

ALASKA HOUSING FINANCE CORPORATION BOARD OF DIRECTORS REGULAR MEETING

May 28, 2025

Anchorage

10:00 a.m.

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. MINUTES: March 26, 2025
Next Resolution: #25-09
- IV. PUBLIC COMMENTS
- V. OLD BUSINESS: None
- VI. NEW BUSINESS:
 - A. Consideration of a Resolution Approving the FY2026 Moving to Work Annual Plan and Capital Fund Program. (25-09)
 - B. Consideration of a Resolution Authorizing the Issuance and Sale of a Not to Exceed \$7,600,000 Revenue Bond, 2025 (Ketchikan Permanent Supportive Housing Project); Authorizing a Loan Agreement; and Authorizing and Approving Related Matters. (25-10)
- VII. REPORT OF THE CHAIR
- VIII. BOARD COMMITTEE REPORTS: Audit Committee
- IX. REPORT OF THE EXECUTIVE DIRECTOR
- X. ANY OTHER MATTERS TO PROPERLY COME BEFORE THE BOARD: Monthly Reports and Meeting Schedules
- XI. EXECUTIVE SESSION: Corporation's operational and personnel matters that may have an impact on the Corporation's financial matters. Board action related to this matter, if any, will take place in the public session following the Executive Session.

**The Chair may announce changes in the Order of Business during the meeting



ALASKA HOUSING FINANCE CORPORATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

March 26, 2025

Anchorage/Juneau/Fairbanks

10:00 a.m.

The Board of Directors of Alaska Housing Finance Corporation (AHFC) met March 26, 2025 in the AHFC Board Room, 4300 Boniface Parkway in Anchorage, Alaska, at 10:00 a.m. Board members present in the room and via teleconference were:

BRENT LEVALLEY (telephonic)	Chair Member of the Board
JESS HALL	Vice Chairman Member of the Board
ALLEN HIPPLER	Member of the Board
DAVID PRUHS	Member of the Board
FADIL LIMANI (telephonic)	Designee for Commissioner Department of Revenue Member of the Board
HEIDI HEDBERG (telephonic)	Commissioner Department of Health Member of the Board
SANDRA MOLLER (telephonic)	Designee for Commissioner Department of Commerce, Community & Economic Development Member of the Board

- I. **ROLL CALL:** CHAIR LEVALLEY called the meeting to order. A quorum was declared present, and the meeting was duly and properly convened for the transaction of business.
- II. **APPROVAL OF AGENDA:** CHAIR LEVALLEY asked if there were any changes to the agenda. There were none. FADIL LIMANI moved to approve the agenda as presented. JESS HALL seconded. Hearing no objections, the agenda was approved as presented
- III. **APPROVAL OF JANUARY 29, 2025, MEETING MINUTES:** CHAIR LEVALLEY asked if there were any changes or edits to the minutes. There were none. JESS HALL moved to approve the January 29, 2025 meeting minutes as presented. DAVID PRUHS seconded. Hearing no objections, the meeting minutes were approved as presented
- IV. **PUBLIC COMMENTS:** There were no public comments.



V. **OLD BUSINESS:** There was no old business to come before the board.

VI. **NEW BUSINESS:**

A. **Consideration of a Resolution Authorizing the Issuance and Sale of Not to Exceed \$175,000,000 State Capital Project Bonds II, in One or More Series, and Authorizing and Approving Related Matters. (2025-06)** Bryan Butcher introduced the agenda item and Mike Strand, Chief Financial Officer (CFO), presented. Mr. Strand stated the bond is to issue up to \$175 million in State Capital Project Bonds II, potentially in one or more series. Mr. Strand explained these tax-exempt, fixed-rate bonds will refinance existing obligations, reimburse recent dividend-related expenditures, and refund certain 2015 bonds. The bonds are expected to have an average life of under nine years and a yield of around 3.5%, with projected savings of \$1 million. RBC will be the senior manager, supported by several banks to help sell the bonds. Staff recommends approval of the bond sale and related documents. After questions from board members and a discussion, CHAIR LEVALLEY asked for a motion and second. JESS HALL moved to approve Resolution 2025-06. DAVID PRUHS seconded. Roll call vote was taken. Motion passed (7-0).

B. **Consideration of a Resolution to Adopt Revised FY2026-FY2028 AHMC Salary Schedule. (2025-07 & 2025-08)** – Bryan Butcher introduced the agenda item and Candice Cheshire, Human Resource Director presented. Ms. Cheshire reported that there are two resolutions for the board's consideration. She explained the first resolution is for the current fiscal year and the second is for the next fiscal year. Both resolutions are regarding the salary schedules of the Alaska Housing Maintenance and Custodial Union Local 6082, which represents about 50 employees. Resolution 25-07 updates the salary schedule effective July 1, 2025, and is within the current operating budget. Resolution 25-08 updates the salary schedule effective July 1, 2027, and will be subject to future budget approval. The contract runs from 2025 to 2028. After questions from board members and a discussion, CHAIR LEVALLEY asked for a motion and second.

(2025-07) DAVID PRUHS moved to approve Resolution 2025-07 to adopt the revised salary schedule for fiscal year 2025 (FY25). JESS HALL seconded. Roll call vote was taken. Motion passed (7-0).

(2025-08) DAVID PRUHS moved to approve Resolution 2025-08 to adopt the revised salary schedule for fiscal year 2026 (FY26). JESS HALL seconded. Roll call vote was taken. Motion passed (7-0).

VII. **REPORT OF THE CHAIR:** CHAIR LEVALLEY appreciates the effort of AHFC staff in getting the budget approved through this legislative session.

VIII. **BOARD COMMITTEE REPORTS:** There were no board committee reports to come before the board.

IX. **REPORT OF THE EXECUTIVE DIRECTOR:** Bryan Butcher shared that the operating budget for Alaska Housing has been approved by the House Finance Budget Subcommittee and will soon be reviewed by the full House Finance Committee. The Senate Finance Budget Subcommittee has yet to approve its budget. Regarding the capital budget, meetings have been held with the capital budget co-chairs, and it may take about a month to get more details. Alaska Housing is also working on a housing

land development initiative with several state agencies, including the University of Alaska and the Mental Health Trust Authority, aiming to address the housing shortage.

The next board meeting is scheduled for April 30, which will also include the Alaska Housing Capital Corporation board and audit committee meetings. A work session is being planned for June to discuss board governance issues, including RFPs, investments, and board roles. The work session may be held the afternoon before the board meeting or after, depending on the board members' availability.

X. ANY OTHER MATTERS TO COME BEFORE THE BOARD:

1. **Monthly Reports.** Directors of Finance and Mortgage Departments presented their monthly reports for discussion and review by board members
2. **Meeting Schedules.**

Audit Committee	Wednesday, April 30 th , 2025
AHCC Annual Membership & Board	Wednesday, April 30 th , 2025
AHFC Board Meeting	Wednesday, April 30 th , 2025

XI. EXECUTIVE SESSION. There was no need for an executive session.

XII. ADJOURNMENT. With no further business to discuss, CHAIR LEVALLEY asked for a motion to adjourn. DAVID PRUHS moved to adjourn the meeting. JESS HALL seconded.

CHAIR LEVALLEY adjourned the meeting at 11:07 a.m

ATTESTED:

Brent LeValley
Board Chair

Bryan Butcher
CEO/Executive Director

ALASKA HOUSING FINANCE CORPORATION BOARD CONSIDERATION MEMORANDUM

Date: May 28, 2025

Staff: Carrie Collins

Item: Consideration of a Resolution Approving the FY2026 Moving to Work Annual Plan and Capital Fund Program

Proposal:

The Moving to Work (MTW) Plan outlines the HUD approved flexibilities that are used in the implementation of AHFC's programs. In the FY2026 MTW Plan, the Public Housing Department is proposing two new activities.

Background:

The MTW Agreement between AHFC and the U.S. Department of Housing and Urban Development (HUD) began in 2008. The AHFC Board of Directors approved Resolution 2025-05 on January 29, 2025 extending AHFC's participation in the MTW Demonstration Program through June 2038. MTW applies to the following programs: Public Housing, Public Housing Capital Fund, Housing Choice Voucher, and Voucher administrative fees. MTW does not include the Section 8 New Multifamily Housing Program.

Section VII of the MTW Agreement outlines AHFC's responsibilities with regard to planning and reporting. AHFC must prepare and submit to HUD an annual MTW plan providing citizen participation through a 30-day review process, a public hearing, and approval from the AHFC Board of Directors. Once approved by the Board, HUD reviews the plan for consistency with the MTW Agreement. Within 75 days from the submittal date, HUD shall notify AHFC in writing whether it approves or objects to any of the plan provisions.

Whenever AHFC seeks a waiver from either the 1937 Housing Act, or implementing regulations, it must do so through the planning process and must comply with at least one of three statutory goals:



- 1) Reduce cost and achieve greater cost effectiveness in federal expenditures;
- 2) Give incentives to families with children whose head of household is either working, seeking work, or participating in programs that assist them to become economically self-sufficient; and
- 3) Increase housing choices for low-income families.

Issues:

The FY2026 MTW Plan includes two new activities.

- 1) 2025-1 Absorption of the Emergency Housing Voucher Program: Federal guidance issued on March 26, 2025 advised Public Housing Authorities that HUD has obligated all remaining Emergency Housing Voucher (EHV) Housing Assistance Payment and administrative fee funding. This activity requests approval to absorb EHV families into AHFC's Housing Choice Voucher program to provide continued housing stability for program participants.
- 2) 2025-2 Establish a Set Aside Referral Program with the Municipality of Anchorage: The Municipality of Anchorage is partnering with AHFC to develop a voucher program to assist persons experiencing chronic homelessness. The Municipality of Anchorage has committed funding to this voucher program to provide rental assistance and supportive services for families. AHFC anticipates 40 vouchers will be available through this program.

Recommendation:

Staff recommends Board approval of resolution 2025-09 approving the FY2026 Moving to Work Annual Plan and Capital Fund Program.

BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION RESOLUTION 2025-09

RESOLUTION APPROVING THE FY2026 MOVING TO WORK ANNUAL PLAN AND CAPITAL FUND PROGRAM

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

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

WHEREAS, AHFC invited comment on the Plan through notices posted on its web site and in the *Anchorage Daily News*, *Fairbanks Newsminer*, and *Juneau Empire* on April 16, 2025 allowing for a 30-day comment period with a public hearing held on May 12, 2025; and

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

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

PASSED AND APPROVED, by the Board of Alaska Housing Finance Corporation this 28th day of May, 2025.

Brent LeValley – Board Chair





Moving to Work Plan

Fiscal Year 2026

Public Housing Department

Public Comment Open: April 16, 2025

Public Hearing: May 12, 2025

Public Comment Close: May 27, 2025

Board Approval: Pending

To HUD: Pending

Approved by HUD: Pending



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

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

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

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

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

Who We Serve and Core Competencies

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

We serve our customers through the following core competencies:

- Connecting to those in need
- Obtaining and administering housing subsidy
- Providing safe shelter
- Providing high quality customer service
- Assisting clients in becoming self-sufficient

B.1 Overview of Short-Term Objectives

These goals describe our desired destination – where PHD would like to be at the end of FY2026. They translate our mission into a more focused, actionable set of outcomes. The following are five goals PHD will pursue in FY2026.

- Maximize financial performance, preservation, and leveraging of existing housing portfolio. PHD will assess and implement strategies to create financially sustainable housing that meets the needs of low-income Alaskans.
 - Utilize the Capital Fund Program and Replacement Housing Factor funds on facility improvements including boiler pump improvements, roof and gutter replacements, fuel tank replacements, and sprinkler upgrades.
 - Work with the Research and Rural Development Department to implement and install a Building Monitoring system (BMON) to realize energy and cost savings.
 - Create a training facility that will support our 1,600 units of public housing in 13 communities throughout the state. This facility will serve as a shared space for staff training, meeting rooms, a resource facility, equipment storage, and material staging.
- Achieve operational excellence. PHD will create a culture of accountability and continuous improvement by developing and implementing a robust performance management process.
 - Realign staffing to meet organizational needs.
 - Identify and address gaps in current organizational design that creates barriers to the successful delivery of programs and services.
- Increase staff development and capacity. PHD will implement processes and tools to improve staff productivity and increase staff satisfaction and client service.
 - Conduct staff training statewide.
 - Continue to implement Yardi RENTCafé electronic processes for staff, tenants, and landlords.
 - Enhance infrastructure in offices and public housing properties to implement relevant technologies and adapt organizational processes. This includes upgrading network equipment, optimizing Wi-Fi coverage and ensuring employees and residents have the necessary tools for digital collaboration.
 - Integrate digital tools like e-learning and online communication to promote interactive and engaging learning.
- Increase affordable housing opportunities. PHD will increase housing capacity to 7,120 Alaskan households by adding 50 new units/vouchers (+9.6% vs. FY2017) by leveraging reserves, affordable housing development funds, and the flexibilities of MTW and the Alaska Corporation for Affordable Housing (ACAH).
 - Complete development of 20 new units of affordable housing in Valdez in partnership with ACAH.
 - Leverage existing programs to create additional opportunities.
 - Evaluate capacity and then identify new sponsor-based rental assistance awardees to add new units of assistance.

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

B.2 Overview of Long-Term Goals

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

- **Rightsized Department and Supporting Organizational Structure.** Evaluate current needs, identify redundancies, and potentially restructure roles, reporting structures, and resources to align with strategic goals.
- **Achieve and Maintain Optimal Staffing Level.** Realize full organizational potential by streamlining the hiring process and expanding employee development and retention programs.
- **Accelerate Digital Transformation.** Clearly articulate digital strategy that will make meaningful impact on staff workload, relationships with clients and landlords, and PHD’s ability to collect, manage and report on data required to support strategic initiatives. Develop a roadmap statewide that focuses on achieving business outcomes while adapting agile technology methodologies.
- **Ensure Safety of People and Housing.** Continue to make the safety of residents, clients and staff a priority through a multifaceted approach that enforces safety for the benefit of all.
- **Reorient Voucher Programs to Meet Changing Community Needs.** Prioritize flexibility in programs to meet the changing needs of the community. Consider geographical factors, specific community needs, and the evolving demographics of populations served.
- **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.
- **Increase Affordable Housing Opportunities.** Increase statewide affordable housing capacity by leveraging resources and using flexibilities of the Moving to Work (MTW) program and the Alaska Corporation for Affordable Housing (ACAH).

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

A.1 Planned New Public Housing Units

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

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

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

A.2 Planned Public Housing Units to be Removed

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

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

A.3 Planned New Project Based Vouchers

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

A.4 Existing Project Based Vouchers

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

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

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

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

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

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

B. Leasing Information

B.1 Planned Number of Households Served

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
MTW Public Housing Units Leased ¹	14,532	1,211
MTW Voucher (HCV) Units Utilized ²	51,780	4,315
Local, Non-Traditional: Tenant-Based	0	0
Local, Non-Traditional: Property-Based ⁴	4,848	404
Local, Non-Traditional: Homeownership	0	0
Planned Total Households Served	71,160	5,930

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

2 – Voucher Units (Planned 98% of 4,403); includes Homeownership, Project-Based, and Tenant/Enhanced Protection.

4 – Local, Property-Based (Planned 90% of 447); Karluk Manor (46), Forget-Me-Not Manor (56), Dena'ina House (25), Bridgeway (35), Covey Lofts (22), Homeplate (15), Atsaq Place (24), The Meadows (18), Providence AK House, (45), Winter Rose (20), Breezy Meadows (15), Old Mat (24), Brewster's (16), Aspen House (30), Borealis Park (40), and Tongass Townhomes (16).

Note: Emergency Housing Voucher (184), Empowering Choice Housing Program (254), Foster Youth to Independence (22), Making a Home (40), Mainstream (95), Mainstream 811 (10), Moving Home Program (150), New Start (400), Non-Elderly Disabled (45), Returning Home (85), Stability Voucher (10) and Veterans Affairs Supportive Housing (374) vouchers' administrative costs are supported with MTW funds; however, these are not included in the totals.

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Tenant-Based	Not Applicable	0	0
Property-Based	Karluk – 2011-4a	492	41
Property-Based	Dena'ina – 2011-4c	276	23
Property-Based	Forget-Me-Not – 2011-4b	600	50
Property-Based	Bridgeway – 2011-4d	384	32
Property-Based	Covey Lofts – 2011-4e	240	20
Property-Based	The Meadows – 2023-3a	192	16
Property-Based	HomePlate – 2011-4f	168	14
Property-Based	Atsaq Place – 2011-4g	264	22
Property-Based	Providence AK House – 2011-4n	492	41
Property-Based	Winter Rose – 2011-4h	216	18
Property-Based	Old Mat- 2011-4i	264	22
Property-Based	Aspen House- 2011-4j	324	27
Property-Based	Breezy Meadows – 2011-4k	168	14
Property-Based	Brewster's- 2011-4l	168	14
Property-Based	Borealis Park – 2023-3b	432	36
Property-Based	Tongass Townhomes – 2011-4m	168	14
Homeownership	Not Applicable	0	0
Planned Totals		4,848	404

Households Receiving Services Only

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

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

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Local Non-Traditional	N/A
MTW Housing Choice Voucher	<p>Lease up of vouchers has been affected by several factors, including:</p> <ol style="list-style-type: none"> 1. Extremely low vacancy rates throughout the state. 2. General lack of available units. 3. Increased rents due to a tight rental market and low vacancy rates. 4. Landlords are more selective and tenants with poor rental histories or barriers are often not selected. 5. Several new increments of vouchers for vulnerable populations, such as VASH, EHV, FYI, Stability Vouchers, have been added to an already limited supply of units. These families also have higher needs and take greater staff time and resources to be successful. <p>Solutions:</p> <ol style="list-style-type: none"> 1. Security deposit assistance program, which was initiated during the pandemic, was very successful and helped many families bridge the gap to housing. We have extended that program. 2. Landlord Appreciation Program provides financial incentives to landlords that provide a twelve-month lease to any AHFC voucher holder. 3. On-line technology improvements. We have implemented an on-line eligibility, briefing, and recertification process to streamline and allow families more flexibility in using and accessing their voucher. The online portal was extended to Landlords, to also provide them with better service.

<p>MTW Housing Choice Voucher</p>	<p>Solutions:</p> <ol style="list-style-type: none"> 4. Alaska Corporation for Affordable Housing (ACAH), a subsidiary of AHFC, has been tasked with increasing affordable housing statewide. They have recently completed 18 units of senior housing and 40 units of family housing in Fairbanks. ACAH is also working on its next development in Valdez. 5. Sponsor based rental assistance. To date we have awarded over 300 units of Sponsor Based Rental Assistance over the past 5 years. This has provided new affordable housing statewide and freed up units for voucher families.
<p>MTW Public Housing</p>	<p>Issues:</p> <ol style="list-style-type: none"> 1. Aging infrastructure of units leads to deteriorating conditions that require significant capital improvements to maintain decent, safe and sanitary condition. 2. Supply chain disruptions nationwide have a greater effect on Alaska due to lack of infrastructure for trucking. Most of Alaska’s products arrive via air or barge; products that in the past would be fulfilled within two weeks are now back ordered several months. 3. Federal eviction moratorium policies have extended the notice to quit window which allows for tenants behind on rent or not in compliance with their lease to occupy units longer. This creates difficult and time-consuming unit turns. 4. Decreased labor supply creates a shortage in staffing levels. This impacts the ability to not only address emergency and routine work orders, but to turn over units that have a high amount of wear and tear. <p>Solutions:</p> <ol style="list-style-type: none"> 1. Enhance robust enforcement of unit inspections and lease enforcement to insure unit condition. 2. Utilize the purchase of warehouse space to create cost savings, control and flexibility over storage of materials, and more efficient operations overall. The warehouse space in Anchorage has allowed us to identify commonly purchased items for unit turns, standardize components, and provide materials and assistance to field offices for work order and unit turns. This also decreases the supply chain delays that we continue to face. 3. Renegotiated maintenance staff contract to better align salaries with market rates and increase retention of employees. 4. Increased contract labor to assist with very difficult unit turns or with staff shortages as we work to back fill for retirements or general labor shortages in a community.

B.3 Unique Households Served

Not Applicable

C. Waiting List Information

C.1 Waiting List Information Anticipated

As of March 28, 2025, the following families are on AHFC waiting lists.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Anchorage Housing Choice Voucher	Community-Wide, Family	168	Closed	No
Anchorage Public Housing	Community-Wide, Family	1,251	Partially Open	Yes
Anchorage Public Housing-Senior	Community-Wide, Senior/Disabled	1,141	Partially Open	Yes
Bethel Public Housing	Community-Wide, Family	121	Open	Yes
Cordova Public Housing	Community-Wide, Family	0	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide, Family	933	Partially Open	Yes
Fairbanks Public Housing	Community-Wide, Family	531	Open	Yes
Fairbanks Public Housing-Senior	Community-Wide, Senior/Disabled	254	Open	Yes
Homer Housing Choice Voucher	Community-Wide, Family	78	Open	Yes
Juneau Housing Choice Voucher	Community-Wide, Family	345	Open	Yes
Juneau Public Housing	Community-Wide, Family	151	Partially Open	Yes
Juneau Public Housing-Senior	Community-Wide, Senior/Disabled	62	Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide, Family	173	Open	Yes
Ketchikan Public Housing	Community-Wide, Family	106	Open	Yes
Ketchikan Public Housing-Senior	Community-Wide, Senior/Disabled	62	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide, Family	63	Open	Yes
Kodiak Public Housing	Community-Wide, Family	102	Open	Yes

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Mat-Su Housing Choice Voucher	Community-Wide, Family	600	Open	Yes
Mat-Su Public Housing-Senior	Community-Wide, Senior/Disabled	136	Open	Yes
Nome Public Housing	Community-Wide, Family	30	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide, Family	10	Open	Yes
Sitka Housing Choice Voucher	Community-Wide, Family	12	Open	Yes
Sitka Public Housing	Community-Wide, Family	58	Open	Yes
Sitka Public Housing-Senior	Community-Wide, Senior/Disabled	54	Open	Yes
Soldotna Housing Choice Voucher	Community-Wide, Family	614	Open	Yes
Valdez Housing Choice Voucher	Community-Wide, Family	4	Open	Yes
Valdez Public Housing	Community-Wide, Family	12	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide, Family	2	Open	Yes
Wrangell Public Housing	Community-Wide, Family	10	Open	Yes

Please describe any duplication of applicants across waiting lists:

Applicant families may apply to any open waiting list in any community. A community’s waiting lists are independent of other communities.

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

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

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

The Anchorage Housing Choice Voucher waitlist opens biennially and we anticipate about 3,500 electronic applications to be received in April 2025 in conjunction with Activity 2023N-2.

III. PROPOSED MTW ACTIVITIES

2025-1 Absorption of The Emergency Housing Voucher Program

A. Activity Description

A.1 Proposed Activity

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

A.2 Statutory Objective

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

A.3 Implementation

AHFC will begin implementation upon HUD approval with proper notice to families of the changes to program assistance.

B. Cost Implications

The per unit cost for each absorbed voucher will be paid from MTW funding. The Emergency Housing Voucher Program has 137 clients in shopping and leased statuses with an average of \$637.33 per unit cost. The cost per unit is anticipated to decrease for those families who transition to the Step Program.

C. Need/ Justification for MTW Flexibility

Per the Moving to Work Agreement Attachment C, D.4, AHFC may create waiting list and tenant selection procedures that differ from mandated program requirements. This authorization waives certain provisions of Sections 8(o)7 and 8(o)13(F)-(G) of the 1937 Act and 24 CFR 982 Subpart L and 983 Subpart E as necessary to implement AHFC's Annual MTW Plan. Per Attachment C D. 2. a. of the Moving to Work Agreement, AHFC is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13) and 24 C.F.R. 982.508 and 982.503 as necessary to implement AHFC's Annual MTW Plan. These flexibilities are needed to absorb the EHV program to ensure families have continued assistance.

D. Rent Reform/Term Limit Information

D.1 Impact

AHFC will utilize activity 2014-1 and its sub activities to administer absorbed programs. Families absorbed into the Step program will be subject to a term limit and minimum rent of \$100.

D.2 Hardship Criteria

Families are eligible for hardships under activity 2014-1I and will be included in analysis numbers for this activity.

D.3 Annual Reevaluation

AHFC will monitor the success rate of absorption for the MTW Report since families may elect to decline the Housing Choice Voucher.

D.4 Transition Period

Due to the number of households, AHFC expects to transition families in 3 batches based on last names. Notification letters will be sent to families and briefings will be conducted as follows:

- Last Names beginning with letters A-J: 15 days after HUD approval
- Last Names beginning with letters L-S: 30 days after HUD approval
- Last Names beginning with letters T-Z: 45 days after HUD approval

2025-2 Establish a Set Aside Referral Program with the Municipality of Anchorage

A. Activity Description

A.1 Proposed Activity

AHFC is seeking approval to establish a referral-based set-aside voucher program with the Municipality of Anchorage. The referral-based rental assistance program will enable chronically homeless, low-income (50 percent of Area Median Income) households to rent affordable housing in Anchorage. The Municipality of Anchorage will contribute matching funds and support services to assist the target population with their housing stability. The Municipality will refer eligible families directly to AHFC and assign a housing navigator- who will provide supportive services such as assisting families through the examination processes, locating suitable rentals, and finding resolutions to housing barriers in the private market such as lack of rental references, criminal history, or lack/poor credit history. AHFC will conduct eligibility screening and ongoing management of rent determinations.

A.2 Statutory Objective

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

A.3 Implementation

AHFC will begin accepting referrals upon HUD approval.

B. Cost Implications

Based on data derived from Anchorage families participating in the Emergency Housing Voucher Program, the average cost per unit is \$940.07. The Municipality of Anchorage anticipates funding 20 vouchers for this program and AHFC will utilize MTW flexibilities to support an additional 20 vouchers.

C. Need/ Justification for MTW Flexibility

Per the Moving to Work Agreement Attachment C, D.4, AHFC may implement time limited housing assistance programs. This authorization waives certain provisions of Sections 8(o)7 and 8(o)13(F)-(G) of the 1937 Act and 24 CFR 982 Subpart L and 983 Subpart E as necessary to implement AHFC's Annual MTW Plan. Further, per Attachment C, B.1.B. iv, AHFC for efficiency in identifying families with greater effectiveness, utilizes this flexibility for waitlist management partnership through the Municipality of Anchorage's community partner. Finally, per Attachment C D. 2. a. of the Moving to Work Agreement AHFC is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13) and 24 C.F.R. 982.508 and 982.503 as necessary to implement AHFC's Annual MTW Plan.

D. Rent Reform/Term Limit Information

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

D.1 Impact

AHFC will utilize activity 2014-1 and its sub activities to administer this Set Aside program, families will be subject to a two-year term limit, minimum rent of \$25, and annual examination process.

D.2 Hardship Criteria

Families are eligible for hardships under activity 2014-1I and applications and outcomes will be included in analysis numbers for this activity.

D.3 Annual Reevaluation

AHFC will monitor the success rate of leasing for this program.

D.4 Transition Period

AHFC will begin receiving referrals upon HUD approval.

IV. APPROVED MTW ACTIVITIES

These activities were approved by HUD in a prior year's plan. Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan.

A. Implemented

2010-5 HQS Inspections

1. Plan Year Approved, Implemented, Amended

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

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

- AHFC has implemented a biennial schedule instead of annual HQS inspections.
- AHFC continues to ensure a unit passes HQS before it goes under a HAP contract.
- AHFC continues to conduct inspections regarding possible HQS violations in between biennial inspections.

2. Description/Update

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2010-6 Inspections on AHFC Properties

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

Allow AHFC to inspect AHFC-owned units and determine rent reasonableness instead of paying a third party to conduct these inspections. This was created to reduce costs associated with voucher holders wanting to use an AHFC voucher in an AHFC-owned property.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

- MainTree Apartments in Homer – 10 units – came on-line in March 2012.
- Anchorage
 - Loussac Place – 60 units – the first phase came on-line in July 2012.
 - Susitna Square – 18 units – came on-line in September 2015
 - Ridgeline Terrace – 63 units – came on-line in January 2016

2. Description/Update

Owner management of site-based waiting lists for project-based vouchers. Owners are responsible for advertisement, collection of applications, application screening, maintaining a waiting list, and selecting applicants in the appropriate order when filling a vacant unit. AHFC continues to conduct all project-based voucher eligibility functions.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2010-9 Returning Home Program

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

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

MTW Funding

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

The original benchmark was to serve 10 families per year. AHFC set a new benchmark of 20 families per year in 2010 as the eligibility criteria for families was expanded to include all

families meeting State of Alaska Department of Corrections release criteria. Specifically, the requirement that parolees be persons with disabilities was eliminated.

The Anchorage Program has been so successful, that AHFC has increased the number of vouchers from 20 to 30 for the remainder of 2017. This increases the overall benchmark from 70 families per year to 100 per year.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2010-10 Moving Home Program

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

This activity was formerly called "Use of HCV Program for Persons with Disabilities." The Moving Home Program is a referral-based rental assistance program designed to enable persons with disabilities to rent affordable housing. This program is available in every community currently offering an AHFC Housing Choice Voucher Program. Continuing operation of Moving Home is contingent upon available funding and continuing appropriations.

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

- Eligible for community-based, long-term services as provided through Medicaid waivers, Medicaid state plan options, state funded services, or other appropriate services related to the target population, **and**
- Meet the U.S. Department of Housing and Urban Development’s definition of a disabled family (24 CFR 5.403), **or** are an Alaska Mental Health Trust Authority beneficiary.

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-1 Simplification of Utility Allowance Schedules

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

Combine existing multiple utility allowance tables into a single utility allowance table in Anchorage, Mat-Su, and Valdez. AHFC does not plan to change its evaluation methods of local utility providers when creating a new simplified table for each area identified above.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-2 Local Payment Standards

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

This activity establishes payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions. AHFC continues to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC also ensures that it establishes a payment standard that reflects, not leads, the market. As one of its tools, staff uses an annual, independent study conducted by AHFC's Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska's communities and landlords about its housing markets including vacancy rates, market conditions, number of rentals, and utilities. Staff continues to collect its own survey data on rentals in the local market.

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

Payment standards were recently updated across most of AHFC's voucher jurisdictions effective July 1, 2024.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-4 Establish a Sponsor-Based Rental Assistance Program

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

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

2. Description

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

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

- 2011-4l SBRA Program, Brewster's 16 units
- 2011-4m SBRA Program, Tongass Townhomes 16 units
- 2011-4n SBRA Program, Providence AK House 45 units

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors
Reviewed by HUD

October 26, 2011
November 18, 2011

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

2. Description/Update

Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. Provide the funding equivalent of 35 project-based voucher units for rental assistance at a Housing First development, Karluk Manor in Anchorage. Karluk Manor's 46 units are fully leased, and AHFC continues to monitor the funding requests each month.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors
Reviewed by HUD

July 26, 2017
August 18, 2017

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

2. Description/Update

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established its Housing First RFP. Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. Provide the funding equivalent of 32 project-based voucher units at a Housing First development, Forget-Me-Not Manor in Juneau.

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

Forget-Me-Not Manor was awarded funds to expand its 32 units to 64 units. AHFC added to its sponsor-based rental assistance for 24 of the new 32 units in August 2020. We now subsidize 56 units in Juneau, AK.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors
Reviewed by HUD

October 25, 2017
November 29, 2017

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

2. Description/Update

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Provide the funding equivalent of 25 project-based voucher units at a development providing homeless youth with supportive services, Dena'ina House in Anchorage, AK. This is a local, non-traditional program.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity.

Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Covenant House Alaska was awarded 22 units of assistance for homeless youth with supportive services in Anchorage, AK.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

See activity 2011-4 amendment.

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

2. Description

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

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

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

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

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

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

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. This activity awarded Aspen House Limited Partnership rental assistance for 30 units targeting low-income seniors ages 55 and older in Wasilla, AK.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

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

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

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

Partnership rental assistance for 16 units targeting low-income families in the Municipality of Anchorage, AK.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity.

Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. This activity awarded Tongass Townhomes LLC rental assistance for 16 units targeting families in Ketchikan, AK.

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors

April 26, 2023

Reviewed by HUD

August 11, 2023

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

2. Description

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

3. Actual Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

- Loussac Place contains 120 affordable housing units of which 60 are project-based vouchers. The vouchers are distributed throughout the bedroom sizes (one through four) in a variety of buildings throughout the development. Based on the configuration of the development (townhouse-style units), it would have been impossible to successfully use project-based vouchers without this waiver. Units were fully leased in November 2012.
- MainTree Apartments contains 10 affordable housing units reserved for persons with developmental disabilities. Units were fully leased in 2012, and all are subsidized with a project-based voucher.
- Susitna Square contains 18 affordable housing units in three buildings (17 two-bedroom and 1 one-bedroom). All units are subsidized with project-based vouchers and were available for occupancy on September 1, 2015. Units were fully leased as of June 30, 2016.
- Ridgeline Terrace contains 70 affordable housing units in 14 buildings (a mixture of one- and two-bedroom). Sixty-three units have project-based voucher assistance attached and were available for occupancy on January 8, 2016; 53 units were leased as of June 30, 2016.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

This activity was implemented with Numbered Memo 12-09 on February 14, 2012 with a start date of February 16, 2012. This activity is included as part of AHFC's rent reform plan (Activity 2014-1). Reference activity 2014-1h.

2. Description/Update

Waive HUD regulations at 24 CFR 982.508, which limit a family to paying no more than 40 percent of their adjusted monthly income toward their rental portion. A family that is subject to Moving to Work rules will be allowed to pay up to 50 percent of monthly income. Those families on the traditional HUD family contribution rules will use the 40 percent calculation.

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2012-2 Nonpayment of Rent

1. Plan Year Approved, Implemented, Amended

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

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

A letter was sent to all public housing residents in July 2013 to remind them of their lease provision and the new shortened period to pay their late rent. In addition, the grace period for payment of rent was extended to the seventh (7th) calendar day of each month. AHFC began this activity on September 1, 2013 with Numbered Memo 13-36.

2. Description/Update

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2013-1 Making A Home Program

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

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

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

The State of Alaska Department of Family and Community Services provides an annual allotment to assist ten youth families in Anchorage. The number of families assisted each year is contingent upon available funding. For purposes of consistency and administrative efficiencies, family annual income is calculated using the rules for the Housing Choice Voucher Program.

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2013-2 Empowering Choice Housing Program

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

In partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault (ANDVSA), AHFC created a set-aside of MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault. This is a time-limited (36 months) program for families qualified and referred directly from the ANDVSA member agency. This program is available in every community currently offering an AHFC Housing Choice Voucher Program.

For those communities without a Voucher Program (Bethel, Cordova, Nome), AHFC offers preferential placement on its Public Housing Program waiting lists for families displaced due to domestic violence. The ANDVSA member agency is responsible for qualifying and referring those families.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative

1. Plan Year Approved, Implemented, Amended

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

- Housing Choice Voucher Program – This activity was issued on January 13, 2014 with Numbered Memo 14-01. New admission families began effective February 1, 2014; transitioning families began with annual examinations effective May 1, 2014 and later.
- Public Housing Program – This activity was issued on April 21, 2014 with Numbered Memo 14-09. New admission families began effective May 1, 2014; transitioning families began with annual examinations effective August 1, 2014 and later.

2. Description/Update

This activity addresses the MTW Agreement requirement to establish a reasonable rent policy designed to encourage employment and self-sufficiency by participating families (MTW Agreement, Section III).

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1a Population Definitions

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

AHFC is using the following definitions as part of its rent reform activity.

- **Classic Program Family** is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time dependent students.
- **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
- **Set-Aside Program Family** – these are families using special purpose or direct referral vouchers that use AHFC's streamlined income calculation method. This includes the Emergency Housing Voucher Program, Empowering Choice Housing Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Programs, Moving Home Program, New Start Voucher, Non-Elderly Disabled Voucher Program, Project-Based Voucher Program, Tenant Protection Vouchers, Stability Voucher and Veterans Affairs Supportive Housing Voucher Program. As of January 10, 2016, AHFC began absorbing all incoming portable vouchers and classifying families into the Step and Classic programs.
- **Step Program Family** is defined as any household that does not meet the definition of a Classic or Set-Aside Program family.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1b Minimum Rent

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

This supporting activity establishes a minimum rent in exception to HUD regulations. HUD regulations require AHFC to establish a minimum monthly rent for the Public Housing and Housing Choice Voucher programs that does not exceed \$50 per month. AHFC has set the following minimum rents as part of its rent reform activity.

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1c Utility Reimbursement Payments

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

HUD regulations require AHFC to establish utility allowance schedules for each Voucher and Public Housing jurisdiction, to update those schedules annually, and to pay a utility reimbursement payment when the utility allowance exceeds the family contribution. This supporting activity eliminates utility reimbursement payments for the Voucher and Public Housing programs. Families that may need an adjustment of their subsidy due to unusual or excessive utility requirements may ask for a hardship. See supporting activity 2014-1l for a discussion of the hardship policy.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1d Jumpstart Program

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

This activity was formerly called Family Self-Sufficiency Program. AHFC has operated a voluntary Family Self-Sufficiency Program since 1994. In order to meet the needs of families participating in the Step Program, AHFC expanded the program to all Public Housing and Housing Choice Voucher jurisdictions, as well as increasing the number of families eligible to participate. Jumpstart offers two service levels for families:

- Case Management (level 1) – these families sign a participation agreement, develop an Individual Training and Services Plan, receive individualized coaching and goalsetting services, and are eligible for monetary incentives.
- Incentives Only (level 2) – these families sign a participation agreement and receive counseling regarding available monetary incentives.

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

Assistance.

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

3. Planned Non-Significant Changes

AHFC will expand the financial literacy component to all program participants and encourage families to utilize this resource. An introductory video will be made for families to introduce financial skills and AHFC will offer a financial incentive to families that elect to complete the financial literacy course or one-on-one coaching. Financial literacy will be required for families participating in the Jumpstart program.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1e Family Choice of Rent and Flat Rents

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

This supporting activity waives the annual requirement to offer a public housing family the choice of a flat or income-based rent. AHFC currently sets a contract rent rate for its Public Housing units. This contract rent replaces the flat rent. If a family's income rises to a point where their required income-based contribution would exceed the contract rent, AHFC offers the family the contract rent.

AHFC ensures that it establishes a contract rent that reflects, not leads, the market. As one of its tools, staff uses an annual, independent study conducted by AHFC's Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska's communities and landlords about its housing markets including vacancy rates, market conditions, rentals, and utilities.

AHFC continues to compare the fair market rent, current family rent contributions, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable contract rent. AHFC also continues to add an affordability factor as these rents are meant for low-income families.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1g Annual Recertification Requirement

1. Plan Year Approved, Implemented, Amended

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

2. Description/Update

This supporting activity develops an alternate recertification schedule for families subject to rent reform activities. AHFC continues to require all families to report changes in family composition within ten business days. AHFC continues to pull the Enterprise Income Verification (EIV) report to track income and how the rent reform activity is affecting its clientele.

- Classic Program – these families receive a triennial (every three years) examination. In the no examination years for Public Housing, AHFC continues to verify household composition and certify compliance with community service obligations.
- Step Program – these families receive an income examination at time of admission to determine eligibility under income limit guidelines and set their income-based rent for the first year. Each year, AHFC discusses the EIV report with the family, and the family self-certifies to its accuracy. AHFC does not conduct any additional income verification processes unless the family requests a hardship. AHFC reports these figures on the 50058.
- Set-Aside Program – these families receive an income examination every year.
- Set- Aside Disabled – these families receive a triennial (every three years) income examination for the Non-Elderly Disabled, Mainstream, Moving Home Program and Mainstream 811 voucher programs.

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

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1h Annual and Adjusted Annual Income Calculation

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

This supporting activity develops an alternate methodology for calculating a family's annual income. AHFC does not deviate from the following regulations:

- Determination of income sources and which sources are included or excluded as part of a family's annual income.
- Determination of asset sources and when an asset becomes annual income.
- Determination of when a welfare benefit reduction affects annual income.

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

- Elimination of the annual \$525 allowance for an elderly/disabled family adjusted annually for inflation.
- Elimination of the allowance of \$480 for each minor dependent in a household adjusted annually for inflation.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.
- Elimination of the handicap allowance for out-of-pocket expenses that allow a person with disabilities to engage in work activities.
- Elimination of the childcare allowance for out-of-pocket expenses for care of minors under the age of 13 to allow an adult household member to engage in work activities.

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1i Portability

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

This supporting activity changes AHFC's Housing Choice Voucher Administrative Plan requirements that Step Program families must meet before allowing a family to port AHFC's voucher to another housing authority's jurisdiction. These changes do not impact current HUD regulations regarding portability for Enhanced or Tenant Protection, Emergency Housing, Foster Youth to Independence Initiative, Mainstream, Non-Elderly Disabled, or Veterans Affairs Supportive Housing vouchers. AHFC also continues to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified as Classic Program families.

AHFC did not make any changes to the rules governing port-in vouchers, except to classify these families in the Set-Aside Program and streamline the calculation of family income as

specified in Activity 2014-1h. Now these families are classified as Classic or Step when choosing to port in to AHFC.

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

AHFC imposes the following limitations for Step Program families seeking to port a voucher from AHFC's jurisdiction.

- **Absorption by the Receiving PHA** – if a receiving PHA is absorbing vouchers, the Step Program family may port their tenant-based voucher if they meet the requirements under 24 CFR 982.353(b).
- **Reasonable Accommodation** – if a Step Program family needs to move their tenant-based voucher to another PHA's jurisdiction in order to accommodate a family member with a disability, AHFC will allow those with appropriate documentation. The family must meet the requirements under 24 CFR 982.353(b).
- **VAWA Protections** – if a Step Program family needs to move their tenant-based voucher to another PHA's jurisdiction in order to receive protections afforded under the Violence Against Women Act (VAWA), AHFC will allow those with appropriate documentation. The family must meet the requirements under 24 CFR 982.353(b).

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1j Income from Assets

1. Plan Year Approved, Implemented, Amended

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

This was implemented on October 26, 2009 with Numbered Memo 09-28. This was formerly numbered as Activity 2010-2 and updated as part of the FY2018 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the AHFC rent calculation method.

2. Description/Update

AHFC allows a family to self-certify total family assets up to \$10,000 and excludes the income generated from a family's total assets when assets total less than \$10,000. In anticipation of the implementation of Housing Opportunities Through Modernization act, AHFC will adopt the HOTMA threshold of \$50,000 with the yearly inflation adjustments.

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

3. Planned Non-Significant Changes

Families are not required to report or verify assets less than \$10,000.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1k Earned Income Disallowance

1. Plan Year Approved, Implemented, Amended

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

This was implemented on October 26, 2009 with Numbered Memo 09-28. As of the FY2012 MTW Report, no enrollees remained. This was formerly numbered as Activity 2010-3 and updated as part of the FY2018 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the AHFC rent calculation method.

2. Description/Update

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1I Hardship Policy and Process

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

As a Moving to Work agency, AHFC must develop a reasonable rent policy that encourages employment and self-sufficiency. AHFC refers to this policy as Rent Reform. As part of rent reform, AHFC must also adopt a hardship policy to meet the individual needs of families that request a modification to, exemption from, or temporary waiver to:

- Family requirements under Moving to Work Activity 2014-1 Reasonable Rent and Family Self-Sufficiency; or
- A family's requirement to pay a minimum rent under 24 CFR 5.630; or
- AHFC's elimination of interim examinations under Moving to Work Activity 2014-1.

AHFC's hardship policy is called the Bridge Process. Families transitioning from the traditional rent calculation method to AHFC's rent reform model had access to a one-time "Safety Net".

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

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

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

2.A Bridge Tier 1

These requests are processed by each local AHFC office. If a family meets the qualifying conditions, staff has the authority to grant a temporary reduction of rent to address the family's hardship. Hardships include:

- Permanent Loss of a Household Member with Income – AHFC will remove the individual and their associated income. If the family is on an income-based formula, the family's contribution is recalculated. If the family is on the Step schedule and experiencing a shelter burden, they may qualify for a temporary reduction of rent as listed in the Safety Net below.
- Safety Net – Unanticipated Income Loss causes a shelter burden for the family. Staff may grant a reduction of the family portion to 50 percent of monthly income for a period of three months. The family is also referred to the Jumpstart program for a consultation and possible enrollment.
- Safety Net – Short-Term Medical/Health Condition of an employed adult that results in the loss of income. Staff may grant a reduction of the family portion to 50 percent of monthly income for a period of three months.

2.B Bridge Tier 2

This level of review is for families with hardship circumstances that exceed staff authority to grant and to provide a level of review for families that disagree with the relief offered at Tier 1. Review at this level also includes recommendations for family requests to appear before the Bridge Committee. Hardship relief that can be granted at this level includes:

- Medical or Child Care Expense Allowance – an allowance for out-of-pocket expenses can be considered when expenses cause a shelter burden in excess of 50 percent of family monthly income. A reduction of the family portion to 50 percent of monthly income for a period of six months can be granted. Persons with disabilities who request the medical expense deduction are handled through the reasonable accommodation process.
- Extension to Tier 1 Safety Net – if a family's initial reduction of rent for three months is not sufficient, the family can ask for an additional three months. If the extension is needed due to the unanticipated loss of income, the family must be an active Jumpstart participant and receive their recommendation for an extension.

2.C Bridge Review of Determinations Under Tier 2

This level of review is for families that disagree with the relief offered at Tier 2. Review at this level also includes recommendations for family requests to be evaluated by the Bridge Committee.

2.D Step Extension Process

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

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

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-3 PBV Inspection Requirements

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

For project-based voucher (PBV) developments, AHFC requires flexibility when determining the number of annual and quality control inspections. The number required may vary depending on the development configuration and number of PBV units.

AHFC is basing its initial and annual inspection requirement on the needs of each individual development. AHFC reserves the right to inspect any time it suspects that the owner is not

complying with HUD standards (HQS) or if the fail rate reaches 20 percent at the development. AHFC will continue to investigate tenant complaints regarding the condition of a PBV unit. AHFC will also continue to conduct the initial property and unit inspections before entering into a HAP Contract for the development.

AHFC has an additional quality assurance process for those developments with PBV and Low-Income Housing Tax Credit Programs, as AHFC's Internal Audit Department conducts reviews of the property that include unit inspections. AHFC's quality assurance staff will review Internal Audit's findings and consider those inspections as part of its inspection universe.

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-4 Ridgeline Terrace and Susitna Square

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

This activity was formerly named Mountain View and San Roberto Development. AHFC has updated the name to match the developments. AHFC used its MTW funds and its development expertise to support affordable housing acquisition and development. AHFC also pursued disposition and redevelopment of its current Public Housing portfolio through its subsidiary entity, Alaska Corporation for Affordable Housing (ACAH).

- Susitna Square (18 units, 18 project-based vouchers) was ready for occupancy September 1, 2015.
- Ridgeline Terrace (70 units, 63 project-based vouchers) was ready for occupancy January 8, 2016.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

Current HUD regulations require a PHA to re-determine rent reasonableness within 60 days of a five percent decrease in the Fair Market Rent (FMR) for any unit under contract. Under Moving to Work Activity 2011-2, Local Payment Standards, AHFC sets each voucher jurisdiction's payment standard to respond to local market conditions. These are monitored annually and any changes of 5 percent or more in the local market requires an adjustment of the payment standard. Payment standard evaluation and adjustment do not typically occur at the same time that HUD publishes revised FMRs.

AHFC continues to evaluate rent reasonableness prior to signing any new HAP contracts for families that wish to move and for landlord rent increase requests. For those families that are renewing their HAP Contract for their current unit, AHFC conducts rent reasonableness as part of each family's regular examination process. The revised payment standard and rent reasonableness coincide with the effective date of the family's examination.

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2023-2 Security Deposit Assistance Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors April 27, 2022

Reviewed by HUD July 19, 2022

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

2. Description

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

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

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

2. Description

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented

Approved by the AHFC Board of Directors

April 27, 2022

Reviewed by HUD

July 19, 2022

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

2. Description

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year

4. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented

Approved by the AHFC Board of Directors
Reviewed by HUD

April 27, 2022
July 19, 2022

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

2. Description

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2024-01 Landlord Appreciation Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors
Reviewed by HUD

April 26, 2023
August 11, 2023

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

2. Description

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

2024-02 New Start Voucher Program

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors
Reviewed by HUD

April 26, 2023
August 11, 2023

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

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

2. Description

AHFC established the New Start (formerly named Stabilization) Voucher Program with the support of AHFC's MTW funds to assist up to 400 vouchers in AHFC's voucher jurisdictions of Anchorage, Homer, Fairbanks, Juneau, Ketchikan, Kodiak, Mat-Su, Petersburg, Sitka,

Soldotna, Valdez and Wrangell. Families assisted through AHFC's Planning and Program Development Department's (PPDD) Stabilization Program, funded through Emergency Rental Assistance (ERA) funds, began reaching their assistance limits in April 2023. This activity will target those families scheduled to exit the Emergency Rental Assistance Funded Stabilization Program to ensure a continuous and affordable housing solution.

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

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

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Significant Changes

No changes to this activity during this fiscal year.

C. Not Yet Implemented

2021-1 Step Program Set-Aside Pilot

1. Plan Year Approved, Implemented, Amended

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

2. Description

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

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

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

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

Statutory Objective

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

Authorization

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

Regulation Citation

None

3. Implementation Plan

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

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

III. Activities On Hold

2010-13 Homeownership Program

1. Plan Year Approved, Implemented, Amended

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

2. Description

AHFC currently has 14 voucher holders receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded planned expenses. The Board of Directors approved the permanent closure on March 9, 2011.

Statutory Objective

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

MTW Authorization and Need

Attachment C, paragraph D.8.a

Regulation Citation

24 CFR 982.625

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

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

Original Benchmarks

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

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

3. Reactivation of Activity

AHFC anticipates closing this activity on the FY2025 MTW Report.

4. Planned Non-Significant Changes

No changes to this activity since implementation.

2014-1f Ineligible Noncitizen Proration

1. Plan Year Approved, Implemented, Amended

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

2. Description/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.

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

AHFC is placing this activity on hold with the submission of FY2026 MTW Plan and will begin implementation of the proration calculations at 24 CFR 5.520 in accordance with HUD guidance.

Statutory Objective

As listed under 2014-1 above.

Authorization

Attachment C, paragraphs C.4, C.11, D.2.a, and D.3.a.

Regulation Citation

HUD regulations at 24 CFR 5.520.

3. Reactivation of Activity

AHFC anticipates closing this activity on the FY2025 MTW Report.

4. Planned Non-Significant Changes

No changes to this activity since implementation.

IV. Closed Out Activities

2010-1 Reexamination of Income

1. Plan Year Approved, Implemented, Amended

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

This activity was implemented with Numbered Memo 10-45 on December 7, 2010. After comments from staff, AHFC implemented this for elderly/disabled Public Housing residents only with Numbered Memo 11-08 on January 27, 2011.

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

2. Closure Reason

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

Final Outcomes and Lessons Learned

Staff reported positive results from reducing the number of annual examinations for families with all adults on fixed income. Success in this activity lead to the use of a triennial examination schedule for Classic Program families. We also learned that the more complicated rent calculation method proposed under this activity was difficult to administer. This led to the development of the simple 28.5 percent calculation under activity 2014-1.

2010-4 Rent Simplification

1. Plan Year Approved, Implemented, Amended

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

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

Develop an alternate rent structure.

2. Closure Reason

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

Final Outcome and Lessons Learned

Staff reported positive results from former activity 2010-2 (Asset Threshold) as it decreased staff time verifying small asset balances. It also decreased error rates for posting and updating small asset balances. Positive results from this activity encouraged the incorporation of former activity 2010-2 into activity 2014-1 as 2014-1h.

Former activity 2010-3 (EID Elimination) showed immediate results in the decrease of staff administrative time. AHFC wanted to incentivize families to increase income from wages, but past results from the Earned Income Disallowance did not produce long-term results by encouraging families to retain employment once the disallowance period ended. AHFC considered these results when evaluating how to better incentivize families to retain employment.

2010-8 Live-In Aides

1. Plan Year Approved, Implemented, Amended

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

Restructure the live-in aide program to coordinate with the state-funded agencies that provide most of the live-in aides for low-income Alaskans.

2. Closure Reason

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

2010-11 Project-Based Voucher Assistance in Transitional Housing

1. Plan Year Approved, Implemented, Amended

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

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

2. Closure Reason

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

2010-12 Local Preferences

1. Plan Year Approved, Implemented, Amended

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

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

2. Closure Reason

On July 1, 2012, AHFC altered its application process to remove the availability of preferences in favor of a list that is ranked by date and time of application. AHFC honored preferences for those families who applied for the old preference-based waiting list. AHFC exhausted its last preference-based waiting list in FY2017. This activity is closed.

Final Outcome and Lessons Learned

AHFC had proposed this activity as families with homeless preferences were declining a public housing unit offer while they “waited” for a voucher. AHFC never instituted this activity as we eliminated preferences from all our waiting lists. As those lists were being exhausted and closed, the need for this activity diminished.

2010-14 AHFC Alternate Forms

1. Plan Year Approved, Implemented, Amended

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

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

2. Closure Reason

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

2012-3 Waiver of Automatic Termination of HAP Contract

1. Plan Year Approved, Implemented, Amended

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

Waive HUD regulations at 24 CFR 982.455 that require AHFC automatically terminate a HAP contract 180 days after the last housing assistance payment to the owner.

2. Closure Reason

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

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

2013-3 Income Limits

1. Plan Year Approved, Implemented, Amended

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

In order to address community concerns about services to those most disadvantaged due to inadequate access to decent, safe, and sanitary housing, AHFC is proposing to lower its income limits to serve those populations most in need.

2. Closure Reason

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

Final Outcome and Lessons Learned

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

2014-2 Use of TIC Sheets for PBV Income Calculations

1. Plan Year Approved, Implemented, Amended

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

For project-based voucher (PBV) developments that also utilize Low Income Housing Tax Credit (LIHTC) Program financing, AHFC would like to substitute the LIHTC Tenant Income Certification (TIC) for income and asset verification and determination of subsidy.

2. Closure Reason

AHFC began talks with an operator of its project-based vouchers and discovered after further consultation that AHFC staff would prefer to mirror traditional Classic and Step Program calculations for ease of administration. AHFC began the process of converting its current traditional project-based voucher families to a streamlined rent calculation instead. This activity is closed as part of the submission of the FY2018 Annual Plan.

Final Outcome and Lessons Learned

Initial cooperation with third-party managers of properties with project-based vouchers demonstrated that this might be an administrative efficiency that AHFC could implement. Further discussions with these managers after implementation of rent reform revealed that these managers liked AHFC's Classic and Step program models. AHFC has since implemented these models for new developments (Ridgeline Terrace and Susitna Square) and implemented the streamlined calculation method (2014-1h) for existing project-based locations.

2016-1 Section 811 Sponsor-Based Assistance Match

1. Plan Year Approved or Amended

Reviewed & Approved by HUD	9/14/2015
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Formerly called the Housing First Sponsor-Based Assistance RFP. Under the Moving to Work Demonstration Program, housing authorities have the authority to fund rental assistance outside of Section 8 and 9 regulations under the 1937 Housing Act. When this activity was first proposed in AHFC's FY2018 Annual Plan, PHD planned to collaborate with our Planning and Program Development Department to offer additional project-based vouchers to

incentivize owners to participate in the Section 811 project-based rental assistance program. AHFC has solicited two proposals for the award of these funds with unsuccessful responses prior to the selection of its current partner. At this time, none of the private market owners that dedicated units to the Section 811 project-based vouchers want the additional units offered by the Public Housing Department.

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

2. Closure Reason

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

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

Final Outcome and Lessons Learned

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

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

V. PLANNED APPLICATION OF MTW FUNDS

A. Planned Application of MTW Funds

A.1 Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$10,226,712
70600	HUD PHA Operating Grants	\$53,771,599
70610	Capital Grants	\$0
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	\$3,426,570
71100+72000	Interest Income	\$439,642
71600	Gain or Loss on Sale of Capital Assets	\$0
71200 + 71300 + 71310 + 71400 + 71500	Other Income	\$52,530
70000	Total Revenue	\$67,917,053

A.2 Estimated Application of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	\$11,028,987
91300 + 91310 + 92000	Management Fee Expense	\$2,851,006
91810	Allocated Overhead	\$0
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	\$1,916,395
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	\$5,588,416
93500 + 93700	Labor	\$0
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	\$5,508,248
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	\$172,254
96100 (96110 + 96120 + 96130 + 96140)	Total Insurance Premiums	\$1,668,319
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	\$570,427
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	\$0
97100 + 97200	Total Extraordinary Maintenance	\$1,050,302
97300 + 97350	Housing Assistance Payments + HAP Portability-In	\$31,305,714
97400	Depreciation Expense	\$5,177,783
97500 + 97600 + 97700 + 97800	All Other Expenses	\$1,079,202
90000	Total Expenses	\$67,917,053

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

A.3 Description of Planned Application of MTW Funding Flexibility

During FY2026, AHFC will allocate MTW funding flexibility revenues among our housing and administrative programs. AHFC uses single fund authority to support the following local programs:

- Helping 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.
- Offering rental assistance to vulnerable, very low-income persons who may not be normally served in traditional HUD programs (see Activities 2010-9, 2011-4a, 2011-4b, 2011-4c, 2011-4d, 2011-4e, 2011-4f, 2011-4g, 2011-4h, 2011-4i, 2011-4j, 2011-4k, 2011-4l, 2011-4m, 2011-4n, 2023-3a, 2023-3b, and 2024-2). We will be expanding assistance opportunities with pending activities (2021-1, 2025-1 and 2025-2).
- Providing direct support of local low-income housing operations and capital repairs to ensure safe, decent, and affordable housing.

Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	\$50,511,248	\$10,000,000.00
HCV Admin Fee	\$ 6,162,080	\$2,000,000.00
PH Operating Subsidy	\$16,502,430	\$5,000,000.00
Total	\$73,175,758	\$17,000,000.00

AHFC anticipates that all HUD budgeted funds will cover expenses. AHFC also has funds in HUD-held HAP reserves and has an implementation plan to address spending of those funds over a period of five (5) years, to:

- Increase Affordable Housing Opportunities. We plan to increase statewide affordable housing capacity by leveraging resources and using flexibilities of the MTW program and the Alaska Corporation for Affordable Housing (ACAH): \$25M
- Ensure Safety of People and Housing. We will continue to make the safety of residents, clients, and staff a priority in order to support the mission: \$3M
- Accelerate Digital transformation. We are in the process of transitioning to a digital strategy that will make a meaningful impact on staff workload, relationships with clients and landlords, and our ability to collect, manage, and report on data required to support our mission. We have developed a roadmap statewide that focuses on achieving business outcomes while adapting agile technology methodologies. This includes upgrading network equipment, enhancing infrastructure in offices and public housing properties to optimize Wi-Fi coverage, and ensuring employees and residents have the necessary tools for digital collaboration. Practical examples are online portals, handheld inspection devices, online payment systems, and providing

employees with equipment that can be used in the field to seamlessly upload data to our software system: \$2M

- Address Acute Staffing Shortage. We will relieve pressure on current staff and clients by reaching full organization capacity through hiring and retention: \$2.7M
- Reorient Voucher Programs to Meet Changing Community Needs. We will evaluate the changing needs of communities, individuals, and landlords and develop new programs or revise existing ones to meet those needs: \$5M
- Develop a Framework to Assess the Long-Term Viability of Owned Properties. We will build and foster skill sets and infrastructure that are required to assess the financial condition of individual properties: \$3M

A.4 Local Asset Management Plan

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

A.5 Rental Assistance Demonstration (RAD) Participation

AHFC does not have any RAD activities at this time.

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

V. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance

A.1 Board Resolution for FY2026 Annual Plan

PENDING

A.2 Certifications of Compliance

PENDING

OMB Approval No. 2577-0216 (exp. 08/31/2027)

CERTIFICATIONS OF COMPLIANCE	
<p style="text-align: center;">U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan</p>	
<p>Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2025), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p>	
<p>(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.</p> <p>(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</p> <p>(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).</p> <p>(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.</p> <p>(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</p> <p>(6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).</p> <p>(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.</p> <p>(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.</p> <p>(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing</p> <p>(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</p> <p>(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.</p> <p>(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.</p>	

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Alaska Housing Finance Corporation
MTW PHA NAME

AK001 and AK901
MTW PHA NUMBER/PHA CODE

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

Brent LeValley
NAME OF AUTHORIZED OFFICIAL

Chair
TITLE

SIGNATURE

DATE

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

B. Documentation of Public Process

B.1 Public Notice for FY2026 Moving to Work Plan

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2026 Annual Plan on its web site and in the *Anchorage Daily News*, *Fairbanks News-Miner*, and *Juneau Empire* newspapers. The notice was published on April 16, 2025 on AHFC's web site.

Public Comment and Hearing Notice

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

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2026 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at www.ahfc.us/tenants/resources/mtw-plans-and-reports. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **May 15th, 2025**. Please submit comments to klong@ahfc.us or mail to:

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

2. A public hearing is scheduled for: **May 12th, 2025, 4:30-5:30 p.m.**

4300 Boniface Parkway Anchorage, AK 99501
Board Room

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

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

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids, services, or special modifications to participate in this public meeting should call **907-330-8432** at least three business days prior to the scheduled meeting date to arrange an accommodation.

B. 2 Extension of Public Notice for FY2026 Moving to Work Plan

On April 23, 2025 AHFC published an extension to public notice seeking comment on the FY2026 Annual Plan on its web site and in the *Anchorage Daily News*, *Fairbanks News-Miner*, and *Juneau Empire* newspapers.

Extension to Public Comment and Hearing Notice Released April 16

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

Alaska Housing Finance Corporation (AHFC) published a public notice on April 16, 2025 inviting the public to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation FY2026 Moving to Work (MTW) Plan and Capital Fund Program. AHFC is issuing this public notice to extend the comment period to **May 27, 2025** due to an addition to the Plan.

The revised Plan is available on the AHFC website at www.ahfc.us/tenants/resources/mtw-plans-and-reports. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are extended to **May 27, 2025**. Please submit comments to klong@ahfc.us or mail to:

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

2. A public hearing is scheduled for: **May 12, 2025, 4:30-5:30 p.m.**

4300 Boniface Parkway Anchorage, AK 99501
Board Room

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

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

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids, services, or special modifications to participate in this public meeting should call **907-330-8432** at least three business days prior to the scheduled meeting date to arrange an accommodation.

B.3 Anchorage Daily News Affidavits of Publication

ANCHORAGE DAILY NEWS

AFFIDAVIT OF PUBLICATION

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

Order #: W0052122

Cost: \$246.64

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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

04/16/2025

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

Lisi Misa

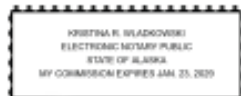
Signed _____

Subscribed and sworn to before me

2025-04-23

Kristina R. Wladkowski

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



MY COMMISSION EXPIRES

2029-01-23

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

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at www.ahfc.us/tenants/resources/mtw-plans-and-reports/. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until May 15th, 2025. Please submit comments to klong@ahfc.us or mail to:

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

2. A public hearing is scheduled for: May 12th, 2025, 4:30-5:30 p.m.

4300 Boniface Parkway Anchorage, AK 99501
Board Room

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

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

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids, services, or special modifications to participate in this public meeting should call 907-330-8432 at least three business days prior to the scheduled meeting date to arrange an accommodation.

Pub: Apr. 16, 2025

B.4 Anchorage Daily News Affidavits of Publication for Extension

ANCHORAGE DAILY NEWS

AFFIDAVIT OF PUBLICATION

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

Order #: W0052290

Cost: \$272.9

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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

04/23/2025

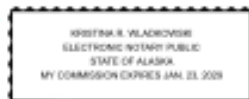
and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed Lisi Misa

Subscribed and sworn to before me
2025-04-25

Kristina R. Wladkowski

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



MY COMMISSION EXPIRES
2029-01-23

Extension to Public Comment and Hearing
Notice Released April 16
Alaska Housing Finance Corporation
Moving to Work Plan and Capital Fund Program

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The revised Plan is available on the AHFC website at www.ahfc.us/tenants/resources/mtw-plans-and-reports <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports/>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

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Pub: Apr. 23, 2025

B.5 Fairbanks Daily News-Miner Affidavits of Publication

AFFP
PN Public Comment

Affidavit of Publication

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

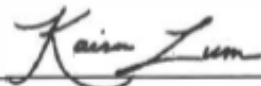
Kaira Lum, being duly sworn, says:

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

April 16, 2025, April 23, 2025

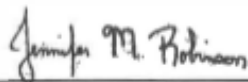
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Affidavit Clerk

Subscribed to and sworn to me this 23rd day of April 2025.



Jennifer M. Robinson, Notary Public, Fairbanks North Star Borough County, Alaska

My commission expires: February 11, 2026

00007758 00081617 907-338-9218

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

STATE OF ALASKA
NOTARY PUBLIC
Jennifer M. Robinson
My Commission Expires February 11, 2026

00081617
Public Comment and Hearing Notice
Alaska Housing
Finance Corporation
Moving to Work Plan and Capital Fund
Program

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ATTN: Korene Long
PO Box 101020
Anchorage, AK
99510-1020

2. A public hearing is scheduled for:
May 12th, 2025,
4:30-5:30 p.m.

4300 Boniface Parkway Anchorage, AK 99501
Board Room

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Publish: 4-16 &
4-23-2025

00081617

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

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Publish: 4-16 &
4-23-2025

B.6 Fairbanks Daily News-Miner Affidavits of Publication for Extension

AFFP
PN Public Comment Extension

Affidavit of Publication

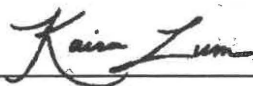
STATE OF ALASKA)
COUNTY OF FAIRBANKS) SS
NORTH STAR BOROUGH)

Kaira Lum, being duly sworn, says:

That she is Affidavit Clerk of the Fairbanks Daily News-Miner, a daily newspaper of general circulation, printed and published in Fairbanks, Fairbanks North Star Borough County, Alaska; that the publication, a copy of which is attached hereto, was published in the said newspaper on April 23, 2025

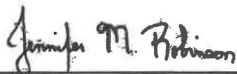
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Affidavit Clerk

Subscribed to and sworn to me this 23rd day of April 2025.



Jennifer M. Robinson, Notary Public, Fairbanks North Star Borough County, Alaska

My commission expires: February 11, 2026

00007758 00081782 907-338-9218

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

STATE OF ALASKA
NOTARY PUBLIC

Jennifer M. Robinson

My Commission Expires February 11, 2026



00081782
Extension to
Public Comment and Hearing Notice
Released April 16
Alaska Housing
Finance Corporation
Moving to Work Plan and Capital Fund
Program

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ATTN: Korene Long
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Anchorage, AK
99510-1020

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4300 Boniface Parkway Anchorage, AK 99501
Board Room

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Publish: 4-23-2025

00081782

**Extension to
Public Comment and
Hearing Notice
Released April 16**

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Finance Corporation
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Publish: 4-23-2025

B.7 Juneau Empire Affidavits of Publication

PUBLISHER'S AFFIDAVIT

UNITED STATES OF AMERICA,
STATE OF ALASKA

}
SS:

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

Public Notice
April 16, 2023
April 23, 2025

Doug Munn

SUBSCRIBED AND SWORN before me on this

30 day of Apr, 2024.

Donna K Schrader

NOTARY PUBLIC in favor for the State of Alaska.

My Commission Expires October 19, 2027

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

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

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Pub: Apr. 16 & 23, 2025

1011987

B.8 Juneau Empire Affidavits of Publication for Extension

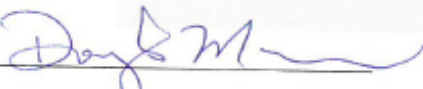
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UNITED STATES OF AMERICA,
STATE OF ALASKA

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printed copy of which is hereto annexed was published in said paper on the
dates listed below:

Extension to Public Comment
April 16, 2025
April 23, 2025

x 

SUBSCRIBED AND SWORN before me on this

25TH day of Apr, 2024.



NOTARY PUBLIC in favor for the State of Alaska.

My Commission Expires October 19, 2027

Extension to Public Comment and Hearing Notice Released April 16 Alaska Housing Finance Corporation Moving to Work Plan and Capital Fund Program

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Pub: Apr. 16 & 23, 2025

1011987

B.9 Public Comments from the May 12, 2025 Public Hearing

A transcript of the entire proceeding is on record at the AHFC Public Housing Department headquarters. Attendance: AHFC staff members attending (three) called into the public hearing.

Catherine Stone provided an introduction to the public hearing and explained the purpose of the hearing. Mrs. Stone then provided a short overview of the FY2026 MTW Plan. No public comments were provided at the Public Hearing.

B.10 Written Public Comments

No written comments were provided as of the close of the public comment period.

B.11 Resident Advisory Board Comments

The FY2026 Plan was made available to each Resident Advisory Board member as part of the public comment process. There were no additional comments provided at that time.

C. Planned and Ongoing Evaluations

C.1 Quality Assurance Reviews

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

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

D. Lobbying Disclosure

D.1 SF-LLL Disclosure of Lobbying Activities

AHFC does not have anything to disclose.

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

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Office, Office of Policy Development and Research, HEE, Department of Housing and Urban Development, 401 M St SW, Room 4176, Washington, DC 20418-1000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Alaska Housing Finance Corporation

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher and Public Housing Programs

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

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

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

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

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

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

Name of Authorized Official

Catherine Stone

Title

Director, Public Housing

Signature



Date (mm/dd/yyyy)

05/16/2025

Previous edition is obsolete

form HUD 50071 (01/14)

E. Appendix

AHFC submits these activities to its Board of Directors for approval as part of its overall Plan. These activities fall within current authority granted under HUD regulations and do not require HUD MTW approval.

E.1 Alaska Corporation for Affordable Housing (ACAH)

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

ACAH continues to assess opportunities to expand affordable housing units and expects to complete construction of new affordable housing in FY2026.

E.2 Environmental and Energy Assessments

Environmental:

AHFC's Environmental Impact Analyst II works within our Facilities Management (a section within the Public Housing Department (PHD)) planning team to maintain statewide compliance for our maintenance and operations efforts to sustain our housing stock. This position specializes in identifying potential impacts to the environment, property, and residents prior to application of funding and provide any mitigation to be included within the developed project scope. Also, this position monitors all programmatic agreements, tracks necessary reporting requirements, and reports those changes to PHD management. At the time of this publication, the position has completed approximately 90 percent of the statewide portfolio's five-year plans and conducted several "one-off" project reviews for issuance to our responsible entity for review and approval.

Energy:

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

E.3 Non-MTW Activities

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

2010N-7 Designated Housing

Description and Status

Designation of certain Public Housing buildings as elderly or disabled only. HUD approved the designation of 104 units at Chugach Manor as elderly. Sixteen units are reserved for persons with disabilities. HUD granted approval of the designated housing plan on May 10, 2011. Numbered Memo 12-10 dated February 24, 2012 with an effective date of March 1, 2012 issued waiting list and operational procedures for staff.

- AHFC received approval to extend this designation on February 26, 2016 from HUD.
- AHFC received approval to extend this designation on January 31, 2018 from HUD.
- AHFC received approval to extend this designation on February 13, 2020 from HUD.
- AHFC received approval to extend this designation on April 21, 2022 from HUD.
- AHFC received approval to extend this designation on May 31, 2024 from HUD.

Activity is ongoing.

2011N-6 Elder Housing Preference

Description and Status

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

2019N-1 Disposition of Six Public Housing Properties

1. Description

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

2. Background

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

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

3. Implementation

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

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

4. Update

Below is the current status of each property.

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

2023N-1 Remote Video Inspections

1. Description

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

2. Background

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

3. Implementation

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

4. Update

AHFC anticipates updating this exhibit when the new NSPIRE protocol is implemented for the Housing Choice Voucher Program.

2023N-2 Conversion of Paper Operations to Electronic Systems

1. Description

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

2. Background

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

3. Implementation

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

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

4. Update

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

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

E.4 Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2024

- AK01P001501-19 (CFP 520)
- AK01P001501-20 (CFP 521)
- AK01P001501-21 (CFP 522)
- AK01P001501-22 (CFP 523)
- AK01P001501-23 (CFP 524)
- AK01P001501-24 (CFP 525)

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Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK01P001501-19 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:	2019 2019
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Type of Grant

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 30, 2024**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$2,941,459.00	\$2,957,669.00	\$2,957,669.00	\$2,122,699.75
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,941,459.00	\$2,957,669.00	\$2,957,669.00	\$2,122,699.75
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary

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

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 30, 2024**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,035,482.00	\$3,057,543.00	\$2,751,788.70	\$2,001,421.29
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,035,482.00	\$3,057,543.00	\$2,751,788.70	\$2,001,421.29
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Part I: Summary

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

- Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 30, 2024** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,057,543.00	\$3,056,249.00	\$3,056,249.00	\$2,574,041.57
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,057,543.00	\$3,056,249.00	\$3,056,249.00	\$2,574,041.57
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary

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

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 30, 2024**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,042,388.00	\$3,487,239.00	\$3,138,516.00	\$1,404,075.30
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,042,388.00	\$3,487,239.00	\$3,138,516.00	\$1,404,075.30
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary

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

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 30, 2024**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,517,456.00	\$3,517,456.00	\$3,165,710.40	\$33,118.60
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,517,456.00	\$3,517,456.00	\$3,165,710.40	\$33,118.60
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

Part I: Summary

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

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 30, 2024**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,568,854.00	\$3,568,854.00	\$2,314,385.40	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,568,854.00	\$3,568,854.00	\$2,314,385.40	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Expires TBD

Part I: Summary

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

- Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,568,854.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,568,854.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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ALASKA HOUSING FINANCE CORPORATION BOARD CONSIDERATION MEMORANDUM

Date: May 28, 2025

Staff: Mike Strand

Item: Revenue Bond, 2025 (Ketchikan PSH Project)

Proposal:

Staff is proposing the issuance of up to \$7,600,000 Revenue Bond, 2025 (Ketchikan PSH Project) (the “Bond”).

Background:

The Ketchikan PSH Project (the “Project”) is a 28-unit multi-family rental housing facility for low-income tenants in Ketchikan, Alaska. Financing for the Project includes 4% low-income housing tax credits, which require that 50% of the Project costs be funded with tax-exempt bonds. The proposed Bond satisfies that IRS requirement and provides developers with the necessary funding sources to complete the Project

Bond Issue:

The Bond will be sold directly to the construction lender, Northrim Bank (the “Purchaser”), in a private placement transaction pursuant to a Bond Purchase Agreement. The Purchaser will then fund a loan to Alaska Housing Finance Corporation (the “Corporation”) pursuant to a Loan Agreement (the “Loan Agreement”) related to the Bond. The Corporation will then lend the proceeds of the Bond to the Ketchikan PSH I Limited Partnership (the “Borrower”) for payment of Project costs, secured by an Agreement to Issue Bond and Assignment between the Corporation and the Purchaser. The Borrower and the Corporation will also enter into a Regulatory Agreement ensuring that the Project qualifies for exclusion from gross income for federal tax purposes. The Loan Agreement provides for payments by the Borrower in amounts that will be sufficient to pay principal of and interest on the Bond when due. Payments by the Borrower will be the sole source of revenues for payment of the Bond, and no assets of the Corporation will be pledged to the payment of the Bond.

Resolution and Documents:

The attached resolution authorizes the issuance and sale of up to \$7,600,000 Bond and approves related matters. Attached for the Board’s review are drafts of the Bond Purchase Agreement, Loan Agreement, Agreement to Issue Bond and Assignment and Regulatory Agreement.



Recommendation:

Staff recommends Board approval

BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION RESOLUTION 2025-10

RESOLUTION OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING THE ISSUANCE AND SALE OF A NOT TO EXCEED \$7,600,000 REVENUE BOND, 2025 (KETCHIKAN PSH PROJECT); AUTHORIZING AN AGREEMENT TO ISSUE BOND AND ASSIGNMENT TO SECURE SAID BOND; AUTHORIZING A BOND PURCHASE AGREEMENT RELATING TO THE SALE OF SAID BOND; AND AUTHORIZING AND APPROVING RELATED MATTERS.

WHEREAS, the Alaska Housing Finance Corporation (“the Corporation”) has determined to issue its Revenue Bond, 2025 (Ketchikan PSH Project), the aggregate principal amount of which will not exceed \$7,600,000 (the “Bond”); and

WHEREAS, Northrim Bank (the “Purchaser”) will purchase the Bond and, as payment for the Bond, will provide funds for a loan pursuant to a Loan Agreement (the “Loan Agreement”) to be entered into by the Corporation and Ketchikan PSH I Limited Partnership (the “Borrower”); and

WHEREAS, pursuant to the terms of the Loan Agreement, the Corporation will make a loan to the Borrower using the amounts provided by the Purchaser as described in the preceding clause, and the Borrower will use the loan to pay the costs of the following (or to reimburse the Borrower for the payment of such costs): (1) development of a 28-unit multi-family rental housing facility in Ketchikan, Alaska, for low income tenants (the “Project”), and (2) certain related expenses; and

WHEREAS, the Bond will be issued under and pursuant to and will be secured by an Agreement to Issue Bond and Assignment by and between the Corporation and the Purchaser (the “Assignment”), which shall be in substantially the form presented to and made part of the records of this meeting; and

WHEREAS, to provide for qualification of the interest on the Bond for exclusion from gross income for federal income tax purposes, the Borrower and the Corporation will enter into a Regulatory Agreement (the “Regulatory Agreement”), which shall be in substantially the form presented to and made part of the records of this meeting; and

WHEREAS, the Loan Agreement provides for payments by the Borrower in amounts that will be sufficient to pay principal of and interest on the Bond when due; and



WHEREAS, such payments by the Borrower will be the sole source of revenues for payment of the Bond, and no assets or revenues of the Corporation will be pledged to the payment of the Bond; and

WHEREAS, necessary arrangements have been made for the sale of the Bond pursuant to the terms of a Bond Purchase Agreement by and among the Corporation, the Borrower, and the Purchaser (the “Bond Purchase Agreement” and, together with the Assignment, the Loan Agreement, and the Regulatory Agreement, the “Bond Documents”); and

WHEREAS, the final forms of the Bond Documents shall be substantially in the same form and content as the forms of the Bond Documents presented at this meeting; and

WHEREAS, all consents, proceedings, and approvals necessary for the authorization, sale, and delivery of the Bond and have been taken or received;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Alaska Housing Finance Corporation that:

Section 1. In order to provide funds to finance the Project, the Corporation will issue the Bond; provided, however, that the Bond (1) is in an aggregate principal amount not to exceed \$7,600,000, (2) bears interest at a rate or rates determined as set forth in the Loan Agreement but not to exceed an initial rate of 8.5% per annum, and (3) is in substantially the form and content set forth in the Assignment but with such changes to the form and content as any of the Authorized Officers (as defined below) shall consider necessary or appropriate; and provided, further, that the Bond may not create a general obligation indebtedness of the Corporation but shall be payable solely from the revenues identified in the Loan Agreement or in the Assignment.

The Bond does not constitute the indebtedness or other liability of the State of Alaska or any political subdivision thereof, but shall be payable solely from certain of the payments to be made by the Borrower under the Loan Agreement and certain other sources as identified in the Assignment. The Corporation does not pledge the faith and credit of the Corporation or the State of Alaska or any political subdivision thereof to apply money from, or levy or pledge, any form of taxation to payment of the Bond.

Section 2. The Chief Executive Officer/Executive Director, the Deputy Executive Director, the Chief Financial Officer/Finance Director, the Budget Director and the Controller (each, an “Authorized Officer” and, collectively, the “Authorized Officers”) are severally authorized to approve, execute, and deliver the final forms of the Bond Documents substantially in the forms presented to this meeting, but with such changes as any of the Authorized Officers shall consider necessary or appropriate. The execution of any Bond Document by any Authorized Officer is conclusive evidence of approval of any and all changes, modifications, additions, or deletions to that Bond Document from the form or content that was presented to this meeting. Each of the Authorized Officers

is authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary, useful, or convenient to carry out the provisions of the Bond Documents and to issue, sell, and deliver the Bond.

Section 3. The Authorized Officers are each authorized, after execution of the Bond, to deliver the Bond to Northrim Bank, as Purchaser, and the provisions of the Assignment with respect to the Bond are hereby authorized, approved, and confirmed and are incorporated herein by reference.

Section 4. The Authorized Officers are each authorized for and on behalf of the Corporation to do or cause to be done all acts and things required or desirable to be done by the Corporation (or by any Authorized Officer) under and pursuant to the terms of the Assignment and all acts and things required or desirable to be done by the Corporation (or by any Authorized Officer) under the terms and conditions of the Bond Purchase Agreement or to provide for the issuance and sale of the Bond.

Section 5. This Resolution shall take effect immediately.

PASSED AND APPROVED by the Board of Alaska Housing Finance Corporation this _____, 2025.

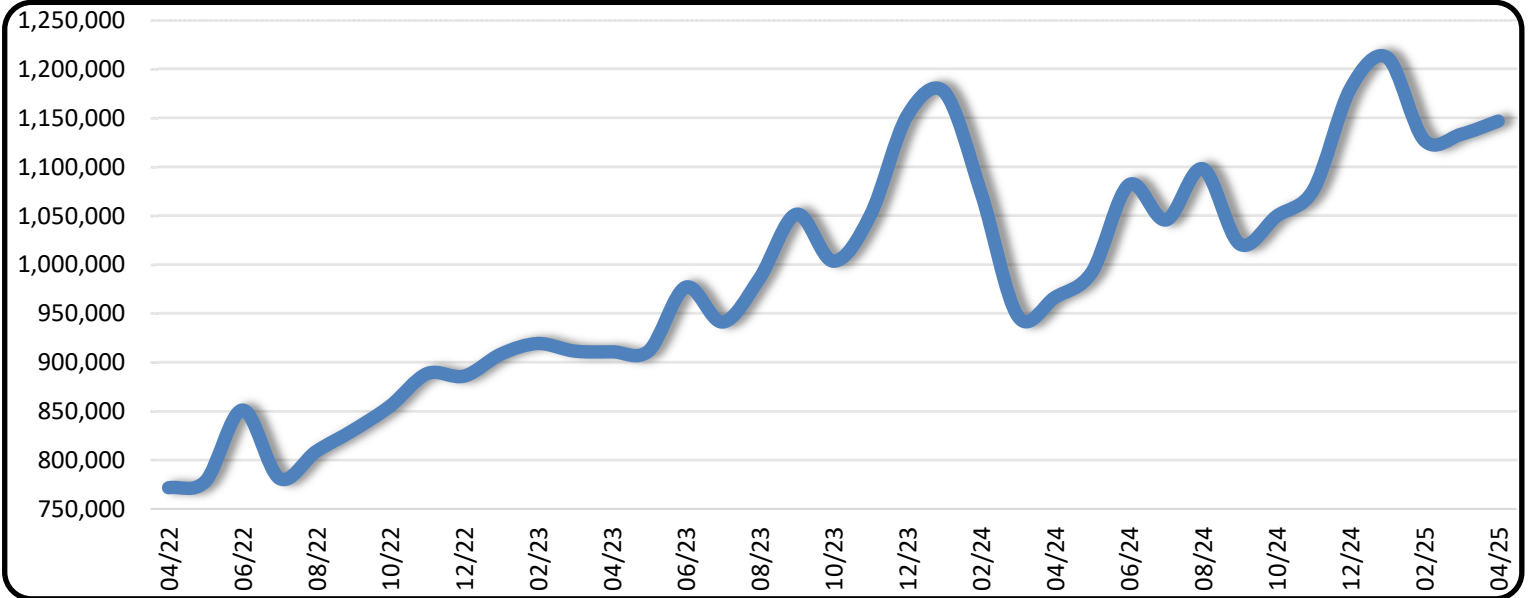
Brent LeValley – Board Chair

ALASKA HOUSING FINANCE CORPORATION

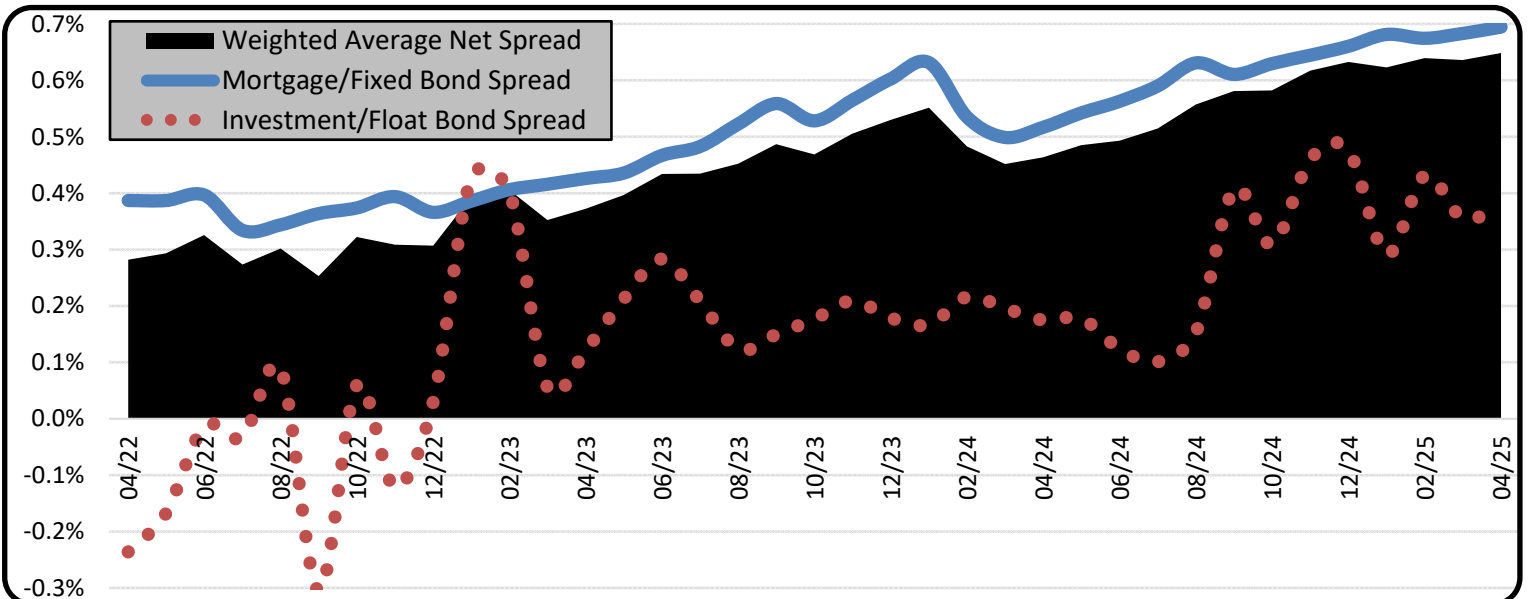
Finance Board Report - May 2025

PORTFOLIO/ACTIVITY: <i>(\$ in Thousands)</i>	Current	1 Month Ago		1 Year Ago		3 Years Ago	
	04/30/25	03/31/25	Change	04/30/24	Change	04/30/22	Change
Total Mortgage Portfolio	3,929,725	3,917,640	0%	3,566,488	10%	3,021,397	30%
Total Bonds Outstanding	2,782,630	2,782,630	0%	2,599,715	7%	2,249,745	24%
Mortgage/Bond Ratio	1.41	1.41	0%	1.37	3%	1.34	5%
Mortgage Average Rate	4.76%	4.75%	0%	4.49%	6%	4.00%	19%
Fixed Bond Average Rate	4.06%	4.06%	0%	3.97%	2%	3.61%	12%
Mortgage/Fixed Bond Spread	0.70%	0.69%	1%	0.52%	35%	0.39%	79%
Current Cash Investment Rate	4.68%	4.62%	1%	5.42%	(14%)	0.47%	896%
Current Floating Bond Rate	4.30%	4.26%	1%	5.25%	(18%)	0.71%	506%
Investment/Float Bond Spread	0.38%	0.36%	6%	0.17%	124%	(0.24%)	258%

Mortgage/Bond Portfolio Variance by Month (\$ in Thousands)



Asset/Debt Leverage Spreads by Month



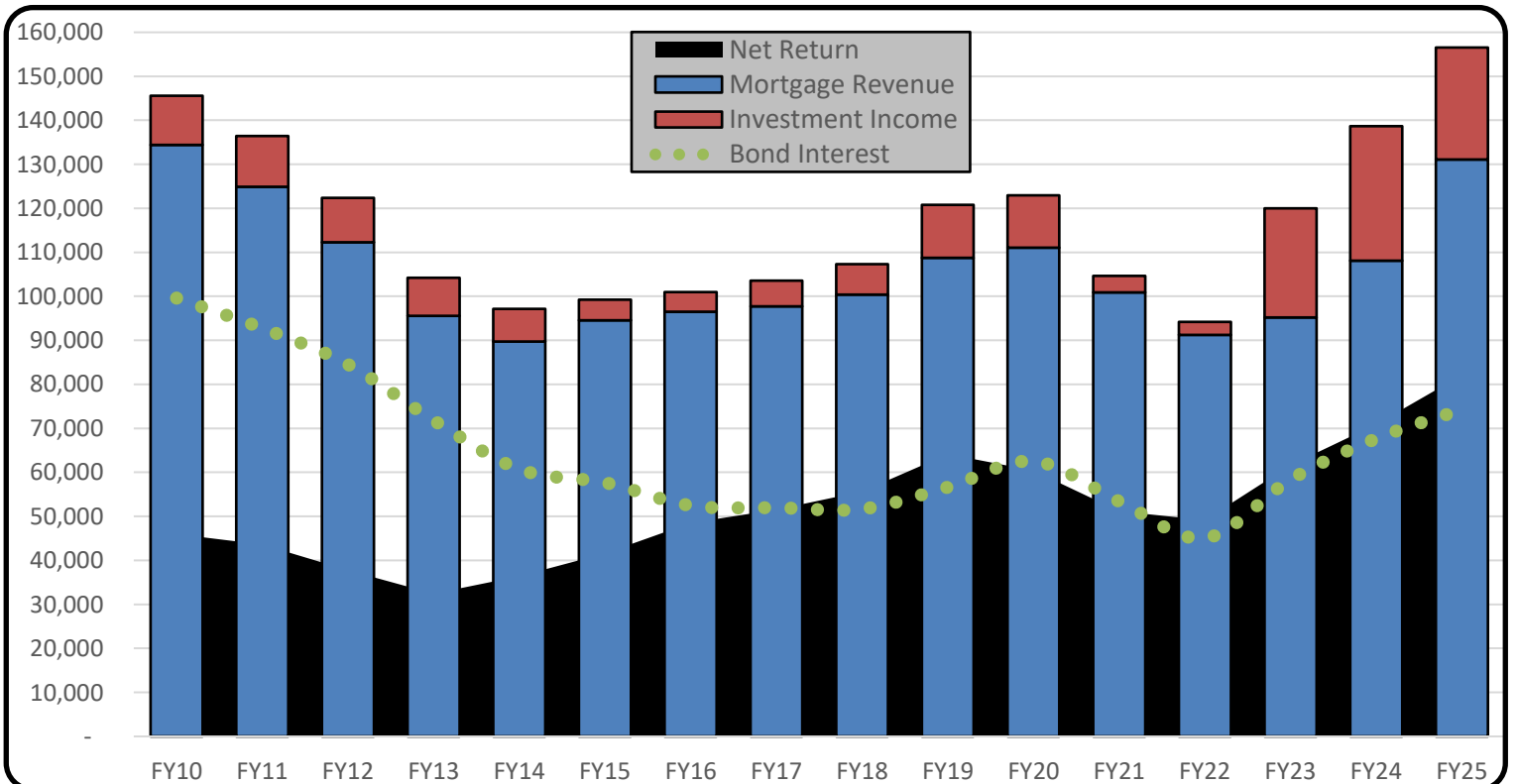
ALASKA HOUSING FINANCE CORPORATION

Finance Board Report - May 2025

FINANCIAL STATEMENTS:
(\$ in Thousands)

	Current Quarter	1 Year Ago		2 Years Ago	
	FY25 Q3	FY24 Q3	% Change	FY23 Q3	% Change
Mortgage and Loan Revenue	131,061	108,128	21%	95,177	38%
Grant, Subsidy & Rental Revenue	114,873	75,667	52%	121,192	(5%)
Total Investment Income	25,462	30,506	(17%)	24,821	3%
Other Revenues	6,917	2,133	224%	2,133	224%
Total Operating Revenues	278,313	216,434	29%	243,323	14%
Bond Interest Expenses	74,333	67,697	10%	58,387	27%
Grant, Subsidy & Rental Expense	87,817	75,040	17%	118,173	(26%)
Operations and Administration	44,906	40,889	10%	41,712	8%
Other Expenses	22,309	16,694	34%	15,300	46%
Total Operating Expenses	229,365	200,320	14%	233,572	(2%)
Total Operating Income	48,948	16,114	204%	9,751	402%
Contributions to State of Alaska	3,192	4,966	(36%)	5,931	(46%)
Change in Net Position	45,756	11,148	310%	3,820	1,098%
Dividend Contributions & Expenses	19,184	19,613	(2%)	25,067	(23%)
Adjusted Change in Net Position	64,940	30,761	111%	28,887	125%
Dividend Calculation (75%)	48,705	23,070	111%	21,665	125%
Total Assets w/ Deferred Outflows	4,775,031	4,554,652	5%	4,377,395	9%
Total Liabilities w/ Deferred Inflows	3,076,439	2,915,254	6%	2,774,114	11%
Net Position	1,698,592	1,639,398	4%	1,603,281	6%

Net Return on Leverage by Fiscal Year through Q3 (\$ in Thousands)



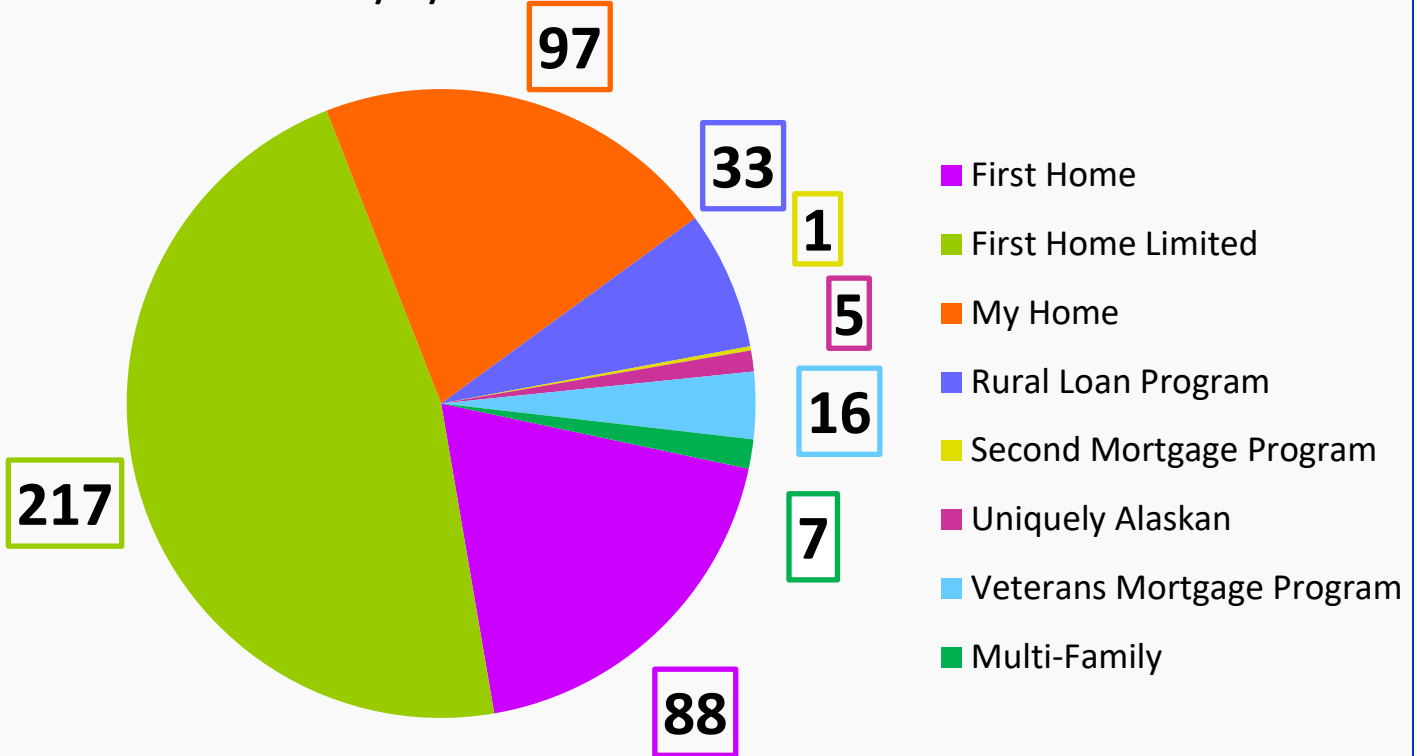
Mortgage Operations

MORTGAGE ACTIVITY SUMMARY LOANS PURCHASED BY PROGRAM

LOAN PROGRAM	April 2025		April 2024		FY 2025 Thru 04/30/2025		FY 2024 Thru 04/30/2024	
	# of Loans	Total Dollar Volume	# of Loans	Total Dollar Volume	# of Loans	Total Dollar Volume	# of Loans	Total Dollar Volume
First Home	26	10,833,859	22	7,354,357	317	120,344,456	344	122,074,361
First Home Limited	27	6,961,512	29	7,562,049	406	111,720,858	351	90,509,012
Military Facility Zone	0	0	1	272,500	0	0	2	575,150
My Home	28	12,590,133	42	15,672,849	415	182,188,429	493	196,117,569
Rural Loan Program	7	2,508,950	1	75,200	122	43,397,690	77	25,086,191
Second Mortgage Program	1	286,484	4	1,685,700	10	2,164,360	8	1,104,550
Uniquely Alaskan	0	0	0	0	1	156,100	1	236,000
Veterans Mortgage Program	13	5,042,926	16	6,490,309	195	90,706,671	154	64,597,230
Residential Loan Program Totals	102	38,223,864	115	39,112,964	1,466	550,678,564	1,430	500,300,063
Condominium Association Loans	0	0	0	0	1	95,645	2	584,400
Multi-Family AHFC Originated	0	0	0	0	0	0	1	160,000
Multi-Family Lender Originated	0	0	1	625,000	6	5,766,800	6	4,302,500
Multi-Family Special Needs	0	0	0	0	5	4,373,100	4	2,515,600
Multi-Family Loan Program Totals	0	0	1	625,000	12	10,235,545	13	7,562,500
Total Loans Purchased	102	38,223,864	116	39,737,964	1,478	560,914,109	1,443	507,862,563
LOAN PROGRAM OPTIONS (Included in Total Loans Purchased)								
Energy Efficiency Interest Rate Reduction	5	2,992,750	6	1,858,805	44	19,621,045	67	26,556,828
Interest Rate Reduction Low Income Borrowers	3	669,075	0	0	17	3,492,094	16	2,833,235
Renovation Options	3	742,864	3	957,531	32	10,694,450	42	12,609,798
Streamline Refinances	0	0	0	0	3	964,449	0	0

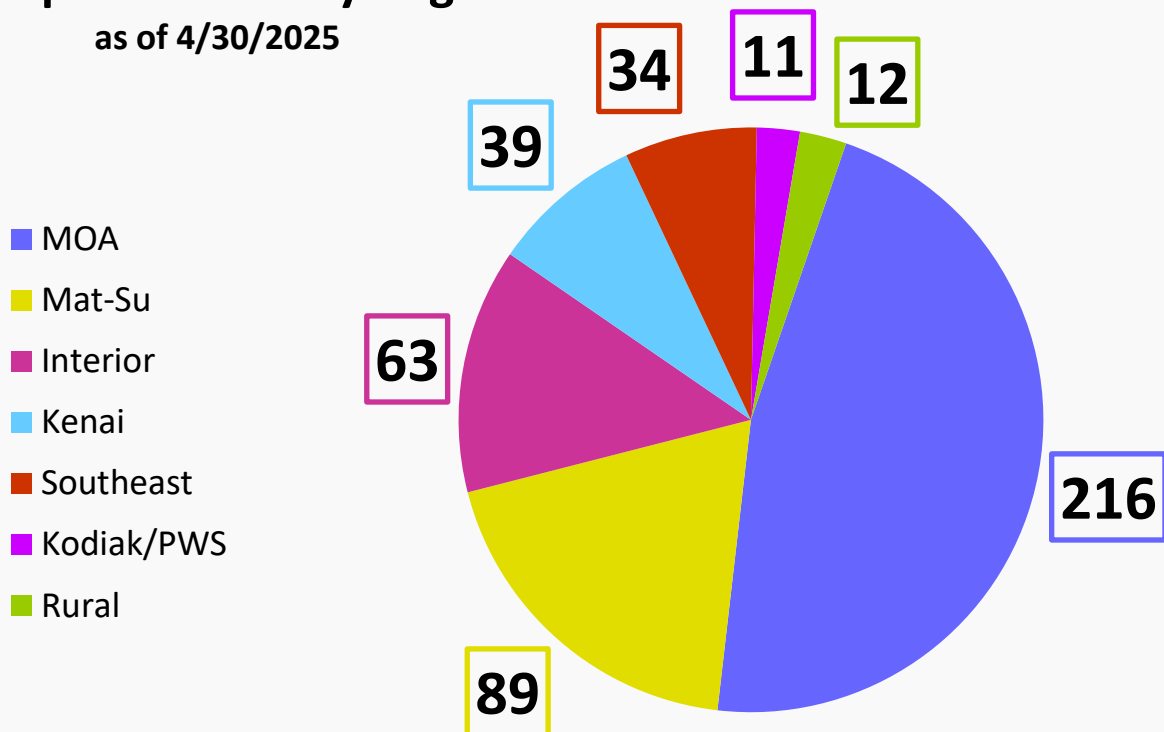
Delinquent Loans by Program Type

as of 4/30/2025



Delinquent Loans by Region

as of 4/30/2025



Mortgage Operations

AK Real Estate Cumulative Statistics 1st Quarter (2024 vs 2025)

	NEW LISTINGS			NUMBER SOLD			AVG SALES PRICE			DAYS ON MARKET		
	2024	2025	% Chg	2024	2025	% Chg	2024	2025	% Chg	2024	2025	% Chg
Anchorage Residential	504	535	6.15%	386	369	-4.40%	471,265	512,581	8.77%	41	33	-19.51%
Anchorage Condo	229	223	-2.62%	171	160	-6.43%	266,020	290,745	9.29%	34	21	-38.24%
Mat Su Residential	466	556	19.31%	280	297	6.07%	397,033	430,291	8.38%	50	61	22.00%
Mat Su Condo	10	5	-50.00%	5	4	-20.00%	264,900	382,000	44.21%	14	107	664.29%
Kenai Pen. Residential	228	214	-6.14%	124	120	-3.23%	364,848	404,677	10.92%	60	84	40.00%
Kenai Pen. Condo	2	3	50.00%	1	1	0%	128,000	115,000	-10.16%	24	12	-50.00%
FNSB Residential	262	311	18.70%	170	159	-6.47%	307,659	325,194	5.70%	52	58	11.54%
FNSB Condo	14	15	7.15%	15	4	-73.33%	189,306	145,866	-22.95%	19	28	47.37%
SE Residential	91	110	20.88%	59	58	-1.69%	433,012	521,951	20.54%	62	64	3.22%
SE Condo	17	37	117.65%	15	29	93.33%	305,726	256,448	-16.12%	88	45	-48.86%
Kodiak Residential	23	21	-8.70%	7	8	14.29%	201,000	415,125	106.53%	37	58	56.76%

Courtesy: Alaska MLS, Fairbanks Board of Realtors & Southeast Board of Realtors

Note: Kodiak has few condo sales and was excluded for this report.

Public Housing Operations Update

May 2025 Public Housing Overview



Operations Updates:

- The Anchorage housing choice voucher program opened its waiting list for the month of April and received 4,400 applications. Families will be notified in early June of their random number placement and we will begin housing off the new waiting list in July.
- Began our annual summer student program in several communities. These students contribute significantly to maintaining and enhancing the appearance of public housing properties. Tasks include mowing lawns, washing windows, painting, and other general maintenance tasks. This program provides valuable work experience to youth in their community and the extra hands they provide can help address maintenance needs that have built up over the winter months.

Facilities Management Updates:

- **Anchorage** – Chugach View & Manor backup generators in service, attempting to close project with MOA. Central AMP shop water heater replacement complete.
- **Wasilla** – Parking lot and head bolt heater repairs complete.
- **Bethel** – Foundation leveling phase III awarded.
- **Cordova** – Sunset View fire system upgrades underway.
- **Fairbanks** - Golden Ages roof replacement underway. Birch Park II roof replacement awarded.
- **Juneau** – Mountain View siding and window replacement nearing completion. Mountain View and Cedar Park security camera upgrades underway. Multi-site pump replacement complete. Mountain View bath fan replacement complete.
- **Ketchikan** – Schoenbar Park Siding Replacement complete. Schoenbar Park Repave awarded.
- **Kodiak** – Pacific Terrace siding and window replacement nearing completion.
- **Nome** - Foundation leveling phase III awarded.



- **Seward** – Glacier View window blinds replacement purchase complete and drywall repairs underway.
- **Sitka** – Swan Lake and Paxton Manor security camera upgrades complete.
- **Corporate** – David Gonzalez Training Center at 700 Bragaw, Boiler Control Training scheduled, May 2025; Training Center Build-out ongoing.
- **Statewide** – Lead and Asbestos certification review underway. Lead HVAC technician statewide site visits underway.

Research and Rural Development Department

May 28th, 2025 Board Report

Research and Rural Development Department staff help to promote a sustainable built environment so that Alaskans have access to safe, quality, and affordable housing. Staff accomplish this mission through management of a variety of programs, services, education, technical assistance, and resources.

AHFC in conjunction with Interior Weatherization Inc. recently put on a hands-on Weatherization Technician Skills training event in Fairbanks. The class, held on May 7th and 8th was designed to introduce interested parties to several foundational weatherization retrofit tasks, the standard work specifications to be followed and why it is important to follow proper installation procedures. The instructors were Chris Clay, a Building Performance Center trainer and Dan Berube, an Alaska trainer and technical advisor.

The two-day session involved a lot of hands-on training with different tasks utilizing a variety foam and caulk products, duct insulation and sealants, and sheet metal construction for flashing, securing, and ducting. The local crew also helped to actually build the props with Dan and Chris. Part of the class went over the basics of the blower door, pressure diagnostics and fan flows. It also took a look at heating system efficiencies and distribution. Class size was kept to under 10 to ensure all participants got to engage with the instructors and actually participate in hands on portions of the training. Participants predominantly work in Fairbanks with some completing work in more remote interior Alaskan communities.

In addition to the hands-on portion focusing on proper installation of insulation, air sealing, ducting, and venting, there was an overview covering topics such as worker safety, building science, specifications and the Alaska Weatherization Field guide.

It was a successful training session and it is our intention to recreate it in Anchorage at a later date for another set of weatherization installers and crew supervisors.



Weatherization Technician Skills Training



Planning and Program Development May 28, 2025 Board Report

Fast Facts

- Managing 18 Active Housing Programs
- Managing 232 Active Grant Agreements, Tax Credit Awards and Contracts
- Quick Program Updates
 - o GOAL Program – public comment process underway for the rating and award criteria.
 - o Discharge Incentive Grant – Awards announced for two partners to operate re-entry programs in partnership the Department of Corrections and the Alaska Mental Health Trust Authority.

Homeless Assistance and Special Needs Housing Grant Programs: These data report the number of Alaskans served during the entire month of March

- Emergency Shelter: 1,027
- Transitional Housing: 383
- Prevention Programs: 293 – these numbers exclude the Federal COVID Housing Relief
- Permanent Supportive Housing Units: 332

AHFC Funded Homeless and Support Service Programs

Homeless Assistance, Special Needs Housing and SAFE-T Program Awards	Active Awards	Annualized Awards
Services - Adult General	32	\$5,656,639
Service - Permanent Supportive Housing	13	\$3,002,720
Service - Prevention	6	\$1,082,120
Service - Shelter	13	\$1,571,799
Services - Domestic Violence	9	\$793,783
Service - Permanent Supportive Housing	1	\$133,162
Service - Prevention	4	\$219,022
Service - Shelter	4	\$441,599
Services - Family	6	\$2,647,849
Service - Permanent Supportive Housing	1	\$197,816
Service - Prevention	2	\$717,383
Service - Shelter	3	\$1,732,650
Services - Youth	4	\$910,402
Service - Shelter	4	\$910,402
Grand Total	51	\$10,008,673



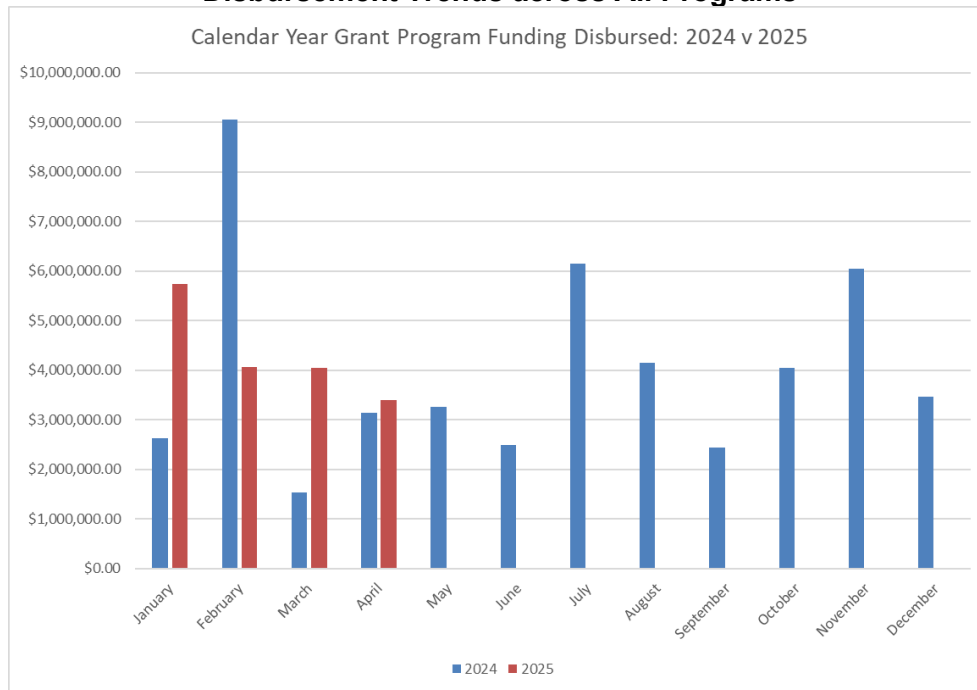
Development Programs Activity

Active Developments by Housing Type	Number of Active Awards Managed	Housing Units Being Built	Total Development Costs
Families	24	498	\$210,228,798.00
Rural Professionals	44	154	\$65,196,946.00
Senior Housing	5	121	\$40,364,569.00
Supportive Housing	6	191	\$59,733,157.22
Grand Total	79	964	\$375,523,470.22

Development Program Notes:

- 55 distinct development partners are currently building in 49 distinct communities
- 37 of 49 communities with active developments meet AHFC’s small community definition

Disbursement Trends across All Programs



Disbursement Activity Notes:

- Seventy-eight (78) disbursements were processed during the month of April. Historically, between 24 to 135 disbursements are paid out each month.
 - o In calendar year 2024, \$48.4M in total funding was disbursed to grantees
 - o In calendar year 2023, \$58.2M in total funding was disbursed to grantees
 - o In calendar year 2022, \$113.5M in total funding was disbursed to grantees
 - o In calendar year 2021, \$225.9M in total funding was disbursed to grantees

AHFC 2025 BOARD MEETING SCHEDULE

January 29, 2025 - ~~ASEC Organizational Meeting & AHFC Regular~~

February 26, 2025 - ~~AHFC Regular~~ - Cancelled

March 26, 2025 – AHFC Regular Board Meeting

April 30, 2025 - ~~AHFC Regular~~ - Cancelled

May 28, 2025 – Audit Committee, AHCC Annual Board & AHFC Regular

June 25, 2025 - ASEC Annual Board & AHFC Regular

July 30, 2025 - Audit Committee, ACAH Annual Board & AHFC Regular

August 27, 2025 - AHFC Annual Board Meeting- TBD

(NCSHA Annual Conference 2025 October 4-October 7, New Orleans, LA)

October 22, 2025 - Audit Committee & AHFC Regular

November 19, 2025 - NTSC Annual Board & AHFC Regular

Please note that all dates/locations may be subject to change

Last updated May 16th, 2025

