expanded its program to include the Anchorage jurisdiction using MTW Funding Flexibility. Family annual income is calculated using the rules at 24 CFR 5.630, 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 coupons from 20 to 30 for the remainder of 2017. This increases the overall benchmark from 70 families per year to 100 per year.

AHFC was pleased to form an additional partnership with the State of Alaska Department Behavioral Health, to receive additional funds for rental assistance in 2019. As these funds were limited to one year, AHFC reimbursed the HOME program with the State of Alaska funds so that HOME funds could be used in a future year.

Statutory Objective

Increase housing choices for low-income families

Authorization

- Old authorization: Attachment C, paragraphs D.2.d and D.3.a.
- New authorization: MTW Agreement Attachment D signed January 30, 2012.

Regulation Citation

- 24 CFR 92.209
- 24 CFR 982

Impact

Returning Home is a housing opportunity that targets families exiting incarceration to assist with housing affordability while families stabilize. A study conducted by the Department of Corrections (2015 Recidivism Reduction Plan) found that the state of Alaska's recidivism rate was highest during the first year after return to the community. Based on the recidivism rate in Alaska, only 70 out of the 210 persons in this program were expected to remain out of jail. Actual results show that 166 persons have remained in the community and have not been returned to jail. This fiscal year, AHFC served 35 families with assistance thus increasing housing choices for low-income families.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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 in November 2014, renamed the activity, and put the activity through a new public comment process.

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. This is a local, non-traditional program.

2. Description/Impact/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.

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

Attachment C, paragraphs D.3 and D.4 (no change)

Regulation Citation

None

Impact

Moving Home is a housing opportunity that targets disabled families exiting institutional settings or homelessness. This fiscal year, AHFC served 116 families with assistance (97 families served by the end of FY24).

3. Actual Non-Significant Changes

The Alaska Department of Health and Social Services has restructured into two departments. AHFC's partner agency is now the Department of Health.

4. Actual 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 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/Impact/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.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraphs C.11 and D.2 (no change)

Regulation Citation

24 CFR 982.517

Impact

Combining utility allowances in a community creates efficiencies in staff cost and time by decreasing the number of schedules produced. AHFC has assigned a value of $25.00 per hour (2015 HPS II, Level 6) to determine agency cost. In fiscal year 2024, AHFC saved $600 and 24 hours in federal expenditures.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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 was started with Numbered Memo 14-01 issued January 13, 2014 and effective on February 1, 2014.

2. Description/Impact/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.

Statutory Objective

- Reduce cost and achieve greater cost effectiveness in Federal expenditures
- Increase housing choices for low-income families

Authorization

Attachment C, paragraph D.2.a. (no change)

Regulation Citation

24 CFR 982.503.

Impact

AHFC anticipated that this will be a revenue neutral activity as staff will still survey local rental markets as well as consider additional rental market data gathered by the State of Alaska. AHFC will then compare that data to Fair Market Rents to determine an appropriate payment standard. However, this activity allows for AHFC to study community specific rentals in lieu of solely basing it off the Fair Market Rents which groups multiple communities together based on census area. The grouping of communities can skew rent data.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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 implemented with the development of Loussac Place in July 2012.

2. Description/Impact/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.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraph D.1 (no change)

Regulation Citation

24 CFR 983.205(2)(d), 983.257, and 983.260

Impact

This activity creates savings in federal expenditures based on a cost of $25.00 per hour (2015 HPS II, Level 6) with an average of eight (8) vacancies per year at current project-based voucher properties. In fiscal year 2024, AHFC savings were $1,550 for 31 units and a total of 62 staff hours in federal expenditures.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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, Amended

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

2. Description

AHFC reopened activity 2011-4 Sponsor Based Rental Assistance (SBRA) program and consolidate all developed SBRA's under this activity. The approved activities under 2011-4 will be renumbered as follows:

- 2011-4a SBRA Program, Karluk Manor 46 units formerly activity 2012-4
- 2011-4b SBRA Program, Forget-Me-Not Manor 56 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 17 units formerly activity 2021-2 SBRA Program, Bridgeway Community Housing additional 18 developed in phase 2
- 2011-4e SBRA Program, Covey Lofts 22 units formerly activity 2023-1
- 2011-4f SBRA Program, HomePlate 24 units
- 2011-4g SBRA Program, Atsaq Place 15 units

This Sponsor Based Rental Assistance activity 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 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 5 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.

MTW Authorization and Need

- Attachment D of the MTW Agreement signed January 30, 2012.

Attachment C, paragraph B.2

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC will establish this model to support the demand for new Sponsor-Based developments. This amendment will reactivate the previously closed activity 2011-4.

Statutory Objective

Increase housing choices for low-income families

Regulation Citation

Section 3,4,5,8,9 13, 35 of the 1937 Act

- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency's Annual MTW Plan
- Certain provisions of Sections 8(o)1, 8(o)2, 8(o)3, 8(o)10, and 8(o)(13)(H)-(I) of 1937 Act and
- 24 CFR 982.508, 982.503 and 982.518, as necessary to implement the Agency's Annual MTW Plan

Impact

AHFC continues to develop specialized programs for difficult-to-house and vulnerable families. As each population is identified, AHFC provides details in each sub-activity. In fiscal year 2024, AHFC incorporated 57 units of sponsor Based Rental assistance with activities 2011-4d. 2011-4f and 2011-4g.

3. Actual Non-Significant Changes

Consolidation of all AHFC's SBRA activities.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

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

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/Impact/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. Karluk Manor's 46 units are fully leased, and AHFC continues to monitor the funding requests each month.

Statutory Objective

Increase housing choices for low-income families

Authorization

Attachment D of the MTW Agreement signed January 30, 2012.

Regulation Citation

PIH Notice 2011-45

Impact

AHFC continues to support 41 of 46 units with sponsor-based rental assistance as the other five units had another form of rental assistance. At the end of fiscal year 2024, 41 families were served and the average throughout the year was 39 families. The average Housing Assistance Payment (HAP) was $536.34 in FY24.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

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

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, effective March 1, 2018, with Numbered Memo 18-10. Our partner submitted their first billing statement effective November 1, 2017 in accordance with the signed sponsor-based rental assistance HAP Contract. This is a local, non-traditional program.

2. Description/Impact/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 32 project-based voucher units at a Housing First development, Forget-Me-Not Manor in Juneau. This development was originally named Alder Manor in AHFC's FY2018 Plan.

Forget-Me-Not Manor was awarded funds to expand its current 32 units to 64 units. AHFC will be increasing its sponsor-based rental assistance to 56 units. The other eight units receive alternate funding.

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

Attachment D of the MTW Agreement signed January 30, 2012.

Regulation Citation

PIH Notice 2011-45

Impact

AHFC continues to support 64 units with sponsor-based rental assistance. At the end of fiscal year 2024, 55 families were served and the average HAP was $720.08.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

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

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. This is a local, non-traditional program.

2. Description/Impact/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 25 project-based voucher units at a development providing homeless youth with supportive services, Dena’ina House.

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

Statutory Objective
Increase housing choices for low-income families

MTW Authorization and Need
Attachment D of the MTW Agreement signed January 30, 2012.

Regulation Citation
PIH Notice 2011-45

Impact
AHFC continues to support 25 units with sponsor-based rental assistance. At the end of fiscal year 2024, 20 families were served and the average HAP was $699.48.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

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

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 May 11, 2021. Our partner submitted their first billing statement effective May 11, 2021. This is a local, non-traditional program.

2. Description/Impact/Update

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 will be operated by Wasilla PSH Associates and provide 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.

Bridgeway was awarded funds to expand its current 17 units to 35 units. AHFC will be increasing its sponsor-based rental assistance for 18 of the new 35 units.

Statutory Objective

This activity addresses the statutory objective to increase housing choice for low-income families.

Authorization

Attachment D of the MTW Agreement signed January 30, 2012.

Regulation Citation

AHFC follows the guidelines issued in PIH Notice 2011-45.

Impact

AHFC continues to support 35 units with sponsor-based rental assistance. At the end of fiscal year 2024, 32 families were served and the average HAP was $745.04.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

The policy exhibit was distributed on February 16, 2023 with Numbered Memo 23-05, and it was effective March 1, 2023. The building was ready and the HAP Contract signed on January 11, 2023. Our partner submitted their first billing statement effective January 2023. This is a local, non-traditional program.

2. Description

This activity awarded Covenant House Alaska rental assistance for 22 units targeting Homeless Youth with Supportive Services. The units are new construction completed in June 2022. AHFC has conducted its preliminary HQS inspection and will review the Tenant Selection Plan once developed.

Statutory Objective

This activity addresses the statutory objective to increase housing choice for low-income families.

Authorization

- Attachment D of the MTW Agreement signed January 30, 2012.
- MTW Attachment C, paragraph 2, B4, and D2a

Regulation Citation

- AHFC follows the guidelines issued in PIH Notice 2011-45.

Impact

AHFC continues to support 22 units with sponsor-based rental assistance. At the end of fiscal year 2024, 19 families were served and the average HAP was $806.88

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2011-4f Sponsor-Based Rental Assistance, HomePlate

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 16, 2024 with Numbered Memo 24-04, and it was effective February 1, 2024. The building was ready and the HAP Contract signed on January 2, 2024. Our partner submitted their first billing statement effective February 2024. This is a local, non-traditional program.

2. Description

This activity awarded Nome Community Center rental assistance for 15 units targeting homeless and disabled populations. The units are new construction completed in December 2023.

Statutory Objective

This activity addresses the statutory objective to increase housing choice for low-income families.

Authorization

Attachment D of the MTW Agreement signed January 30, 2012.

Regulation Citation

AHFC follows the guidelines issued in PIH Notice 2011-45.

Impact

AHFC continues to support 15 units with sponsor-based rental assistance. Due to the cost of living in this off-road community, AHFC anticipated that HomePlate's Housing Assistance Payment would exceed the current averages at other SBRA's. At the end of fiscal year 2024, 15 families were served and the average HAP was $1,408.24.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

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

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 18, 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

This activity awarded Bethel Community Services Foundation rental assistance for 24 units targeting chronically homeless individuals. The units are new construction completed in May 2024.

Statutory Objective

This activity addresses the statutory objective to increase housing choice for low-income families.

Authorization

Attachment D of the MTW Agreement signed January 30, 2012.

Regulation Citation

AHFC follows the guidelines issued in PIH Notice 2011-45.

Impact

AHFC continues to support 24 units with sponsor-based rental assistance. At the end of fiscal year 2024, 5 families were served and the average HAP was $648.80. The project came online in the last month of the fiscal year.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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/Impact/Update

Allow AHFC to project-base vouchers (PBV) at market rental properties it owns 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.

- 1248 East 9th Avenue contains four affordable housing units in one building (two efficiency and two one-bedroom units). Two of the four units are fully accessible. All units are subsidized and were available for occupancy November 2013. Units were fully leased as of January 31, 2014.
- Alpine Terrace contains 48 affordable housing units in four buildings (all are two-bedroom units). AHFC began offering project-based rental assistance in August 2018. No residents have been displaced. AHFC will adjust the number of available project-based vouchers based on future vacancies.
- 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 (8 one-bedroom and 2 two-bedroom) 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.

Statutory Objective

Increase housing choices for low-income families

Authorization
Attachment C, paragraphs D.1.e , D.7.a , and D.7.b (no change)

Regulation Citation
24 CFR 983.56

Impact
AHFC did not displace any families; this will only impact those families that choose to no longer live at the project-based voucher development. New developments are trending toward a townhouse-style of development with five or less units per building. The building cap limits the number of units that can be made available for families at 50 percent or less of area median income. AHFC wants to ensure that families have a wide variety of units from which to choose without worrying about the number of project-based vouchers in each building.

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

4. Actual 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 reasonable rent plan (Activity 2014-1). Reference activity 2014-1h.

2. Description/Impact/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.

Statutory Objective
Increase housing choices for low-income families

Authorization
Attachment C, paragraph D.2.a. (no change)

Regulation Citation
24 CFR 982.508

Impact
Alaska does not have any designated poverty zones, but does have neighborhoods with a concentration of lower rents. As more rentals are being converted into temporary vacation rentals, there is a trend that lower rent neighborhoods are more likely to continue to offer long term rentals. 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 subject to a maximum family contribution if they decide to move. The family will decide if their required contribution is affordable. In our largest community of Anchorage, the ten-year average from 2014 to 2023 shows 87.99 percent of families lease in higher rent neighborhoods.

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

4. Actual 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/Impact/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.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraph C.9.b. (no change)

Regulation Citation

24 CFR 966.4(l)(3)

Impact

AHFC anticipates that this will be a time neutral activity as staff must still process the same tasks and paperwork in order to evict a family. The Alaska Court System implemented an Eviction Diversion Program to educate and mediate with parties prior to going to court. AHFC distributes a flyer during the 30-day Notice to Quit period and has contributed to resolutions in lieu of eviction but increases the days between past due rent and eviction request. In fiscal year 2024, AHFC had 1 court order eviction, filed for 64 evictions due to nonpayment of rent, 5 nonpayment of utilities and 18 good cause. AHFC achieved 30.0 days to the Eviction Request and 100.1 days to vacated unit.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2013-1 Making A Home Program

1. Plan Year Approved, Implemented, Amended

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. This is a local, non-traditional program.

2. Description/Impact/Update

Activity was formerly named "Youth Aging Out of Foster Care." This is a time-limited (three years), tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the State of Alaska Department of Health and Social Services, Office of Children's 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 Office of Children's Services to provide a similar program for youth aging out of foster care.

- HOME Investment Partnership Program funds pay for the monthly HAP for coupons leased outside the Anchorage jurisdiction. Operational and staff costs are supported with MTW funds. AHFC has developed a fee-for-service for each housing unit month. These HOME administrative fees are booked as Non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630.
- The State of Alaska Department of Health and Social 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 at 24 CFR 5.630.
    - Due to the success of the Anchorage program, the Department of Family and Community Services provided additional funding in FY2016 to increase the number of youths served in Anchorage to 15 each month.
    - Due to a reduction in HOME funds, the number of youths for statewide was reduced to 5 in FY2020.

Statutory Objective

Increase housing choices for low-income families

Authorization

Attachment D of the MTW Agreement signed January 30, 2012 allows for "broader uses of funds." AHFC will rely on that authority to use MTW Funding Flexibility to partially offset administrative costs to support this HOME-funded activity.

Regulation Citation

None

Impact

AHFC continues to support 40 Making a Home vouchers. In fiscal year 2024, 22 families were served.

3. Actual Non-Significant Changes

The Alaska Department of Health and Social Services has restructured into two departments. AHFC's partner agency is now the Department of Family and Community Services.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2013-2 Empowering Choice Housing Program (ECHP)

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.

This is a local, non-traditional program.

2. Description/Impact/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.

Statutory Objective
Increase housing choices for low-income families

Authorization
Attachment C, paragraphs B.1.b.iv, D.2.d, and D.4. (no change)

Regulation Citation
None

Impact

AHFC's Funding Flexibility HAP is supplemented by an additional $1.5 million appropriation from the State of Alaska to support 254 ECHP vouchers. These additional funds would not be available to AHFC for rental assistance without this program. In fiscal year 2024, 223 families were served.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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

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/Impact/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.

Statutory Objective

- Reduce cost and achieve greater cost effectiveness in federal expenditures
- 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 C.4, C.11, D.2, and D.3 (no change)

Regulation Citation
As listed under each sub-activity below.

Impact
Setting an income-based rent of 28.5 percent allows AHFC to break even in its first year of operation under the new model. Conservative estimates put annual HAP savings at approximately $1 million per year for the voucher program once families begin to transition from Year 2 to Year 3 (projected savings are based on AHFC paying 50 percent of the current payment standard). In October 2022, AHFC elected to allow a payment standard increase at a landlord increase interim in response to rent inflations in this competitive market, increasing AHFC's HAP per unit to $714.53 as of June 2023.

Rent reform families have reduced dependency on TANF benefits. As of June 2023 160, individuals were receiving an average of $8,298.74 TANF annual income which equates to a total cost of $1,327,799. Based on Alaska's minimum wage of $7.75, wages earnings average $28,830.72 for the 1,652 wage earners. See below for the distribution of wages and unemployment benefits:

Income Source	Recipients
(1) Employed Full- time (2) Employed Part-time (3) Unemployed (4) Other – Wages that are less than part-time	(1) 1,191 persons (2) 279 persons (3) 68 persons (4) 182 persons

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

4. Actual 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/Impact/Update
AHFC is using the following definitions as part of its rent reform activity.

1. **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.
2. **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.
3. **Set-Aside Program Family** – these are families using special purpose or direct referral vouchers that use AHFC's simplified income calculation method. This includes the Empowering Choice Housing Program, Foster Youth to Independence Initiative (FYI) Voucher Program, Mainstream Voucher Programs, Moving Home Program, Non-Elderly Disabled Voucher Program, Project-Based Voucher Program, Tenant Protection Vouchers, and Veterans Affairs Supportive Housing Voucher Program. As of January 10, 2016, AHFC began absorbing all incoming portable vouchers and classifying families into the Step and Classic programs.
4. **Step Program Family** is defined as any household that does not meet the definition of a Classic or Set-Aside Program family.

Statutory Objective
As listed under 2014-1 above.

Authorization
- Public Housing – Attachment C, paragraph C.2. (no change)
- Housing Choice Voucher – Attachment C, paragraph D.4. (no change)

Requested Regulation Waiver
HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student at 24 CFR 5.403 and 24 CFR 5.612 are used to define Classic Program participants.

Impact
AHFC continues to use these definitions to define families and assign program classifications.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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/Impact/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.

1. **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.
2. **Set-Aside Program family** – the minimum rent is $25. AHFC does not require a waiver for this proposal.
3. **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.

Statutory Objective

As listed under 2014-1 above.

Authorization

- Public Housing – Attachment C, paragraph C.11. (no change)
- Housing Choice Voucher – Attachment C, paragraph D.2.a. (no change)

Requested Regulation Waiver

HUD regulations at 24 CFR 5.630.

Impact

AHFC continues to monitor HUD's regulatory notices to ensure our minimum rents are reasonable.

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

4. Actual 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/Impact/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.

Statutory Objective
As listed under 2014-1 above.

Authorization
- Public Housing – Attachment C, paragraph C.11. (no change)
- Housing Choice Voucher – Attachment C, paragraph D.2.a. (no change)

Requested Regulation Waiver
- Housing Choice Voucher - HUD regulations at 24 CFR 982.517.
- Public Housing – HUD regulations at 24 CFR 960.253, 965.502 through 965.506, and 966.4.
- Both – HUD regulations at 24 CFR 5.632.

Impact
This activity continues to create administrative efficiencies and removes duplicative services as other community resources subsidize utility expenses. AHFC continues to evaluate families with high utilization through hardship processes.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2014-1d Jumpstart Program

1. Plan Year Approved, Implemented, Amended

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 enrolled by August 1, 2015.

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

New enrollments to the Jumpstart Program began November 1, 2015.

2. Description/Impact/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 its program to all its 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 goal-setting 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.

For families wishing to participate in the Savings Match incentive, AHFC requires that these families complete a financial literacy requirement.

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

Authorization
Attachment C, paragraph E. (no change)

Regulation Citation
Jumpstart is operated under the regulations at 24 CFR 984 and regulations at parts 5, 882, 887, 960, 966, and 982 (except where specifically exempted by this Plan). Requested waivers are:

- 24 CFR 984.103 – Definition of self-sufficiency; AHFC has developed its own definition
- 24 CFR 984.105 – Minimum program size; AHFC expanded the size and jurisdictions under the Jumpstart Program
- 24 CFR 984.202 – Program Coordinating Committee composition; AHFC will be establishing an alternate composition for this committee based on AHFC's geographic challenges
- 24 CFR 984.203 – Family selection; AHFC has defined Jumpstart family selection priorities
- 24 CFR 984.303 – Contract of Participation; AHFC has developed two Agreements for its Jumpstart participants – Jumpstart Participation Agreement (Level 1) and Jumpstart Incentive Eligibility Agreement (Level 2)
- 24 CFR 984.303(a) – Signature of head of household; AHFC is adding a procedure for an alternate to the head of household
- 24 CFR 984.303(b)(2) – Independence from welfare assistance; AHFC is waiving this condition for fulfillment of a Jumpstart Agreement
- 24 CFR 984.303(b)(4) – Suitable employment; any adult family member who signs the Agreement can fulfill this requirement.
- 24 CFR 984.303(c) – Contract term; the Jumpstart Agreement will coincide with the Step Program family's subsidized housing term (this may be less than 5 years)
- 24 CFR 984.303(d) – Contract extension; AHFC Jumpstart staff may extend an Agreement at their discretion or if authorized by the Bridge Committee
- 24 CFR 984.303(d)(5)(iii) – Consequences of noncompliance; AHFC will not terminate a family's rental assistance for failure to comply with their Agreement
- 24 CFR 984.303(g) – Completion; an Agreement is complete when the family has fulfilled all of its obligations under the Agreement and the family must be in good standing with AHFC the month they complete the Agreement

- 24 CFR 984.304 – Total tenant payment; AHFC will calculate total tenant payment in compliance with policy in its Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy
- 24 CFR 984.305 – FSS Account; AHFC will not offer an FSS Account. AHFC has developed an alternate system of incentives
- 24 CFR 984.306 – Residency and portability requirements; families are not eligible to port Jumpstart participation. Families are not eligible to port FSS Program participation into AHFC's jurisdiction. AHFC will not accept FSS Account balances from other PHAs. Jumpstart incentives must be earned while in an AHFC jurisdiction.

Impact
Jumpstart continues to be a robust resource for families to obtain self-sufficiency. In fiscal year 2024, a total of 619 households were enrolled. Level 1 accounted for 59.13 percent of households, while level 2 accounted for the remaining 40.87 percent of households. AHFC monitors important measures such as increase to household income, and savings, which ensures exit from Jumpstart will result in less than 50% shelter burden. In fiscal year 2024, 27 families received saving matched totaling $22,245.02; an average payout of $834. Wage earners comprised of 156 employed fulltime and 90 employed parttime. Overall, unemployment and TANF recipients have decreased steadily since rent reform implementation.

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

4. Actual 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/Impact/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, rent amounts, 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 where comparable unit sizes exist.

Statutory Objective
As listed under 2014-1 above.

Authorization
Attachment C, paragraph C.11. (no change)

Requested Regulation Waiver
HUD regulations at 24 CFR 960.253.

Impact
AHFC continues to monitor contract rents to ensure that they do not lead the market for similar sized units.

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

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2014-1f Ineligible Noncitizen Proration

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Impact/Update

This supporting activity offers an alternate methodology for prorating the assistance available to families with ineligible noncitizen members. Current regulations require:

- Public Housing - AHFC must formulate a “maximum” subsidy each year and update it.
- Voucher - AHFC can give families an estimated figure of their prorated subsidy, but the final figure depends upon the gross rent of the unit rented.

Both procedures are administratively burdensome for the low numbers of ineligible noncitizens in AHFC’s portfolio. For a family with ineligible noncitizen members in the household, AHFC will deduct $50 from the family’s subsidy as long as the ineligible noncitizen members reside in the household.

Statutory Objective

As listed under 2014-1 above.

Authorization

- Attachment C, paragraphs C.4 and C.11. (no change)
- Attachment C, paragraphs D.2.a and D.3.a. (no change)

Regulation Citation

HUD regulations at 24 CFR 5.520.

Impact

AHFC have realized efficiencies for staff and reduction in calculation errors with the $50 deduction in HAP. Of the populations served, mixed families are minimal and the flat subsidy deduction administratively is easier for families to understand.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2014-1g Annual Recertification Requirement

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Impact/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.

Statutory Objective

As listed under 2014-1 above.

Authorization

- Public Housing - Attachment C, paragraphs C.4 and C.11. (no change)
- Housing Choice Voucher - Attachment C, paragraphs D.1.c, D.2.a, and D.3.b. (no change)

Requested Regulation Waiver

- Public Housing – HUD regulations at 24 CFR 960.257.
- Housing Choice Voucher – HUD regulations at 24 CFR 982.516

Impact

AHFC have realized reduction in federal expenditures in staff hours to process yearly examination. It also removes redundancy for classic families that have minimal changes in yearly income to complete the examination process. Triennial examinations for this population usually result in minimal or no changes in the tenant portion.

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

4. Actual 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/Impact/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 are able to request a hardship (see supporting activity 2014-1l).

- Elimination of the annual $400 allowance for an elderly/disabled family.
- Elimination of the allowance of $480 for each minor dependent in a household.
- 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.

Statutory Objective
As listed under 2014-1 above.

Authorization
- Attachment C, paragraphs C.4 and C.11. (no change)

- Attachment C, paragraphs D.2.a and D.3.a. (no change)

Requested Regulation Waiver
- Both Programs - HUD regulations at 24 CFR 5.611, 24 CFR 5.617, and 24 CFR 5.628
- Public Housing - 24 CFR 960.225 and 24 CFR 966.4(b)(1)
- Housing Choice Voucher – 24 CFR 982.503, 24 CFR 982.505, and 24 CFR 982.508

Impact
AHFC's streamlined income calculations have been used since 2010. Staff, community case managers and families have expressed the ease of the examination process due to these policy changes. AHFC continues to evaluate families with high expenses through hardship processes.

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

4. Actual 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 the 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 are 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/Impact/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, Foster Youth to Independence Initiative (FYI), Mainstream, Non-Elderly Disabled (NED), or Veterans Affairs Supportive Housing (VASH) 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.

- 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.

AHFC proposes 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).

Statutory Objective

As listed under 2014-1 above.

Authorization

Housing Choice Voucher - Attachment C, paragraph D.1.g. (no change)

Requested Regulation Waiver

Housing Choice Voucher – 24 CFR 982.353

Impact

Due to low utilization nationwide, many Public Housing Authorities are absorbing port ins. Therefore, the limitation has had minimal adverse effects on Step families that did not have a Reasonable Accommodation or VAWA Protection. This activity did not change portability for Classic or set-aside (special purpose voucher) families.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2014-1j Income from Assets

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. 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/Impact/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.

Statutory Objective

As listed under 2014-1 above.

Authorization

Attachment C, paragraphs C.11 and D.2.a. (no change)

Regulation Citation

24 CFR 5.609

Impact

AHFC has reduced federal expenditures in staff hours for performing verification for small asset accounts. This also decreases the burden on families to track and report these accounts.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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/Impact/Update

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

Statutory Objective

As listed under 2014-1 above.

Authorization

Attachment C, paragraphs C.11 and D.2.a. (no change)

Regulation Citation

24 CFR 5.617 and 960.255

Impact

All participants have officially enrolled and exited 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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

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

2014-1I Hardship Policy and Process

1. Plan Year Approved, Implemented, Amended

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/Impact/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.

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 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.

Statutory Objective

MTW Agreement, Section III

Authorization

Attachment C, paragraphs C.11 and D.2.a. (no change)

Regulation Citation

24 CFR 5.617 and 960.255

Impact

AHFC's hardship policies allows family to submit a Bridge request for rent adjustment or extension to the Step Program. In response to the COVID 19 pandemic, AHFC offered a Step Program freeze decreasing the need of step year 5 families applying for the extension process. This hardship ended March 31, 2022. During that time AHFC also offered a safety net decreasing the need for Bridge requests. As local economies have stabilized, the frequency of Bridge and Step Extension request are less than pre-pandemic numbers.

Beginning in November 2016, AHFC refined the Bridge Policy to a three-tiered process to expedite the processing of family requests (shown above). 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.

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 encourage families that need additional time to apply for the Step Extension Process.

During Fiscal Year 2024, AHFC received 137 Bridge level 1 applications and no applications for Bridge level 2. AHFC approved 86 applications for a total cost of $131,558. Fifty-one applications were not approved because the family did not meet the qualifiers, the applications were incomplete, or the family was offered alternate relief.

Fifteen families are participating in Step Extension 1 and nine families are on Step Extension 2 for a total cost of $126,903.

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. **Actual Non-Significant Changes**

No changes to this activity during this fiscal year.

4. **Actual 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/Impact/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 Housing Quality 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.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraphs D.5 and D.7.d. (no change)

Regulation Citation

- HUD regulations at 24 CFR 983.103(c) for turnover inspection requirements.
- HUD regulations at 24 CFR 983.103(d)(1) for annual inspection random sample requirements.

- HUD regulations at 24 CFR 983.103(d)(2) for annual inspection failed unit inspection requirements.
- HUD regulations at 24 CFR 983.103(e)(2) for failed inspection follow-up requirements.

Metrics, Baselines, Benchmarks
AHFC will measure the success of this activity by analyzing the number of failed inspections at PBV properties as a percentage of the inspections conducted in a particular period.

- The baseline is zero as PBV units are new to AHFC's portfolio.
- AHFC will count the number of inspections conducted during the period under review. AHFC will look at the number of failed inspections as a percentage of the total inspections at a particular development. AHFC will also examine the types and severity of fails to see if they are owner or tenant caused.
- AHFC will increase its inspection requirements if a property experiences more than a 20 percent fail rate for major fail items.

Impacts
AHFC examines its computer records to determine the number of move-in, annual, complaint, and quality assurance inspections at each PBV property. AHFC reviews the number of failed inspections, the types of fails (minor or major), and the owner's responsiveness to the failed inspections.

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

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

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 2 to the FY2018 Moving to Work Plan.

2. Description/Impact/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.

Statutory Objective

Increase housing choices for low-income families

Authorization

- Attachment C, paragraph D.3.a
- MTW Agreement Attachment D signed January 30, 2012.

Regulation Citation

- MTW Agreement Attachment D signed January 30, 2012.
- AHFC will follow the guidance set forth in PIH Notice 2011-45.

Impact

AHFC continues to increase housing choices for low-income families by supporting 81 units of Project Based rental assistance for the Ridgeline (63 units) and Susitna Square (18 units).

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual 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. Effective April 1, 2017, AHFC began this new process. There were no changes to the payment standard in this reporting period.

2. Description/Impact/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 will not typically occur at the same time that HUD publishes revised FMRs.

AHFC will continue 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 will conduct rent reasonableness as part of each family's regular examination process. The revised payment standard and rent reasonableness would 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.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

Attachment C, paragraph D.2.c (no change)

Regulation Citation

24 CFR 982.507(a)(2)(ii)

Impacts

Overall, rental costs are increasing in Alaska's markets and we do not anticipate savings from the current HUD regulations. AHFC feels that larger savings are generated by the Step Program and its fixed subsidy schedule. We do gather data regarding the error rate of an inaccurate payment standard as part of our internal quality assurance.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2016-1 Section 811 Sponsor-Based Assistance Match

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 29, 2015
Reviewed by HUD	September 14, 2015

2. Description

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 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 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.

The State of Alaska was anticipating 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 will serve approximately ten (10) families per year.

Statutory Objective

Increase housing choices for low-income families.

MTW Authorization and Need

Attachment D of the MTW Agreement signed January 30, 2012.

Regulation Citation
PIH Notice 2011-45

Impact
AHFC continues to hold this activity open pending award of new units to owners or developers that may be interested in Section 811 funding at their development. The goal is with the addition of regular subsidy payments, a nonprofit group will be able to leverage additional funds to either develop or improve a property as well as pay for necessary supportive services.

Sponsor-based assistance will allow AHFC to expand rental assistance to vulnerable populations that may not pass the Housing Choice Voucher (HCV) screening criteria contained in the AHFC Administrative Plan due to their chronic homelessness, lack of financial resources, or references necessary to secure private sector rental housing.

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

4. Actual Significant Changes
The State of Alaska was anticipating 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.

2023-2 Security Deposit Assistance Program

1. Plan Year Approved, Implemented, Amended

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

The policy exhibit was distributed on September 29, 2022 with Numbered Memo 22-28, and it was effective October 1, 2022. AHFC issued payment for the first security deposit on October 14, 2022. This is a local, non-traditional program.

2. Description

This activity will offer 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.

Statutory Objective

This activity addresses the statutory objective to increase housing choice for low-income families.

Authorization

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C paragraph B.1

Regulation Citation

- Section 8 and 9 of 1937 Act and
- 24 CFR 982 and 990 as needed

Impact

Security Deposits are an upfront housing cost that present a barrier for families leasing with vouchers. This activity assists voucher families with the ability to move to better quality units and opportunity neighborhoods. In fiscal year 2024, 675 security deposits were paid.

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.

5. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

6. Actual 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, Amended

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

2. Description

AHFC re-proposed activity 2032-2 Alaska Corporation for Affordable Housing (ACAH) Fairbanks Developments as a continuous activity to develop Affordable Housing throughout the State of Alaska. The Alaska Corporation for Affordable Housing SBRA activities will be numbered as 2023-3 series beginning with 2023-3a Fairbanks Developments; The Meadows and Borealis Park 2023- 3b.

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 is proposing 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 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 activity 2023-3a.

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.

MTW Authorization and Need

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraphs B.1.b.ii, B.1.c, B.2, B4
- Attachment C, paragraphs D.1.e,

Regulation Citation

- Certain provisions of Section 13 and 35 of the 1937 Act and
- 24 CFR Subpart F, as needed to implement the Agency's MTW Plan
- Certain provisions of Sections 3,4,5,8 and 9 of the 1937 Act and
- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency's Annual MTW Plan

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC will establish this model to support the demand for new affordable housing developments.

Statutory Objective
Increase housing choices for low-income families

Authorization

- Attachment C, paragraphs B.1.b.ii, B.1.c, and B.2
- Attachment C, paragraph B.2
- Attachment C, paragraph B4

Regulation Citation

- Certain provisions of Section 13 and 35 of the 1937 Act and
- 24 CFR Subpart F, as needed to implement the Agency's MTW Plan
- Certain provisions of Sections 3,4,5,8 and 9 of the 1937 Act and
- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency's Annual MTW Plan

Impact
AHFC continues to explore opportunities for low-income housing. Construction for the 40-unit family housing named Borealis (Fairbanks, AK) is slated to complete in FY2025 and will be sub-activity 2023-3b.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2023-3a Sponsor Based Rental Assistance, The Meadows

1. Plan Year Approved, Implemented, Amended

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

The policy exhibit was distributed on September 25, 2023 with Numbered Memo 23-24, and it was effective October 1, 2023. AHFC issued payment for the HAP payment on October 2, 2023. This is a local, non-traditional program.

2. Description

Alaska Housing Finance Corporation's subsidiary, Alaska Corporation for Affordable Housing (ACAH), developed a senior complex, consisting of 18 one bedroom, ranch-style units. Construction of The Meadows was completed in fall of 2023. The property management for the new units was selected through a competitive bid process. AHFC plans to maintain the affordability of the units using sponsor-based rental assistance. Through use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC will established this sponsor-based rental assistance for this development.

Statutory Objective

This activity addresses the statutory objective to increase housing choice for low-income families.

Authorization

- Attachment C, paragraphs B.1.b.ii, B.1.c, and B.2
- Attachment C, paragraph B.2
- Attachment C, paragraph B4

Regulation Citation

- Certain provisions of Section 13 and 35 of the 1937 Act and
- 24 CFR Subpart F, as needed to implement the Agency's MTW Plan
- Certain provisions of Sections 3,4,5,8 and 9 of the 1937 Act and
- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency's Annual MTW Plan

Impact

AHFC supports 18 units of Sponsor Based Rental Assistance and increasing housing opportunities for low-income seniors. In fiscal year 2024, 18 families were served with an average HAP of $641.64.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2024-01 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 14, 2023 with Numbered Memo 23-29, and it was effective January 1, 2024.

2. Description

This activity was proposed under the name of "Landlord Incentive Program". Through the MTW Program, PIH 2022-18, AHFC proposes to offer 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 HQS inspection and executed HAP Agreement, AHFC will offer a landlord incentive payment for each executed long-term lease. To retain current Housing Choice Voucher landlords, AHFC will also offer incentive payments for each executed lease renewal.

Statutory Objective:
Increase housing choices for low-income families

Authorization

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C paragraph B.1 Regulation Citation
- PIH 2022-18

Impact

This activity serves to remove and reduce barriers preventing low-income families from leasing quality housing especially in areas of opportunity. Overall, the landlord appreciation program attracted returning and new landlords, which increases both the number of landlords accepting vouchers and the housing stock. The program started in January 2024 and for Fiscal year 2024 AHFC paid 777 incentives to 399 unique landlords.

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. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

2024-02 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 16, 2023 with Numbered Memo 23-26, and it was effective October 1, 2023.

2. **Description**

This activity was proposed under the name of "Stabilization Voucher Program". Due to a special purpose voucher program with a similar name, AHFC renamed this activity to the New Start Voucher Program. With the support of AHFC's HUD-held HAP reserves this activity supports 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, will begin to reach their assistance limits beginning in April 2023. This activity will target those families exiting the Emergency Rental Assistance Funded Stabilization Program to ensure a continuous and affordable housing solution.

Any family receiving assistance through the ERA funded Stabilization Program that meets Housing Choice Voucher Program qualifications, is eligible for a referral to the New Start Voucher Program. Families will then be invited to participate in the Classic or Step Voucher Program based on these AHFC approved 2014-1A Population Definition:

> Classic Program Family is defined as 100 percent of adult household members who 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.
>
> Step Program Family is defined as any household that does not meet the definition of a Classic family. Specifically, any household that includes at least one work-able adult.
>
> - 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; AHFC pays 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 Activity 2014-1I Hardship Policy and Process for a description of the hardship process.

Rent Reform/Term Limit Information
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 referrals and there is no portability on this program.

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.

Authorization

- Attachment C, paragraphs D.1.b, D.2.a, and D.4
- 2011-45 Local Non-Traditional Activity

Regulation Citation

- Sections 8(o)(I3)(G) of the 1937 Act and 24 CFR 982.303 and 982.309 as necessary to implement the Agency's Annual MTW Plan
- Certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(0)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982. 518, as necessary to implement the Agency's Annual MTW Plan.
- Certain provisions of Sections 8(0)(6), 8(0)(13)(1) and 8(0)(16) of the 1937 Act and 24 C FR 982 Subpart E, 982.305 and 983 Subpart F as necessary to implement the Agency's Annual MTW Plan.
- HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student at 24 CFR 5.403 and 24 CFR 5.612 are used to define Classic Program participants.

Impact

AHFC continues to support 400 vouchers to assist families transitioning off of the rent relief assistance program. In fiscal year 2024, 70 families were served after this program came online in January 2024.

Hardships: There were five applications for a bridge hardship during this fiscal year. Four were approved and one was ineligible due to not meeting the qualifiers. These numbers are included in Activity 2014-1I Hardship Policy and Process.

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

6. Actual Significant Changes
No changes to this activity during this fiscal year.

B. Not Yet Implemented Activities

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/Impact/Update
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

Impact
No comment at this time.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Actual Significant Changes

No changes to this activity during this fiscal year.

C. 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

Offer down payment assistance in lieu of a monthly HAP payment. AHFC currently has 16 homeowners 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 (no change)

Regulation Citation
24 CFR 982.625

3. Actions Taken Toward Implementation

AHFC staff have developed a proposal to include a homeownership track for those families that are enrolled in Jumpstart. A preliminary outline of the activity will be presented to senior management in Fall 2025.

D. Closed Out Activities

2010-1 Reexamination of Income

1. Description

Transition elderly and disabled families on fixed income to a biennial examination schedule. This activity was implemented by staff 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.

Statutory Objective
Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need
Attachment C, paragraph C.4 (changed, HCV eliminated)

Regulation Citation
24 CFR 960.257

2. Closure Reason

This activity is closed as AHFC's reasonable rent activity implements an alternate annual family income calculation. This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. This activity is completed.

3. Final Outcomes and Lessons Learned

This activity is closed as part of the submission of the FY2014 Annual Plan.

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 lead to the development of the simple 28.5 percent calculation under activity 2014-1.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity
No comments at this time.

Summary Table
Because this activity was changed from all elderly/disabled households to just Public Housing elderly/households, the original benchmark was revised.

Metric	Baseline	Benchmark	Outcome
Number of reexaminations a year	Zero	Reduction of 1,300 reexaminations a year	Modified in January 2011

Revised Metric	Baseline	Revised Benchmark	Outcome
Staff time to perform annual examinations for a population on fixed income	Zero	Reduction of hours spent in reexamination of 100 percent elderly/disabled families.	462 families are 100 percent elder/disabled. This equates to a savings of 347 staff hours every year (1.5 hrs/exam x (462 ÷ 2) exams/yr.).

2010-4 Rent Simplification

1. Description

Alternate rent structure. 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.

Statutory Objective
Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need
Attachment C, paragraphs C.11 and D.2.a (no change)

Regulation Citation
24 CFR 5.609

2. Closure Reason

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

3. Final Outcome and Lessons Learned

This activity is closed as part of the submission of the FY2013 Annual Plan.

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.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

This activity was never fully developed, so no benchmarks or outcomes are available.

2010-8 Live-In Aides

1. Description

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.

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 982.316

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.

3. Final Outcome and Lessons Learned

AHFC never instituted this activity as the PIH notice was issued prior to development or implementation of this activity.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

This activity was never fully developed, so no benchmarks or outcomes are available.

2010-11 Project-Based Voucher Assistance in Transitional Housing

1. Description

Project-base vouchers for no longer than 24 months in transitional housing that serves homeless or hard-to-serve populations. AHFC is serving part of the homeless population through its 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).

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

Attachment C, paragraph B.4 (no change)

Regulation Citation

24 CFR 983.53

2. Closure Reason

AHFC has not pursued project-based vouchers in a transitional facility as AHFC has targeted voucher funds to specific, vulnerable populations (persons displaced due to domestic violence, persons with disabilities receiving state-funded services, homeless veterans, homeless youth, and two Housing First developments). AHFC continues to speak with its community partners for possible opportunities using this flexibility.

3. Final Outcomes and Lessons Learned

AHFC never instituted this activity. No comments at this time.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

This activity was never fully developed, so no benchmarks or outcomes are available.

2010-12 Local Preferences

1. Description

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

Statutory Objective
Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need
Attachment C, paragraph C.2 (no change)

Regulation Citation
24 CFR 982.205

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 those families who applied for a preference-based waiting list. AHFC exhausted its last preference-based waiting list in FY2017. This activity is closed.

3. Final Outcome and Lessons Learned
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. AHFC had proposed this activity as families with homeless preferences were declining a public housing unit offer while they “waited” for a voucher.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity
No comments at this time.

Summary Table
This activity was never fully developed, so no benchmarks or outcomes are available.

2010-14 AHFC Alternate Forms

1. Description
Using HUD forms as a base, develop customized AHFC forms to coincide with MTW activities. All custom forms are forwarded to the MTW coordinator for review.

Statutory Objective
Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need
Attachment C, paragraph D.1 (no change)

2. Closure Reason
AHFC will continue to develop forms that are based on HUD forms and will identify those needed forms as part of each activity.

3. Final Outcome and Lessons Learned

This activity is closed as part of the submission of the FY2015 Annual Plan.

Not applicable. AHFC does continue to develop custom forms for use with activities. Custom forms are submitted as part of AHFC's activities.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

At the time of this activity, no benchmarks or outcomes were developed.

2012-3 Waiver of Automatic Termination of HAP Contract

1. Description

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.

MTW Authorization and Need

Attachment C, paragraph D.1.a and paragraph D.2.d. (no change)

Regulation Citation

24 CFR 982.455 and language in the Housing Assistance Payments Contract, Part B, Section 4, Term of HAP Contract.

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.

3. Final Outcome and Lessons Learned

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

AHFC implemented its rent reform activity prior to implementation of this activity. As a result, no baselines or benchmarks were developed.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

At the time of this activity, no benchmarks or outcomes were developed.

2013-3 Income Limits

1. Description

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.

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

- Attachment C, paragraph C.5 (Public Housing admission) (no change)
- Attachment C, paragraph D.3 (Housing Choice Voucher admission) (no change)

Regulation Citation

In the Moving to Work Agreement (Section II.D), AHFC agreed to ensure that at least 75 percent of families assisted are very low income (50 percent of area median income) families. AHFC continues to measure this compliance each year as part of its annual reporting process.

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.

3. Final Outcome and Lessons Learned

This activity is closed as part of the submission of the FY2016 Annual Plan

AHFC's certification as part of its Annual Report demonstrates that AHFC continues to serve the poorest families in its jurisdictions.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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).

2014-2 Use of TIC Sheets for PBV Income Calculations

1. Description

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.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

Attachment C, paragraph D.2.a. and paragraph D.3. (no change)

Requested Regulation Waiver

HUD regulations at 24 CFR 983.2(c)(6)(ii) which refers to 24 CFR 982.516.

2. Closure Reason

AHFC began talks with the operator for 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.

3. Final Outcome and Lessons Learned

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

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.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

At the time of this activity, no benchmarks or outcomes were developed.

V. MTW Sources and Uses of Funds

A. Actual Sources and Uses of MTW Funds

A.1 Actual Sources of MTW Funds in the Plan Year

These are submitted electronically to HUD in accordance with the Financial Assessment System guidelines.

A.2 Actual Uses of MTW Funds in the Plan Year

These are submitted electronically to HUD in accordance with the Financial Assessment System guidelines.

A.3 Describe Actual Use of MTW Single Fund Flexibility

During FY2024, AHFC exercised its MTW flexibility to allocate MTW revenues among our housing and administrative programs. AHFC used single fund authority to support the following local programs:

- Help resident and voucher households in its Jumpstart program (see Activity 2014-1d) achieve greater economic stability through attaining education goals, overcoming barriers, and gaining job opportunities through the payment of incentives.
- Offer rental assistance to vulnerable, very low-income persons that may not be normally served in traditional HUD programs (see Activities 2012-4, 2013-1, 2013-2, 2018-1, and 2018-2).
- Pursue low-income housing acquisition, development, preservation, and rehabilitation to increase the capacity to serve more low-income people through ACAH-owned developments (see activities 2023-3).
- Provide direct support of local low-income housing operations and capital repairs to ensure safe, decent, and affordable housing.
- Leased a mixed-use property to serve as a combined office and maintenance facility at 700 Bragaw St Anchorage AK. This facility merged Asset Management Project (AMP) offices serving Anchorage located at 1525 Boniface Pkwy for AMP 274 and 801 Karluk St for AMP 271 to reduce redundancies and create a centralized office and maintenance facility for Anchorage's AMP Sites.

B. Local Asset Management Plan

B.1 Did the MTW PHA allocate costs within statute in the Plan Year?

Yes

B.2 Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

No

B.3 Did the MTW PHA provide a LAMP in the appendix?

No

B.4 If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP.

Not applicable.

VI. Administrative

A. Reviews, Audits, and Inspections

A.1 External Auditors

AHFC's 2024 fiscal year was audited by Eide Bailly LLP. There were no findings or questioned costs in this year's audit.

As part of this audit, a sampling of program files from the Public Housing, Housing Choice Voucher, and Multi-Family Housing programs were selected for review.

A.2 Internal Auditors

AHFC's independent Internal Audit department conducted the following audits of Public Housing Program locations and programs:

- Anchorage Asset Management Property 247
- Anchorage Asset Management Property 274
- Anchorage Housing Choice Voucher Program
- Anchorage Special Purpose Voucher Programs
- Anchorage Multifamily Housing Program Property 351 (Multifamily)
- Anchorage Multifamily Housing Program Property 353 (Multifamily)
- Anchorage Multifamily Housing Program Property
- Statewide Emergency Housing Voucher

B. Evaluation Results

B.1 Internal Quality Assurance

PHD Quality Assurance conducted the following independent reviews of our partners and programs:

- Anchorage Housing Choice Voucher
- Bethel Housing Program Property 257
- Homer Housing Choice Voucher
- Fairbanks Housing Choice Voucher Program
- Fairbanks Housing Properties 230, 246, 251, 255, 352
- Nome Housing Program Property
- Project Based Rental Assistance: Loussac. Maintree, Ridgeline and Susitna Square

- Sponsor Based Rental Assistance Programs: Bridgeway, Covey Lofts, Dena'ina House, Forget Me Not and The Meadows
- Wrangell Housing Choice Voucher Program
- Wrangell Housing Program Property 213

PHD Quality Assurance also conducted new hire reviews for four employees working in the Housing Choice Voucher and Public Housing programs. Self-quality assurance reviews were completed. PHD Quality Assurance conducted ten self-quality assurance reviews.

C. MTW Energy Performance Contract (EPC) Flexibility Data

Not applicable.