Alaska Housing FINANCE CORPORATION

Moving to Work Plan
FY2016
Public Housing Division

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B. Goals

B.1 Overview

"There is no passion to be found playing small, in settling for a life that is less than the one you are capable of living." ***– Nelson Mandela***

When our fiscal year began in July 2013, we were at the early stages of our Rent Reform program. Almost a year later, by June 2014, we had partially implemented in our voucher program and were readying to begin the public housing implementation. Looking back through this past year, we are feeling positive about our first year's implementation and energized by the challenges and successes that lie ahead. Bearing in mind where we are with Rent Reform and how we can best help those that we serve, this year's plan is once again minimal on new activities, which will allow us to focus our efforts on one of our main objectives – creating opportunities for self-sufficiency.

As the State of Alaska's only Public Housing Authority, we continue to manage approximately 1,600 rental units and administer 4,700 vouchers in Alaska. The numbers tell us that this assistance results in helping over 11,000 Alaskans each day with their housing needs. We are in sixteen locations throughout the state, most of which are only accessible by plane or boat and are separated by hundreds or even thousands of miles. With locations that are above the Arctic Circle and in rain forests that are closer to Seattle than to our headquarters in Anchorage, our management costs are very high. Despite this fact, we strive to provide the best possible service that we can to each family that we assist, regardless of where they live.

Fiscal year 2016 will provide AHFC with its eighth year as a Moving to Work agency. As an MTW Agency, we always keep in mind the three statutory goals:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Create incentives for families to work, seek work, or prepare for work; and
3. Increase housing choices for low income families.

This year's plan will once again focus on the Congressional mandate that MTW agencies develop a plan that establishes "A reasonable rent policy, which shall be designed to encourage employment and self-sufficiency by participating families, consistent with the purpose of this demonstration, such as by excluding some or all of a family's earned income for purposes of determining rent."

"There is a point in every contest when sitting on the sidelines is not an option." ***– Dean Smith***

Our guiding principles continue to be as follows:

1. Reforms in the calculation of family income and rent shall be designed with the purpose of reducing administrative costs, making the program more transparent to the user, and ensuring changes are as close to revenue neutral as possible for families.
2. Provide housing assistance to the neediest, eligible populations in each community, with acknowledgement that multiple "categories" of need exist among extremely low income families.
3. Develop or revise policies that contribute to the achievement of excellence in asset management or administration of the Housing Choice Voucher and Public Housing Programs.
4. Prioritize capital expenditures dictated by physical needs assessments and the opportunity to maximize housing choice among low-income families.

Year in Review

"It is a common insight of psychology that human beings need a sense of efficacy, a feeling that their actions are effective and that they have a meaningful degree of control over their own lives." ***– Edward William Brooke III***

After spending the prior year educating and reaching out to our clients for feedback and information, we turned our attention this year to training our staff. In order to properly implement, we had to make sure those running the program were schooled and prepared for the coming challenges. Toward that goal, we did the following:

- Conducted three full days of statewide training in the fall for all staff. At that training we discussed the recently developed policies, procedures, and forms for rent reform.
- Created an interactive monthly training schedule based on subject matter.
- Hired an outside trainer to conduct specialized customer service training to help staff navigate the frustrations our clients may feel toward the new rent reform program.

B.2 Long Term Plan

For the FY2016 Plan, AHFC plans to have its five goals align with its long term plan. In this section AHFC explains its long-term MTW Plan and includes its non-MTW activities. We believe that the inclusion of both MTW and non-MTW activities in this section clarifies our vision for AHFC and its subsidiary, ACAH.

AHFC's Goals and Proposed Activities

"Things don't have to change the world to be important." ***– Steve Jobs***

<u>Our Proposed FY2016 Goals</u>

1. Reduce cost and achieve greater cost effectiveness in federal expenditures.
2. Create incentives for families to work, seek work, or prepare for work.
3. Increase housing choices for low income families.

4. Maintain stability and be supportive of our elderly and disabled families, while creating administrative efficiencies.
5. Operate our subsidiary, Alaska Corporation for Affordable Housing, to increase the supply of affordable housing in the state of Alaska.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

A.1 Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
Total Public Housing Units to be Added									**0**		

AMP 274, Anchorage East

In the FY2014 Plan, AHFC was in the process of securing permission to rezone the public housing property at 1021 Boston Street to build a four-plex in that location. The request was not approved by the Municipality. AHFC is still pursuing options for that parcel.

A.2 Planned Public Housing Units to be Removed During the Fiscal Year

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
Total to be Removed	**0**	

A.3 New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Number of New PBV Vouchers	Description of Project
Ridgeline Terrace	63	Development of 70 new affordable housing units under AHFC's subsidiary corporation, Alaska Corporation for Affordable Housing. Planned units will be 1- and 2-bedroom with 20 reserved for seniors. Property will be managed by a third party.

Property Name	Number of New PBV Vouchers	Description of Project
Susitna Square	18	Development of 18 new affordable housing units under AHFC's subsidiary corporation, Alaska Corporation for Affordable Housing. Planned units will be 1- and 2-bedroom for families. Property will be managed by a third party.

Anticipated Total New Vouchers to be Project-Based	81	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	81
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	81

Note: Susitna Square is anticipated to be ready for occupancy September 1, 2015. Ridgeline Terrace is anticipated to have all units ready for occupancy by December 31, 2015.

A.4 Other Changes to the Housing Stock Anticipated During the Fiscal Year

AHFC is in the preliminary stages of researching additional housing options for the communities of Bethel, Kodiak, and Nome. We plan to either buy existing property, build on existing lots we own, or purchase land and build on that land. One option is the possible use of AHFC's banked Faircloth Amendment units under the Annual Contribution Contract to expand available public housing units. Another option is to pursue a Rental Assistance Demonstration application.

A.5 General Description of All Planned Capital Fund Expenditures During the Plan Year

The planned uses of the CFP funds are to make up the difference in funding AMP operating costs in the Public Housing program due to funding shortfalls. Any remaining funds are to be put toward funding new housing units in the affordable housing development program as laid out in the MTW plan.

B. Leasing Information

B.1 Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased[1]	1,217	14,604
Federal MTW Voucher (HCV) Units to be Utilized[2]	4,221	50,652
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs[3]	46	552
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs[4]	479	5,748
Total Households Projected to be Served	**5,963**	**71,556**

1 – Public Housing (98%)
2 – Moving to Work (98%)
3 – Karluk Manor (100%)
4 – Empowering Choice Housing Program (254), Moving Home Program (150), and Tenant-Based Rental Assistance (75).
Note: NonElderly Disabled (45) and Veterans Affairs Supportive Housing (230) vouchers administrative costs are supported with MTW funds; however, these are not included in the totals.

B.2 Reporting Compliance with Statutory MTW Requirements

AHFC is currently in compliance with statutory MTW requirements.

B.3 Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers, and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
PBV	Susitna Square is anticipated to be ready for occupancy September 1, 2015. Ridgeline Terrace is anticipated to have all units ready for occupancy by December 31, 2015.
N/A	N/A
N/A	N/A

C. Wait List Information

As of 03/01/2015, AHFC had the following waiting list statistics.

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Anchorage Housing Choice Voucher	Community-Wide	810	Closed	No
Anchorage Public Housing	Community-Wide	1546	Partially Open	Yes
Bethel Public Housing	Community-Wide	40	Open	Yes
Cordova Public Housing	Community-Wide	7	Open	Yes

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Fairbanks Housing Choice Voucher	Community-Wide	295	Open	Yes
Fairbanks Public Housing	Community-Wide	106	Partially Open	Yes
Homer Housing Choice Voucher	Community-Wide	58	Open	Yes
Juneau Housing Choice Voucher	Community-Wide	145	Open	Yes
Juneau Public Housing	Community-Wide	239	Partially Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide	113	Open	Yes
Ketchikan Public Housing	Community-Wide	92	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide	28	Open	Yes
Kodiak Public Housing	Community-Wide	43	Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide	548	Closed	Yes
Mat-Su Public Housing	Community-Wide	128	Closed	Yes
Nome Public Housing	Community-Wide	28	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide	3	Open	Yes
Sitka Housing Choice Voucher	Community-Wide	17	Open	Yes
Sitka Public Housing	Community-Wide	54	Partially Open	Yes
Soldotna Housing Choice Voucher	Community-Wide	175	Open	Yes
Valdez Housing Choice Voucher	Community-Wide	2	Open	Yes
Valdez Public Housing	Community-Wide	17	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide	6	Open	Yes
Wrangell Public Housing	Community-Wide	26	Open	Yes

***** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.**

All partially open waiting lists are for specific bedroom sizes, not populations.

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

N/A

III. PROPOSED MTW ACTIVITIES

2014-1d Jumpstart Program

Description

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 proposes to expand its program to all its Public Housing and Housing Choice Voucher jurisdictions, as well as increasing the number of families eligible to participate. This new FSS Program is called Jumpstart. The Jumpstart Action Plan detailing the specifics of program policies and organizational structure is attached.

Statutory Objective

- Reduce costs and achieve greater cost effectiveness in federal expenditures
- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient

Anticipated Impact

Analysis of Step Program families (shown in the chart below), shows that 56 percent of families with a work-able adult have no source of earned income. These families are not prepared to transition into the private rental market in their communities.

	Voucher	Public	Total	% Total
Total Step Program Families	1,762	739	2,501	
Households with Wages (W code only)	**711**	**344**	**1,055**	**42.2%**
Wages > $7,750 (20 hrs/wk at $7.75/hr)	635	300	935	37.4%
Wages > $15,500 (40 hrs/wk at $7.75/hr)	429	235	664	26.5%
Wages > $23,250 (60 hrs/wk at $7.75/hr)	229	160	389	15.6%
Wages > $31,000 (80 hrs/wk at $7.75/hr)	86	101	187	7.5%
Households with Wages (All wage codes*)	**748**	**352**	**1,100**	**44.0%**
Wages > $7,750 (20 hrs/wk at $7.75/hr)	655	304	959	38.3%
Wages > $15,500 (40 hrs/wk at $7.75/hr)	431	237	668	26.7%
Wages > $23,250 (60 hrs/wk at $7.75/hr)	229	161	390	15.6%
Wages > $31,000 (80 hrs/wk at $7.75/hr)	86	101	187	7.5%
**incl. W, fed (F)., self-employ. (B), military (M), PHA (HA)*				
Households with No Earned Income	**1,014**	**387**	**1,401**	**56.0%**
TANF (T)	162	73	235	9.4%
TANF (T) and General Assist. (G)	368	125	493	19.7%
Unemployment (U)	156	50	206	8.2%
General assistance (G)	206	52	258	10.3%
Indian Trust (I)	123	75	198	7.9%

AHFC has established a shelter burden calculation to determine family need for services under Jumpstart. Shelter burden is defined as the family's rent portion and utility allowance as a percentage of family monthly income. HFC has established two service levels to better meet the needs of low-income families, Level 1 and Level 2.

- Level 1 families participate in case management services and develop an Individual Training & Services Plan (ITSP). These families are serviced by a Jumpstart staff member. The frequency of contact will be dictated by each family's individual needs, vulnerability level, and ITSP. During the intake process and every 6 months thereafter, families are assessed on 18 life domains using a Self Sufficiency Outcome Matrix (SSOM). These domains measure areas that affect self-sufficiency, such as career resiliency, support system, debt/credit, transportation, childcare, physical health, etc. Each domain is rated on a score from 1 (in-crisis) to 5 (thriving). These scores are used to prioritize ITSP goals and community referrals, determine frequency of contact, and measure change over time. At a minimum, families will be required to contact Jumpstart staff at least once every six (6) months to remain active.

  Failure to maintain a contact schedule will cause a Level 1 family to become "inactive." Inactive families are not eligible for incentive payments. These families can activate their participation at any time by meeting with Jumpstart staff, updating their ITSP and current assessment, and resuming their contact schedule.

  Family failure to participate in Jumpstart or complete a Jumpstart contract will not result in termination of housing assistance subsidy.

  They are prioritized as follows:

  1. Families with a shelter burden of 50 percent or more within thirteen (13) months of the family's examination effective date, or
  2. Families with a shelter burden near 50 percent that identify barriers toward achieving economic independence within their five (5) years of participation.

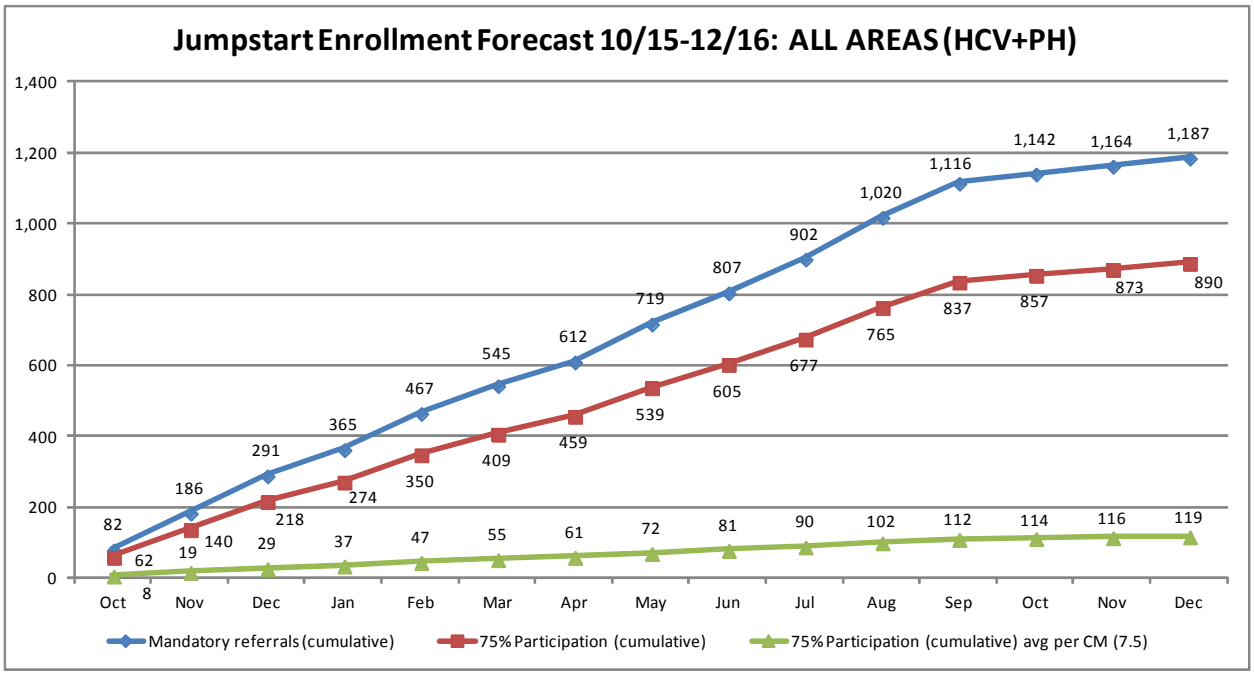
- Level 2 families are eligible for incentives only. These are families that have a shelter burden under 50 percent. These families will be reminded each year at their annual examination regarding available Jumpstart services. Payment of incentives is administered by local program staff, and staff has lists of available resources for each community. Level 2 families that need short-term assistance can access time-limited consultations with Jumpstart staff or enroll in Level 1 services if it is determined they will have significant barriers to self-sufficiency.

- A specific hardship process is not required as Jumpstart is voluntary. AHFC will be automatically referring families to Jumpstart, but families are not required to enroll. AHFC will provide four opportunities for enrollment when a referral is made: two telephone calls, a written notification including a scheduled appointment time, and a postcard reminder if the participant does not respond to outreach contact attempts

or attend the enrollment appointment. Failure to enroll will not result in the loss of housing assistance subsidy.

- AHFC continues to provide its Bridge Hardship Process for all program participants that are facing extraordinary financial circumstances. Bridge applications will be provided to those needing the relief or assistance, and those applications will be evaluated by the Bridge Committee. While awaiting a review or response from the Bridge Committee, AHFC will provide temporary relief to the rental payment for the family.

Analysis of the expected impact of Level 1 enrollments on AHFC staff is shown in the chart below. The graph assumes that approximately 75 percent of all referrals to Level 1 will remain active.



Anticipated Schedule

The following is the suggested implementation timeline.

- Staff training for the new Jumpstart program will be conducted during the Public Housing Division's annual workshop in September 2015.
- Written notification to all current FSS program participants and Moving to Work program participants will be sent in August 2015.
- Beginning October 1, 2015, all families participating in Moving to Work rental assistance will be eligible to enroll in Jumpstart. At regular examinations, each family's shelter burden will be assessed. Families will either be automatically enrolled in Level 1 or provided written information and reminded of the opportunity to enroll in Level 2.

Metrics
All baselines are as shown below. Results will be available in the FY2016 MTW Report as this is a brand new program.

SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	FY2014 – 6,089 families had average annual income of $16,974.	Increase in number with income as well as average income.	Actual average earned income of households affected by this policy prior to implementation (in dollars).	
	FY2015 – 4,917 families had average annual income of $25,101			

SS #2: Increase in Household Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	0 (zero)		Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	

SS #3: Increase in Positive Outcomes in Employment Status

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category:	FY2014 – 3,063 families designated as “work-able”. FY2015 – 1,821 families with a wage source.	Increase	Actual head(s) of households in <<category name>> after implementation of the activity (number).	

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
(1) Employed Full-Time (2)Employed Part-Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	0 (zero)	Expected percentage of total work-able households in <<category name>> after implementation of the activity (percent).	Actual percentage of total work-able households in <<category name>> after implementation of the activity (percent).	

Specific categories of income will be available in the FY2016 report.

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity	A reduction.	Actual households receiving TANF after implementation of the activity	
	2015 – 299 families receiving an average of $7,857 each. Total $2,349,380.			

SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	244 (prior FSS enrollment)	600	Actual number of households receiving self sufficiency services after implementation of the activity (number).	

SS #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	February 2014 – $635.14 per unit month June 2015 – $628.59 per unit month	A reduction	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	

SS #7: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	

Setting an income-based rent of 28.5 percent allows AHFC to break even in its first year of operation under the new model. Conservative estimates put annual HAP savings at approximately $1.5 million per year for the voucher program once families begin to transition from Year 2 to Year 3 (projected savings are based on AHFC paying 50 percent of the current payment standard). Preliminary data will be available in the FY2016 Annual Report.

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	0 (zero)		Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	

MTW Authorization and Need

Attachment C, paragraph E

Regulation Citation

24 CFR 984 operated in conformance with regulations at parts 5, 882, 887, 960, 966, and 982 (except where specifically exempted by this Plan). Requested waivers to:

- 24 CFR 984.103 – Definition of self-sufficiency; AHFC has developed its own definition
- 24 CFR 984.105 – Minimum program size; AHFC will be expanding the size and jurisdictions under the Jumpstart Program
- 24 CFR 984.202 – Program Coordinating Committee composition; AHFC will be establishing an alternate composition for this committee based on AHFC's geographic challenges
- 24 CFR 984.203 – Family selection; AHFC has defined Jumpstart family selection priorities
- 24 CFR 984.303 – Contract of Participation; AHFC has developed two Agreements for its Jumpstart participants – Jumpstart Participation Agreement (Level 1) and Jumpstart Incentive Eligibility Agreement (Level 2)

- 24 CFR 984.303(a) – Signature of head of household; AHFC is adding a procedure for an alternate head of household
- 24 CFR 984.303(b)(2) – Independence from welfare assistance; AHFC is waiving this condition for fulfillment of a Jumpstart Agreement
- 24 CFR 984.303(b)(4) – Suitable employment; Any adult family member who signs the Agreement can fulfill this requirement.
- 24 CFR 984.303(c) – Contract term; the Jumpstart Agreement will coincide with the Step Program family's subsidized housing term (this may be less than 5 years)
- 24 CFR 984.303(d) – Contract extension; AHFC Jumpstart staff may extend an Agreement at their discretion or if authorized by the Bridge Committee
- 24 CFR 984.303(d)(5)(iii) – Consequences of noncompliance; AHFC will not terminate a family's rental assistance for failure to comply with their Agreement
- 24 CFR 984.303(g) – Completion; An Agreement is complete when the family has fulfilled all of its obligations under the Agreement and the family must be in good standing with AHFC the month they complete the Agreement
- 24 CFR 984.304 – Total tenant payment; AHFC will calculate total tenant payment in compliance with policy in its Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy
- 24 CFR 984.305 – FSS Account; AHFC will not offer an FSS Account. AHFC has developed an alternate system of incentives
- 24 CFR 984.306 – Residency and portability requirements; families are not eligible to port Jumpstart participation. Families are not eligible to port FSS Program participation into AHFC's jurisdiction. AHFC will not accept FSS Account balances from other PHAs. Jumpstart incentives must be earned while in an AHFC jurisdiction.

2016-1 Homeless Sponsor-Based Assistance RFP

Description

Under the Moving to Work Demonstration Program, approved housing authorities have the authority to fund rental assistance outside of Section 8 and 9 regulations under the 1937 Housing Act. Based on its success with the Housing First project, Karluk Manor in Anchorage (see Activity 2012-4), AHFC is proposing to offer additional rental assistance using authority granted under Attachment D to provide long-term rental assistance for Alaskan developments using the Housing First model.

A Housing First development moves a homeless individual or household immediately from the streets or homeless shelters into his/her own apartment and often targets those individuals in "hard-to-serve" populations. A Request for Proposal process will be used to solicit for new or existing developments using this model. AHFC plans to begin the process with the following specifications:

- A development with a minimum of 25 assisted units
- The initial RFP offering will be for 80 units of sponsor-based assistance
- Waiting list and daily management by a partner agency
- Simplified rent calculations using AHFC's rent reform activity (2014-1).

- There will not be any time limits on the individuals assisted, and these families will be classified under "local, non-traditional units."
- Units must meet Housing Quality Standards (HQS).
- AHFC will perform annual quality assurance reviews incorporating waiting list and rent calculation methods as well as HQS inspections.

AHFC plans to monitor these funds with the same quality assurance measures as those used at Karluk Manor. AHFC also plans to grant possible waivers to its screening and admission criteria based upon the level of supportive services offered at selected developments.

Statutory Objective
Increase housing choices for low-income families.

Anticipated Impact
Alaskan nonprofit groups have been interested in expanding the availability of this type of housing in Alaska, but lack the ongoing funding to support a Housing First development. AHFC plans to set aside a portion of its Moving to Work Block Grant to fund these additional rental units. The goal is with the addition of regular subsidy payments, a nonprofit group will be able to leverage additional funds to either develop or improve a property as well as pay for necessary supportive services.

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

Anticipated Schedule
AHFC is in the process of outlining the parameters for the proposal and selection process. AHFC anticipates that it will be able to begin the initial solicitation process by January 1, 2016. Based on the proposal responses, AHFC will set is final budget and select proposals.

Metrics
HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	80	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

Benchmarks will be set once the proposals have been evaluated; this should be no later than the FY2016 Annual Report.

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

Regulation Citation
AHFC will follow the guidelines issued in PIH Notice 2011.45.

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

Description and Status
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.

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

- AHFC has implemented a biennial schedule for annual 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.

All families, where appropriate, have been transitioned to the biennial schedule. This activity has reduced AHFC's inspection activity significantly. This activity is ongoing.

Changes or Modifications
No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

Authorization
Attachment C, paragraph D.5 (no change) and paragraph D.7(d) (additional)

Regulation Citation
24 CFR 982.405

2010-6 HQS Inspections on AHFC Properties

Description and Status

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

This activity was implemented by staff by Numbered Memo 11-11 dated March 22, 2011. It became effective April 1, 2011. Activity is ongoing.

Changes or Modifications

No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks

Not required in the Annual Plan; will be reported in the Annual Report

Authorization

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

Regulation Citation

24 CFR 982.507

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

Description and Status

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.

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

- MainTree in Homer – 10 units – came on-line in March 2012.
- Loussac Place in Anchorage – 60 units – the first phase came on-line in July 2012.

Changes or Modifications

No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks

Not required in the Annual Plan; will be reported in the Annual Report

Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 983.251

2010-9 Prisoner Re-Entry

Description and Status

Develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system. HAP payments are made with HOME Investment Partnership funds. The purpose of this activity is to assist with the reduction of recidivism due to prisoner homelessness upon release from incarceration.

Operational and staff costs are supported with MTW funds. AHFC has a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. Families are eligible for 24 months of rental assistance.

AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet HOME income eligibility limits.

Changes or Modifications

Due to the success of this program, AHFC will set aside a portion of its Moving to Work Block Grant to assist parolees/probationers released into Anchorage's jurisdiction. This program will be modeled on the current HOME-funded program. AHFC is currently in negotiations with the Department of Corrections to set the parameters for the Anchorage program.

Metrics, Baselines, Benchmarks

Not required in the Annual Plan; will be reported in the Annual Report

Authorization

- HOME Funds authorization: Attachment D of the MTW Agreement signed January 30, 2012 allows for "broader uses of funds." AHFC will rely on that authority to use MTW block grant funds to partially offset administrative costs to support this HOME-funded activity.
- MTW authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

2010-10 Moving Home Program

Description and Status

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. Continuing operation of Moving Home is contingent upon available funding and continuing appropriations.

AHFC has signed a Memorandum of Agreement with the State of Alaska Department of Health and Social Services. For the purposes of the agreement, persons with a disability who are eligible for Moving Home will be very low-income households (less than 50 percent of Area Median Income) and will meet the criteria below:

- Be 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**
- Be an Alaska Mental Health Trust Authority beneficiary
- Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance.

This program is available in every community currently offering an AHFC Housing Choice Voucher Program. This program was approved by the AHFC Board of Directors on July 23, 2014 with Resolution 2014-40. The program was issued to staff under Numbered Memo 14-33 on December 1, 2014 and was effective on that date.

Changes or Modifications
The program began on December 1, 2014 and is in the process of soliciting applicants.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

Authorization and Changes to Authorization
Attachment C, paragraph D.3.a (no change)

2011-1 Simplification of Utility Allowance Schedules

Description and Status
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.

Implemented on February 1, 2011 with Numbered Memo 11-04. Monitoring of the combined forms continues. Activity is ongoing.

Changes or Modifications
No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

Regulation Citation
24 CFR 982.517

2011-2 Local Payment Standards

Description and Status
This activity proposes establishing payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions. AHFC will continue to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC will also ensure that it establishes a payment standard that reflects, not leads, the market. As one of its tools, staff will use 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. Staff will also continue to collect its own survey data on rentals in the local market.

Revised Payment Standards were developed and began on February 1, 2014 with the issuance of Numbered Memo 14-01.

Changes or Modifications
AHFC will continue to compare the fair market rent, current gross rents of program participants, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable payment standard. As an internal control, AHFC will set its payment standards within 15 percent of the DOL market survey rate. Policy exceptions are available in those instances where extraordinary market conditions or community circumstances warrant. These exceptions will be documented and explained.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

Regulation Citation
24 CFR 982.503.

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

Description and Status
Waive the requirement to provide a tenant-based voucher to a family upon termination of project-based voucher assistance. The purpose of this activity was to prevent families using PBV developments as a shortcut to tenant-based assistance. As many of AHFC's voucher waiting lists were long at the time of this proposed activity, it did not seem reasonable to allow families to jump over persons on those waiting lists by securing a tenancy at a PBV development.

The project-based voucher policy was approved by AHFC's Board of Directors and implemented in 2011. AHFC monitors the turnover at each PBV development. Activity is ongoing.

Changes or Modifications
No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

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

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

Description and Status
Allow AHFC to project-base vouchers at market rental properties it owns and exceed the building cap in project-based voucher developments. This waiver was requested as part of the development of new units at Loussac Place (replaced the old public housing development Loussac Manor). In accordance with recently developed PBV policy, rent to owner will be 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 bedroom units) 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. The units have been fully occupied since November 2012.

New developments are trending toward a townhouse-style of development with five or less units per building. The building cap limits the number of units that can be made available for families at 50 percent or less of area median income. AHFC wants to ensure that families will have a wide variety of units from which to choose without worrying about the number of project-based vouchers in each building. AHFC has used this waiver in its development of units reserved for those with disabilities (all 10 units funded with PBV at MainTree). AHFC plans to use this waiver as part of its development of new affordable housing units at Ridgeline Terrace and Susitna Square (see activity 2014-4).

Changes or Modifications
No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

Regulation Citation
24 CFR 983.56

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

Description and Status
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. Allow families to contribute up to 50 percent of their monthly income. With implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was slightly modified to account for Step Program families that transition to a fixed HAP subsidy. Once on a fixed subsidy amount, these families will no longer be subject to a maximum family contribution if they decide to move.

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

Changes or Modifications
AHFC will require those families on an income-based formula (Classic and Set Aside) to adhere to this maximum family contribution of 50 percent. Families on a traditional voucher calculation will be required to adhere to the 40 percent limit. Families that are on a fixed subsidy will not have a family maximum due to the automatic decrease in subsidy each year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

Regulation Citation
24 CFR 982.508

2012-2 Nonpayment of Rent

Description and Status
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. In addition, the grace period for payment of

rent without a penalty was extended to the 7th calendar day of each month. The net result is that residents have the first 14 calendar days of each month to pay their rent.

AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. The new lease was offered to each family at their annual anniversary appointment.

AHFC began this activity on September 1, 2013 with Numbered Memo 13-36. 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. Activity is ongoing.

Changes or Modifications
No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

Regulation Citation
24 CFR 966.4(l)(3)

2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor

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

Changes or Modifications
Prior to the end of FY2015, AHFC plans to extend rental assistance to all 46 units at Karluk Manor. Records each month show that all individuals at Karluk Manor are income eligible under voucher income limits. An amendment to the contract is in process to begin this increased funding no later than July 1, 2015.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

Authorization
Attachment D of the MTW Agreement signed January 30, 2012.
AHFC follows the guidelines issued in PIH Notice 2011-45.

2013-1 Youth Aging Out of Foster Care

Description and Status

A time-limited (36 months), tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the State of Alaska Department of Health and Social Services. These referrals are eligible for three years of rental assistance. Due to the success of the TBRA Parolee/Probationer program with the Alaska Department of Corrections, AHFC partnered with the State of Alaska Office of Children's Services to provide a similar program for youth aging out of foster care. A Memorandum of Agreement was executed in July 2012. The program began on November 1, 2012.

HOME Investment Partnership Program funds pay for the monthly HAP. Operational and staff costs are supported with MTW funds. AHFC has developed a fee-for-service for each housing unit month. These HOME administrative fees are booked as Non-MTW revenue.

To serve additional youth wishing to reside in Anchorage, the State of Alaska provides additional monies each month to pay the monthly HAP for these youth. AHFC supports the program by using MTW block grant funds for administrative costs.

AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630.

Changes or Modifications

No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks

Not required in the Annual Plan; will be reported in the Annual Report

Authorization

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

2013-2 Empowering Choice Housing Program (ECHP)

Description and Status

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), a set aside of MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault. This is a time-limited (36 month) program for families referred directly from the ANDVSA member agency.

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

This program is available in every community currently offering an AHFC Housing Choice Voucher Program. This proposal was approved by the AHFC Board of Directors with Resolution 2012-29 and begun on November 1, 2012 with Numbered Memo 12-42. Activity is ongoing.

Changes or Modifications
No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative

Description and Status
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).

- Vouchers – This activity was issued to staff on January 13, 2014 with Numbered Memo 14-01. The program began February 1, 2014 for all new admissions and transitioned families with annual examinations effective May 1, 2014 and later.
- Public Housing – This activity was issued to staff on April 21, 2014 with Numbered Memo 14-09. The program began May 1, 2014 for all new admissions and transitioned families with annual examinations effective August 1, 2014 and later.

Changes or Modifications
Further clarification of this activity was sent to HUD with amendments 1 and 2 to the FY2014 MTW Plan.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

Authorization
Attachment C, paragraph C.4 and paragraph C.11 (no change)
Attachment C, paragraph D.2 and paragraph D.3 (no change)

2014-1a Population Definitions

Description and Status
HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student are currently provided at 24 CFR 5.403. AHFC is using the following definitions as part of its rent reform activity.

1. **Classic Program Family** is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time dependent students.
2. **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
3. **Step Program Family** is defined as any household that does not meet the definition of a Classic Program family.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Requested Regulation Waiver
HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student are currently provided at 24 CFR 5.403 and 24 CFR 5.612.

2014-1b Minimum Rent

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

1. **Classic Program family** – the minimum rent will be $25. This is lower than the current $50 minimum rent. Because AHFC is anticipating that these families will not have wage earners and will be subject to fixed income sources, staff felt that it was more reasonable to set a $25 rate. AHFC does not require a waiver for this proposal.
2. **Step Program family** – the minimum rent will be $100. Staff felt that this was a more reasonable minimum rent and prepared the family for the increase in their monthly rental obligation in year 2.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Requested Regulation Waiver
HUD regulations at 24 CFR 5.630.

2014-1c Utility Reimbursement Payments

Description and Status

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.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Requested Regulation Waiver

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

2014-1d Jumpstart Program

See Section III. Proposed MTW Activities

2014-1e Family Choice of Rent and Flat Rents

Description and Status

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 market rent rate for its Public Housing units. This market rent is called the flat rent. If a family's income rises to a point where their required contribution would exceed the flat rent, AHFC offers the family the flat rent rate. With the implementation of time limits and subsidy steps, families will be allowed to keep any earnings over their required contribution. The need for a maximum rent cap is eliminated through the new proposed rent calculation method.

Changes or Modifications

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

AHFC will continue 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 will also continue to add an affordability factor as these rents are meant for low-income families. As an internal control, AHFC will set its contract rents within 15 percent of the DOL market survey rate. Policy exceptions are available in those instances where extraordinary market conditions or community circumstances warrant. These exceptions will be documented and explained.

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

Requested Regulation Waiver
HUD regulations at 24 CFR 960.253.

2014-1f Ineligible Noncitizen Proration

Description and Status
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.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization
Attachment C, paragraph C.4 and paragraph C.11. (no change)
Attachment C, paragraph D.2.a and D.3.a. (no change)

Requested Regulation Waiver
HUD regulations at 24 CFR 5.520.

2014-1g Annual Recertification Requirement

Description and Status
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 are moved to a triennial (every three years) examination schedule. In the no examination years for Public Housing, AHFC will continue to verify household composition and certify compliance with community service obligations.
- **Step Program** – these families will 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. AHFC will not conduct any additional income verification processes unless the family requests a hardship. Each year, AHFC will discuss the EIV report with the family, and the family will self-certify to its accuracy. AHFC will report those figures on the 50058.
- **Transitioning Current Clientele** – AHFC is conducting a full income examination at each family's annual anniversary prior to transitioning the family to the new subsidy model. These families are placed in the model in accordance with their current income level. For example, if a family is currently receiving 50 percent of the payment standard, they will enter the program at step three of the model. They will receive assistance for three years at the 50 percent level before transitioning to 40 percent in year 4 and then 30 percent in year 5.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Requested Regulation Waiver
Public Housing – HUD regulations at 24 CFR 960.257.
Housing Choice Voucher – HUD regulations at 24 CFR 982.516

2014-1h Annual and Adjusted Annual Income Calculation

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

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

AHFC has waivers for the following regulations and plans to continue using the waiver.

- Activity 2010-2 raising the asset threshold from $5,000 to $10,000. Now moved under supporting activity 2014-1j.

- Activity 2010-3 eliminating the Earned Income Disallowance program for persons with disabilities and families engaging in work activities. Now moved under supporting activity 2014-1k.
- Activity 2012-1 which raises the allowable voucher family contribution towards rent from 40 percent of monthly adjusted income to 50 percent of monthly adjusted income when leasing.

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

- Elimination of the annual $400 allowance for an elderly/disabled family.
- Elimination of the allowance of $480 for each minor dependent in a household.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.
- Elimination of the handicap allowance for out-of-pocket expenses which 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.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization
Attachment C, paragraph C.4 and paragraph C.11. (no change)
Attachment C, paragraph D.2.a and D.3.a. (no change)

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

2014-1i Portability

Description and Status
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 will not impact current HUD regulations regarding portability for Nonelderly Disabled (NED) Vouchers or Veterans Affairs Supportive Housing (VASH) Vouchers. AHFC will also continue to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified as Classic Program.

AHFC does not plan to make any changes to the rules governing port-in vouchers, except to streamline the calculation of family income as specified in Activity 2014-1h. AHFC will continue to enforce the regulations regarding nonresident applicants under 24 CFR 982.353(c). AHFC will also continue to enforce the regulations regarding income

eligibility under 24 CFR 982.353(d). AHFC does not propose any changes to the regulations under 24 CFR 982.355 regarding administration by receiving PHAs.

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

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

Changes or Modifications
No changes to this activity during this fiscal year.

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

Requested Regulation Waiver
Housing Choice Voucher – HUD regulations at 24 CFR 982.353

2014-1j Income from Assets

Description and Status
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.

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2011 MTW Report, this appears to be a successful activity.

Changes or Modifications
This was formerly numbered as activity 2010-2 and updated as part of the FY2016 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the new AHFC rent calculation method.

Previous Metrics, Baselines, Benchmarks
CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HCV - Decrease cost of performing asset verifications for small asset accounts	$9,432 – 2,985 asset transactions (as of 10/31/09)	$8,500 (reduce time by 10 percent)	2010 – 1,580 transactions 2011 – 182 transactions 2012 – 104 transactions	Yes
PH - Decrease cost of performing asset verifications for small asset accounts	$3,311 - 1,048 asset transactions (as of 10/31/09)	$2,980 (reduce time by 10 percent)	2010 – 771 transactions 2011 – 43 transactions 2012 – 53 transactions	Yes

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HCV - Decrease time spent performing asset verifications for small asset accounts	PH – 1,048 clients with assets entered (as of 10/31/2009)	87.33 staff hours	2010 – 64.25 hours 2011 – 3.58 hours 2012 – 4.42 hours	Yes
PH - Decrease time spent performing asset verifications for small asset accounts	HCV – 1,580 clients with assets entered (as of 10/31/2009)	248.75 staff hours	2010 – 131.67 hours 2011 – 15.17 hours 2012 – 8.67 hours	Yes

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

Regulation Citation
24 CFR 5.609

2014-1k Earned Income Disallowance

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

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2012 MTW Report, no further activity occurred. This appears to be a successful activity.

Changes or Modifications
This was formerly numbered as activity 2010-3 and updated as part of the FY2016 Annual Plan. This was wrapped into Activity 2014-1 because methods for disregarding new earned family income were considered when developing the new AHFC rent calculation method.

Previous Metrics, Baselines, Benchmarks
In order to calculate a time savings, AHFC calculated that staff spent an average of 20 hours total per adult during an EID activity. It is difficult to provide a measure of actual time saved for an activity that does not occur.

AHFC did observe that once the disregard incentive was exhausted, individuals did not retain employment. A short-term incentive does not appear to encourage families to increase current earnings or secure long-term employment.

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HCV - Decrease the cost associated with EID calculations	$9,859 (13 clients)	$2,465 (reduce costs by 75 percent)	2010 - $1,517 2011 - $5,309 2012 - $0 2013 - $0 2014 - $0	Yes
PH - Decrease the cost associated with EID calculations	$21,992 (29 clients)	$5,498 (reduce costs by 75 percent)	2010 - $6,067 2011 - $18,959 2012 - $0 2013 - $0 2014 - $0	Yes

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HCV - Decrease staff time associated with EID calculations	260 hours (13 clients at 20 hours each)	65 hours (reduce times by 75 percent)	2010 – 40 hours 2011 - 140 hours 2012 - 0 hours 2013 - 0 hours 2014 - 0 hours	Yes
PH - Decrease staff time associated with EID calculations	580 hours (29 clients at 20 hours each)	145 hours (reduce times by 75 percent)	2010 - 160 hours 2011 - 500 hours 2012 - 0 hours 2013 - 0 hours 2014 - 0 hours	Yes

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

Regulation Citation
24 CFR 5.617 and 960.255

2014-1l Hardship Policy and Process

Description and Status

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 this overall 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.

Each of these hardship policies is summarized below. AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the minimum rent.

1. Bridge Policy

The Bridge Policy is designed to address hardships that occur due to extraordinary financial situations. In order to qualify for a Bridge hardship:

1. The family must have an extraordinary change in life circumstances that significantly impacts the family's income; AND
2. The hardship must be of long-term duration (anticipated to last at least 90 days); AND
3. The hardship event must cause the family to experience a shelter burden in excess of 50 percent of gross or adjusted monthly income.

In addition, all families must:

1. Be in compliance with AHFC policies (including completion of a financial literacy course); AND
2. Submit a Bridge Application with appropriate documentation.

1.1 Shelter Burden

Shelter burden is calculated by adding any allowance for tenant-paid utilities to the unit's contract rent, then subtracting AHFC's portion and dividing the result by the family's gross or adjusted monthly income. Adjusted income will only be considered if the family's need is based upon medical, disability, or child care expenses for which they would have been eligible for deductions prior to rent reform. Any gross rent that exceeds the family's applicable payment standard is the family's responsibility to pay and is not included when calculating the shelter burden.

1.2 Hardship Requests

All families will be advised of the availability of the Bridge Process at initial and regular examinations and at voucher briefing classes. Families must submit a Bridge Application to begin the Bridge Process. The application collects the necessary information to enable the Bridge Committee to review the family's request.

This includes:

- The family's current income and asset information;
- A description of the circumstances resulting in the hardship;
- Steps the family has taken to meet their financial needs;
- An explanation of what the family is seeking from the Bridge Committee; and
- Family-provided documentation to verify the circumstances presented in the request.

1.2.1 Local AHFC Office

Local AHFC offices will collect Bridge Applications from families and provide information and assistance with the process. Local offices will also offer families counseling, referrals, and information about available community resources to assist families.

1.2.2 Preliminary Review

The Director of Housing Operations or designee will complete a preliminary review of the family's request. The review will determine whether the request:

- Meets the Bridge minimum qualifications and will go forward to the Bridge Committee
- Can be addressed through other avenues available to AHFC outside of the Bridge Policy

AHFC will provide a written determination regarding the outcome of the Preliminary Review within ten (10) business days of the local office's receipt of the request. The notice will contain the following information:

- A brief statement regarding the outcome of the review and reason for the determination
- A statement advising the family of their options should they disagree with the determination
- An estimated timeframe for the next meeting of the Bridge Committee

1.2.3 Dispute Preliminary Review

Families that meet the qualifying criteria for the Bridge Process and disagree with the Preliminary Review decision have the following options.

- They may request their Bridge Application be presented to the Bridge Committee for a final decision;
- They may submit any additional information they wish the Bridge Committee to consider in their decision. Their written request as well as any additional information the family would like the Bridge Committee to consider must be postmarked or received by AHFC within ten calendar days of the date of the Preliminary Review written decision;

1.3 Central Office Process

The Central Office is responsible for scheduling the Bridge Committee and assembling the documentation for the Committee to review. AHFC will assemble packets containing a summary of the family's information for the Committee. All personal and identifying information will be redacted from the Committee packets. No names will be included so that the Committee will not have any information identifying a particular family.

1.4 Family Rent Awaiting a Bridge Committee Decision

To avoid the family facing continued hardship while awaiting a Bridge Committee decision, AHFC will temporarily adjust the family's minimum family contribution to 50 percent of gross or adjusted (if asking for expenses) monthly income. The temporary rent will begin on the first of the month following receipt of the family's Bridge Application and remain in effect until the Committee's written decision has been rendered.

1.5 Bridge Committee

The committee is composed of five members with the intent of encompassing a balance of individuals representing minority, urban, rural, disability, landlord, and social work viewpoints. These members do not work for the Public Housing Division and are not involved in the daily case management functions of PHD clientele.

The Director of Housing Operations or designee will serve as a liaison to attend committee meetings and record committee decisions. The liaison will be responsible for:

- evaluating family packets to ensure families meet qualifying factors and have included sufficient information for the committee;
- assembling family informational packets for committee review;
- clarifying any information in family packets or providing program operational information to the committee; and
- communicating committee decisions to families;

Three members will constitute a quorum for purposes of conducting business. The liaison is not a voting member of the committee.

1.5.1 Decision Qualifiers

The Committee may consider the following factors when determining a response:

- family requests for a hardship within the previous twelve (12) months;
- the family's participation in AHFC's Family Self-Sufficiency Program and any completed activities;
- any family efforts towards financial independence; and
- any family efforts to remediate the financial hardship.

The Committee may also consider whether a family resides in an Enhanced Economic Impact Area. These are areas of Alaska that may have more challenging economic conditions. This information will be provided as part of the family's information packet. Impact areas meet at least two of the following three factors:

- Unemployment in the community exceeds ten percent (10%).
- The local rental market has a vacancy rate below three percent (3%).
- The community's area median income is less an 80 percent (80%) of Alaska's statewide median income.

1.5.2 Decision Options

The Committee may:

1. Determine the level and duration of any family rent reductions in accordance with each family's request and circumstances;
2. Decide to extend a family's rental assistance beyond the five-year period;
3. Change the family's classification;
4. Deny the family's request;
5. Any combination of the above.

The Public Housing Division Director has the discretion to overrule a decision of the Committee if the decision falls outside of the Committee's authority.

1.5.3 Bridge Application Decision

Once a decision has been made, a Bridge Program Decision will be issued to the family. The decision will include:

- The date of the Committee meeting.
- The determination of whether the request is approved or denied.
- The family's rent and rent period will be specified.
- The family's right to submit a new Bridge Application with additional facts or documentation.
- The Committee's recommendations, if any.

2. Safety Net

For families transitioning from the current public housing or voucher program to the rent reform program, AHFC will provide a "safety net" during the initial transition year. Once a family has been transitioned from the traditional program into the new Step or Classic Program, the family will be granted one opportunity for a temporary income change to address an unanticipated change to family income or composition.

At the family's transition appointment, staff will counsel the family about their opportunity to process one income change while in the first year of their Step or Classic Program participation. The change is offered for a maximum period of 60 days.

2.1 Request

It is the family's responsibility to request the safety net. To qualify for the safety net:

- The income change must be anticipated to last for more than 30 days;
- The family must provide appropriate documentation.

2.2 Approval

The safety net is available for a maximum of 60 days (two rental months) or until the effective date of the family's next regular examination, whichever is first. The safety net option is only available to families that were participants in AHFC's public housing or voucher programs prior to February 1, 2014. Families housed from the waiting list after February 1, 2014, will not be eligible. AHFC expects this process to be eliminated once all

current public housing and voucher families are transitioned into either the Classic or Step Program.

Staff will notify families and landlords of changes to the rent using the appropriate program Rent Change Notice.

Changes or Modifications
This was formerly listed in the Appendix of the Annual Plan and updated as part of the FY2016 Annual Plan. This was wrapped into Activity 2014-1 as establishing a method for families to grieve an adverse impact due to a rent reform activity is an MTW Agreement obligation.

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

Regulation Citation
24 CFR 5.617 and 960.255

2014-3 PBV Inspection Requirements

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

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

Changes or Modifications
No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks
Not required in the Annual Plan; will be reported in the Annual Report

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

Requested Regulation Waiver

- HUD regulations at 24 CFR 983.103(c) for turnover inspection requirements.
- HUD regulations at 24 CFR 983.103(d)(1) for annual inspection random sample requirements.
- HUD regulations at 24 CFR 983.103(d)(2) for annual inspection failed unit inspection requirements.
- HUD regulations at 24 CFR 983.103(e)(2) for failed inspection follow-up requirements.

2014-4 Ridgeline Terrace and Susitna Square

Description and Status

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

Construction of the new units and buildings continues at both Ridgeline Terrace and Susitna Square. Susitna Square is anticipated to be ready for occupancy September 1, 2015. All units at Ridgeline Terrace are scheduled to be ready for occupancy by December 31, 2015.

Changes or Modifications

No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks

Not required in the Annual Plan; will be reported in the Annual Report

Authorization

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

B. Not Yet Implemented

None

C. On Hold

2010-11 Project-Based Voucher Assistance in Transitional Housing

Description and Status

Project-base vouchers for no longer than 24 months in transitional housing that serves homeless populations. AHFC is serving part of the homeless population through its Prisoner Re-Entry (Activity 2010-9), Youth Aging Out of Foster Care (2013-1) and Empowering Choice Housing Program (2013-2).

Reason for Hold
AHFC has not pursued project-based vouchers in a transitional facility as AHFC has not had excess funds in its Voucher Program to fund these vouchers. Activity is still in development.

Implementation Plan and Timeline
None at this time. Once AHFC is able to operate its voucher program without a loss, AHFC will again explore this activity.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization and Changes to Authorization
Attachment C, paragraph B.4 (no change)

Regulation Citation
24 CFR 983.53

2010-13 Homeownership Program

Description and Status
Offer down payment assistance in lieu of a monthly HAP payment.

AHFC currently has 41 homeowners receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded budget authority. The Board of Directors approved the permanent closure on March 9, 2011.

Reason for Hold
Further development of this activity is tied to future leasing rates and available funds. Staff is also exploring the possibility of other funding sources that may be available to fund the down payment while using MTW funds to cover the administrative cost. Activity is on hold.

Implementation Plan and Timeline
None at this time. Once AHFC is able to operate its voucher program without a loss, AHFC will again explore this activity.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization and Changes to Authorization
Attachment C, paragraph D.8.a (no change)

Regulation Citation
24 CFR 982.625

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

Description and Status

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

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

Reason for Hold

AHFC's FY2015 Annual Plan which introduced this activity was still in the review process by HUD at the time of this plan's submission for public comment.

Implementation Plan and Timeline

Once the FY2015 Plan has completed the review process with HUD, AHFC will make the appropriate policy changes to implement this activity. Based on the current timeline, AHFC anticipates that this will be ready for implementation by January 1, 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Metrics, Baselines, Benchmarks

Not required in the Annual Plan; will be reported in the Annual Report

Authorization and Changes to Authorization

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

Regulation Citation

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

D. Closed Out

2010-1 Reexamination of Income

Description and Status

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

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

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

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

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

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

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

Regulation Citation
24 CFR 960.257

2010-4 Rent Simplification

Description and Status
Alternate rent structure. This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency, this activity is no longer needed. This activity is now closed.

Reason for Closure and Year Closed
This activity was closed in the FY2013 MTW Report for the period ending June 30, 2013.

Authorization and Changes to Authorization
Attachment C, paragraph C.11 and paragraph D.2.a (no change)

Regulation Citation
24 CFR 5.609

2010-8 Live-In Aides

Description and Status
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.

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

Authorization and Changes to Authorization
Attachment C, paragraph D.4 (no change)

Regulation Citation
24 CFR 982.316

2010-12 Local Preferences

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

Reason for Closure and Year Closed
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 continues to honor those families who applied for a preference-based waiting list. Because AHFC is exhausting those lists, this activity is no longer necessary. This activity is closed.

Authorization and Changes to Authorization
Attachment C, paragraph C.2 (no change)

Regulation Citation
24 CFR 982.205

2010-14 AHFC Alternate Forms

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

Reason for Closure and Year Closed
As suggested by HUD, this activity is closed with the publication of the FY2015 Annual Plan. AHFC will continue to develop forms for implementation of rent reform activities that are based on HUD forms and will identify those needed forms as part of each activity.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization and Changes to Authorization
Attachment C, paragraph D.1 (no change)

2011-4 Establish a Sponsor-Based Rental Assistance Program

Description and Status
Serve additional families through a program that mirrors the Voucher Program with savings from HAP efficiencies.

Reason for Closure and Year Closed
After advice from the MTW office in 2011, AHFC discovered this was a two-part process. As each opportunity is identified, AHFC will seek individual approval. This activity is closed.

Authorization and Changes to Authorization
Attachment D signed by HUD on January 30, 2012

2012-3 Waiver of Automatic Termination of HAP Contract

Description and Status
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.

Reason for Closure and Year Closed
With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, AHFC has already time-limited 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 FY2016 Annual Plan.

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

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

2013-3 Income Limits

Description and Status

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.

Reason for Closure and Year Closed

This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. With the implementation of time limits for work-able families and set asides for vulnerable populations, AHFC feels it has addressed the need for affordable housing for its poorest families.

Authorization and Changes to Authorization

Attachment C of the MTW Agreement, paragraph C.5 (Public Housing admission) (no change)
Attachment C of the MTW Agreement, paragraph D.3 (Housing Choice Voucher admission) (no change)

Regulation Citation

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

2014-2 Use of TIC Sheets for PBV Income Calculations

Description and Status

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.

Reason for Closure and Year Closed

AHFC began talks with the operator for its project-based vouchers and discovered after further consultation that AHFC staff would prefer to mirror traditional Classic and Step Program calculations for ease of administration. AHFC will begin 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 FY2016 Annual Plan.

Authorization and Changes to Authorization

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

Requested Regulation Waiver

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

V. MTW Sources and Uses of Funds

A. Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$6,633,142.00
70600	HUD PHA Operating Grants	$52,225,887.00
70610	Capital Grants	$0.00
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	$0.00
71100+72000	Interest Income	$9,972.00
71600	Gain or Loss on Sale of Capital Assets	$2,065.00
71200 + 71300 + 71310 + 71400 + 71500	Other Income	$341,134.00
70000	**Total Revenue**	**$59,212,200.00**

B. Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	$8,091,121.00
91300 + 91310 + 92000	Management Fee Expense	$2,353,714.00
91810	Allocated Overhead	$0.00
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	$331,092.00
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	$3,515,991.00
93500 + 93700	Labor	$0.00
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	$5,004,499.00
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	$0.00
96100 (96110 + 96120 + 96130 + 96140)	Total insurance Premiums	$1,015,440.00
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	$902,571.00
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	$0.00
97100 + 97200	Total Extraordinary Maintenance	$22,175.00
97300 + 97350	Housing Assistance Payments + HAP Portability-In	$32,482,776.00

FDS Line Item	FDS Line Item Name	Dollar Amount
97400	Depreciation Expense	$5,489,051.00
97500 + 97600 + 97700 + 97800	All Other Expenses	$3,770.00
90000	**Total Expenses**	**$59,212,200.00**

C. Activities Using Only MTW Single Fund Flexibility

N/A.

D. Local Asset Management Plan

Is the PHA allocating costs within statute?	Yes	or	
Is the PHA implementing a local asset management plan (LAMP)?		or	No
Has the PHA provided a LAMP in the appendix?		or	No

VI. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance
B. Public Review Process
C. PHA Evaluations
D. Appendix Items
   1. Replacement Housing Factor (RHF) Plan
   2. Non-MTW Activities
E. Annual Statement/Performance and Evaluation Report
   Pending
   1. Capital Fund Program – AK06P001501-12
   2. Capital Fund Program – AK06P001501-13
   3. Capital Fund Program – AK06P001501-14
   4. Capital Fund Program-Replacement Housing Factor – AK06R001501-14
   5. Capital Fund Program-Replacement Housing Factor – AK06R001502-14
   6. Capital Fund Program – AK06P001501-15
   7. Capital Fund Program Five Year Action Plan
   2. Capital Fund Program, Replacement Housing Factor – AK06R001501-15
   3. Capital Fund Program, Replacement Housing Factor – AK06R001502-15

A.1 Board Resolution

ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2015-13

RESOLUTION OF THE BOARD OF DIRECTORS ALASKA HOUSING FINANCE CORPORATION APPROVAL OF THE STATE FISCAL YEAR 2016 MOVING TO WORK AND CAPITAL FUND PLAN

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Public Housing Division Moving to Work (MTW) Plan in compliance with the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

WHEREAS, this annual plan is due to HUD at least 75 days before the AHFC fiscal year end; and

WHEREAS, the scope of the plan covers activities falling within the Public Housing Program, the Capital Fund Program, and the Housing Choice Voucher program, including but not limited to rental subsidy, operations, administration, and modernization as expressly outlined in the MTW Agreement; and

WHEREAS, in accordance with the MTW Agreement, a draft plan was published on March 5, 2015 allowing for a 30-day comment period with a public hearing held on March 12, 2015; and

WHEREAS, AHFC invited comment through notices posted in AHFC offices, on its website, and notices in the *Alaska Dispatch News*; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the 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.

This resolution shall take effect immediately.

PASSED AND APPROVED this 29th day of April, 2015.

Frank Roppel, Chair
Board of Directors

A.2 Certifications of Compliance

OMB Control Number: 2577-0216
Expiration Date: 05/31/2016

Annual Moving to Work Plan
Certifications of Compliance

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

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2015, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The 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 PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The 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.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The 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.
10. The 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 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with

Attachment B
1

restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The 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 PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The 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.
21. 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 PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Alaska Housing Finance Corporation (AHFC)
PHA Name

AK001 / AK901
PHA Number/HA Code

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).

Franklin C. Roppel
Name of Authorized Official

Chair
Title

Signature

4/29/2015
Date

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

A.3 Board Resolution (Amendment One)

ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2015-24

APPROVAL OF AMENDMENT ONE TO
THE FY2016 MOVING TO WORK PLAN

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Public Housing Division Moving to Work (MTW) Plan in compliance with the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

WHEREAS, the FY2016 Moving to Work Annual and Capital Fund Plan was approved by the AHFC Board of Directors on April 29, 2015; and

WHEREAS, the scope of the plan covers activities falling within the Public Housing Program, the Capital Fund Program, and the Housing Choice Voucher program, including but not limited to rental subsidy, operations, administration, and modernization as expressly outlined in the MTW Agreement; and

WHEREAS, Amendment One to the FY2016 Moving to Work Plan includes a revised activity, 2014-1d Jumpstart Program, to revise and expand the Family Self-Sufficiency Program; and

WHEREAS, AHFC sought input on its revised Family Self-Sufficiency Program from other Moving to Work housing authorities, community advocates, State agencies, and service providers; and

WHEREAS, in accordance with the MTW Agreement, a draft plan was published on June 19, 2015 allowing for a 30-day comment period with a public hearing held on July 9, 2015; and

WHEREAS, AHFC invited comment through notices posted on its website and notices in the *Alaska Dispatch News*; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the 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.

This resolution shall take effect immediately.

PASSED AND APPROVED this 29th day of July, 2015.

Frank Roppel, Chair
Board of Directors

B. Public Review Process

B.1 Public Notice (FY2016 Plan)

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2016 Annual Plan in the *Alaska Dispatch News*. In addition, AHFC published the public comment notice on its 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 public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2016 Moving to Work (MTW) Plan and Capital Fund Program.

The Plan is available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. The public may also obtain a copy of the Plans by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **12:00 Noon, April 6, 2015**. Please submit comments to pstantorf@ahfc.us or mail to:

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

AHFC has scheduled a public hearing to accept public comments on both Plans. Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the "**meeting number**" to the hearing is **921625394**. No password is required. The hearing is scheduled for:

Thursday, March 12, 2015, 4:00-6:00 p.m.
4300 Boniface Parkway, Anchorage
Fourth Floor Conference Room

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

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

Alaska Dispatch News Affidavit of Publication

268423
0001360554
$ 254.00

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Leesa Little
being first duly sworn on oath deposes and says that he/she is a representative of the Alaska Dispatch 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

March 06, 2015

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 _____

Subscribed and sworn to before me this 6th day of March, 2015

Britney Thompson

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES
05/18/2015

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 public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2016 Moving to Work (MTW) Plan and Capital Fund Program.

The Plan is available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. The public may also obtain a copy of the Plans by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **12:00 Noon, April 6, 2015.** Please submit comments to pstantorf@ahfc.us or mail to:

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

AHFC has scheduled a public hearing to accept public comments on both Plans. Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the **"meeting number"** to the hearing is **921625394**. No password is required. The hearing is scheduled for:

Thursday, March 12, 2015, 4:00-6:00 p.m.
4300 Boniface Parkway, Anchorage
Fourth Floor Conference Room

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

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

Published: March 6, 2015

BRITNEY THOMPSON
My Commission Expires
NOTARY PUBLIC
May 18, 2015
STATE OF ALASKA

B.2 Public Comments from the March 12, 2015 Public Hearing

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters. Excluding AHFC staff members (three), three individuals attended the public hearing.

Catherine Stone provided an introduction to the public hearing and explained the purpose of the hearing. AHFC Resident Advisory Board members attending the hearing then identified themselves.

RAB members asked about the proposed 2016-1 activity to put out a request for proposal to expand AHFC sponsor-based assistance to Housing First developments. Ms. Stone reviewed the proposal and explained AHFC's reasons for proposing the activity.

Ronald Mallott, Resident Advisory Board member, commented:
Mr. Mallott was concerned that services such as Bean's Café and the Brother Francis Shelter do not provide any type of rehabilitation services and do not affiliate with other agencies that might provide them. Mr. Mallott likes that Karluk Manor tries to provide those services. Mr. Mallott feels that additional services would better serve the target population.

Mr. Mallott asked for further clarification on how AHFC's funding would be used by applicants under activity 2016-1. AHFC replied that the funding would help support monthly operations by providing subsidy for those individuals residing in the facility. The assistance would be based on an individual's income.

Mr. Mallott further asked if some type of referral system or working arrangement could be set-up to help those individuals who are reluctant to approach a Housing First provider on their own. Ms. Stone clarified that AHFC has already developed partnerships with other agencies to reach out to hard-to-serve individuals.

Mr. Mallott asked if, when qualifying an individual, any homeownership is evaluated as part of their income eligibility. He was specifically concerned about individuals that come to Anchorage from rural villages or locations and already own a home, but are homeless in Anchorage. Michael Courtney clarified that preferences were eliminated several years ago. He added that any family assets, including homeownership, would be factored into annual income when determining eligibility. Mr. Mallott stated that he thought that persons who were truly homeless in Anchorage needed to be considered ahead of those who had homes in other locations.

Lastly, Mr. Mallott was concerned that some of AHFC's specialty programs were not being advertised as well as they could be. He said that it appears that individuals are responsible for finding out what resources are available on their own.

Sean Reilly, Resident Advisory Board member, commented:
Mr. Reilly expressed concerns about decreasing state and federal budgets and the support that will be available for housing programs. He also expressed concerns about limiting the

time that assistance was available. He stated that some individuals may not have the skills to get the kinds of jobs that will allow them to pay the full rent.

He was also concerned that AHFC was encouraging people to work, but was not considering the costs that went along with working such as transportation, child care, and skills. He is concerned that families leaving rental assistance are really prepared to pay for their full rent and not end up homeless.

Lastly, Mr. Reilly asked what happened if there were changes in a family that caused the work able adult to no longer be in the household. He wanted to know if a family could go back to being under the Classic Program. Mr. Courtney stated that changes like that are covered under AHFC's Bridge Process, and families would be eligible for changes between the Step and Classic Programs.

Ronny Caton, Resident Advisory Board member, commented:
Ms. Caton expressed concerns about a person with a disability receiving five years of assistance and having their subsidy reduced each year. Ms. Caton said that some of these individuals will never go back to being not disabled, and therefore, there should be no time limit. Mr. Courtney clarified that persons with disabilities fall under the Classic Program, not the Step Program. He stated that only those families that contained a work able adult were in the Step Program.

Ms. Caton then commented on a specific letter that talked about no longer being eligible for Social Security Ticket to Work Program. Mr. Courtney clarified that AHFC is not involved with that program, and it sounded like a program conducted by Social Security.

B.3 Written Public Comments (FY2016 Plan)

There were no written public comments submitted during the public comment period.

B.4 Public Notice (Amendment One)

Alaska Housing Finance Corporation published a public notice seeking comment on Amendment One to the FY2016 Annual Plan in the *Alaska Dispatch News*. In addition, AHFC published the public comment notice on its web site.

Public Comment and Hearing Notice
Alaska Housing Finance Corporation
FY2016 Moving to Work Plan Amendment One

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2016 Moving to Work (MTW) Plan Amendment One. This Amendment sets forth AHFC's proposed Family Self-Sufficiency Program called Jumpstart. This comment period and public hearing includes the Jumpstart Action Plan.

The Plan is available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. 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.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **12:00 Noon, July 20, 2015**. Please submit comments to pstantorf@ahfc.us or mail to:

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

AHFC has scheduled a public hearing to accept public comments on the Plan. Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the "**meeting number**" to the hearing is **924710179**. No password is required. The hearing is scheduled for:

Thursday, July 9, 2015, 4:00-6:00 p.m.
4300 Boniface Parkway, Anchorage
First Floor Conference Room

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

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

Alaska Dispatch News Affidavit of Publication

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AFFIDAVIT OF PUBLICATION

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

Leesa Little
being first duly sworn on oath deposes and says that he/she is a representative of the Alaska Dispatch 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

June 19, 2015, July 02, 2015

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 _____

Subscribed and sworn to before me
this 6th day of July, 2015

Britney Thompson

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES
02/23/2019

Public Comment and Hearing Notice
Alaska Housing Finance Corporation
FY2016 Moving to Work Plan Amendment One

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2016 Moving to Work (MTW) Plan Amendment One. This Amendment sets forth AHFC's proposed Family Self-Sufficiency Program called Jumpstart. This comment period and public hearing includes the Jumpstart Action Plan.

The Plan is available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. 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.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **12:00 Noon, July 20, 2015**. Please submit comments to pstantorf@ahfc.us or mail to:

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

AHFC has scheduled a public hearing to accept public comments on the Plan. Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the **"meeting number"** to the hearing is **9247 10179**. No password is required. The hearing is scheduled for:

Thursday, July 9, 2015, 4:00-6:00 p.m.
4300 Boniface Parkway, Anchorage
First Floor Conference Room

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

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

Published: June 19 & July 2, 2015

Notary Public
BRITNEY L. THOMPSON
State of Alaska
My Commission Expires Feb 23, 2019

13 JUL '15 RCVD

B.5 Public Comments from the July 9, 2015 Public Hearing

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters. Excluding AHFC staff members attending (three), one individual attended the public hearing.

Michael Courtney provided an introduction to the public hearing and explained the purpose of the hearing. AHFC Resident Advisory Board members attending the hearing telephonically then identified themselves.

No public testimony or comments were offered on Amendment One to the FY2016 Moving to Work Plan.

B.6 Resident Advisory Board Comments (Amendment One)

AHFC conducted a quarterly Resident Advisory Board meeting on July 15, 2015. The Board members were given an overview of the proposed amendment and given the opportunity to provide comment.

Board members enthusiastically supported the expansion of the Family Self-Sufficiency program through Jumpstart. They felt that this was a good opportunity for families who were previously unable to participate.

B.7 Written Public Comments (Amendment One)

There were no written public comments submitted during the public comment period.

Ms. Lisa Mariotti, Alaska Network on Domestic Violence and Sexual Assault, provided verbal comments to AHFC. She asked for the following clarifications to the FSS Action Plan.

- AHFC Fair Housing Statement: Ms. Mariotti asked that AHFC include persons protected under the Violence Against Women Act (VAWA) in our Fair Housing Statement.

  AHFC: An individual who qualifies for protections under VAWA is not excluded from also qualifying as a member of a protected class under AHFC's Fair Housing Statement and filing a claim of discrimination.

- Under Confidentiality of Records, Ms. Mariotti asked that AHFC specify available protections under VAWA to victims of domestic violence, dating violence, sexual assault, and stalking.

  AHFC added language per Ms. Mariotti's request.

- Under Unavailability of Supportive Services, Ms. Mariotti asked for a clarification regarding services "pledged" by a social service agency.

  AHFC has added a clarification to this section.

- Lastly, a discussion was held regarding family breakup and the release of a victim's new address information to a former head of household.

  AHFC clarified that if a family breaks up, the new head of household is eligible to participate in Jumpstart under a separate agreement, and no information regarding the new head of household or his/her location would be disclosed to the former household.

C. PHA Evaluations

None.

D. Appendix

D.1 Replacement Housing Factor (RHF) Plan

First Increment Funding

Alaska Housing Finance Corporation (AHFC) has received first increment Replacement Housing Factor (RHF) funds from HUD's Federal Fiscal Year (FFY) 2006 appropriation and expects to continue to receive RHF funding. AHFC intends to combine the RHF funds received into the MTW Block Grant, be eligible for the second increment of RHF Funds, and utilize these RHF funds pursuant to one of three options of AHFC's Amended MTW Agreement. AHFC needs to accumulate the RHF grants in order to have sufficient funds to develop new affordable housing units. The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001501-06	$ 176,769
2007	AK06R001501-07	$ 155,875
2008	AK06R001501-08	$ 53,245
2009	AK06R001501-09	$ 42,130
2010	AK06R001501-10	$ 82,805
	Total	**$ 510,824**

This funding will be used to fill gaps in financing as needed to develop affordable housing units at the following scattered that are currently owned by AHFC and located in Anchorage, Alaska. AHFC will ensure that the requisite number of affordable housing units required under the "Proportionality Test" will be developed. AHFC plans to commit RHF funds to develop up to 16 affordable housing rental units at development sites listed below:

Central Terrace

It is AHFC's understanding from the information posted on the HUD Capital Fund webpage that the obligation end date for these funds will be October 29, 2012 and the disbursement end date will be October 29, 2014. AHFC will develop new units in accordance with the requirements found in AHFC's MTW Agreement.

AHFC confirms that its Amended FY2012 MTW Annual Plan was submitted to HUD on November 23, 2011. AHFC is in compliance with the obligation and expenditure deadlines on all of its Capital Fund Grants and is current on its LOCCS reporting.

Second Increment Funding

AHFC has received second increment Replacement Housing Factor (RHF) funds. AHFC intends to combine the RHF funds received into the MTW Block Grant and utilize these RHF funds pursuant to one of three options of AHFC's Amended MTW Agreement. AHFC needs to accumulate the RHF grants in order to have sufficient funds to develop new affordable housing units. The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001502-06	$ 3,719
2007	AK06R001502-07	$ 4,319
2008		$ 0.00
2009	AK06R001502-09	$ 53,111
2010	AK06R001502-10	$ 89,738
	Total	**$ 150,887**

This funding will be used to fill gaps in financing as needed to develop affordable housing units at the following scattered sites that are currently owned by AHFC and located in Anchorage, Alaska. AHFC will ensure that the requisite number of affordable housing units required under the "Proportionality Test" will be developed. AHFC plans to commit RHF funds to develop up to 16 affordable housing rental units.

Anchorage Area AMP 271 and 274 (Central Terrace, Fairmount, and New Willows)

It is AHFC's understanding from the information posted on the HUD Capital Fund webpage that the obligation end date for these funds will be October 29, 2012 and the disbursement end date will be October 29, 2014. AHFC will develop new units in accordance with the requirements found in AHFC's MTW Agreement.

AHFC confirms that its Amended FY 2012 MTW Annual Plan was submitted to HUD on November 23, 2011. AHFC is in compliance with the obligation and expenditure deadlines on all of its Capital Fund Grants and is current on its LOCCS reporting.

D.2 Non-MTW Activities

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.

1. Preliminary Development Activities

Anchorage East

Boston Street
AHFC demolished three units of Public Housing on Boston Street under a *de minimis* disposition process in FY2012. AHFC is working with the Municipality of Anchorage to construct a new complex of three to four Public Housing units that will be similar to the four-unit complex built at 1248 East 9th Avenue. That complex consists of four efficiency and one-bedroom units with an accessible unit in each bedroom size. AHFC is still in the planning process with the Municipality and is not currently showing these units as part of its Public Housing unit portfolio.

Kodiak

AHFC has been asked by members of the legislature about development options on a nine acre parcel AHFC owns on Kodiak Island. Since a recent increase in U.S. Coast Guard personnel, vacancy rates in Kodiak are less than one percent. The AHFC lot is steep and located on bedrock making utility upgrades expensive. No funding sources are currently available to pursue development of the site. If access to financing were available, AHFC would consider using its Faircloth subsidy to add additional, affordable units for low income families or seniors.

2. Activities

2014N-1 Smoke Free Housing

To increase the quality of indoor air, reduce smoking-related fires, and reduce maintenance costs associated with units occupied by smokers, AHFC is considering a “smoke-free” environment in all its units, buildings, and common areas.

Description
The number one cause of preventable disease in the United States is cigarette smoking according to studies by the American Lung Association. Tobacco smoke has been linked to respiratory illness, heart disease, and cancer. Smoking is also a source of many fires, fire-related deaths, and fire-related injuries.

As a responsive and responsible landlord, AHFC is committed to decent, safe, sanitary housing for all its residents. Sanitary housing includes reduction of indoor air pollution.

Maintenance Costs
AHFC incurs significant costs to prepare units formerly occupied by smokers for new residents. These costs include:

- Applying additional primer products that cover stains and odors that have discolored unit walls.

- Replacing materials such as carpeting and blinds that absorb odors, as the odor cannot be eliminated.
- Replacing unit carpet, Formica, or linoleum that has been damaged by burns or dropped cigarettes. Often, these cannot be patched.
- Increased common area cleaning required for common areas and entryways used by smokers. The curb appeal is diminished by discarded smoking materials in these areas.
- Significant damage to building siding around units that house a heavy or chain smoker.

Plan
AHFC sent a second survey regarding smoke-free units to its residents in April 2014. AHFC is currently following pending legislation in the State of Alaska. Once the current legislative session is complete, AHFC will develop an action plan for those buildings that are ready to go smoke-free.

Anticipated Impact
An immediate, positive impact is expected by implementing a smoke-free policy at AHFC's senior/disabled buildings. These are large, multi-storied buildings joined by interior hallways and shared interior common spaces. AHFC can easily collect data and gather resident feedback at these properties. AHFC will then examine each of its properties and implement a smoke-free policy as appropriate.

2014N-2 Electronic Fund Transfers for All HAP Distributions

AHFC would like to pay 100 percent of its Housing Assistance Payment (HAP) distributions through direct deposit to vendor accounts.

Description
With the implementation of its new software program, AHFC began offering direct deposit to vendors in 2012. At the time, AHFC requested that all vendors new to AHFC sign up for the electronic fund transfer method, but it allowed current vendors to continue receiving a printed check.

Anticipated Impact
One immediate cost benefit is expected to come through savings of annual mailing costs. As of December 31, 2012, AHFC was distributing payments on 1,809 vendor accounts.

- At $0.45 per check, the cost to mail is $814.05 per month ($9,768.60 per year).
- After January 27, the price is increasing to $0.46, which means the cost will be $832.14 per month ($9,985.68 per year).
- Currently, AHFC pays almost half (863 accounts) of its payments through EFT, savings of $388.35 per month in postage.

The numbers shown above account for one processing run, once per month. As a courtesy to vendors, AHFC runs the payment process several times per month to accommodate new

lease-ups which occur during the month. Those additional processing runs only increase AHFC's postage and administrative costs.

Plan

AHFC plans to conduct outreach to its landlords to explain the electronic fund transfer process and begin transitioning its landlords to the electronic process.

- For all new contracts, AHFC is no longer allowing printed checks.
- For current landlords, AHFC is continuing to work with those remaining vendors receiving printed checks.
- Finally, AHFC will set a deadline for all existing vendors with existing contracts to transition to electronic deposit.

Activity	Description	Status
2010N-7 Designated Housing	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. Activity ongoing.
2010N-8 Recognition of Outstanding Performance	Recognition of staff innovations and outstanding performance	Activity ongoing.
2011N-2 Utilize HUD's Operating Subsidy-Only Regulation	Use the "banked" units (Faircloth Amendment) under Annual Contribution Contract (ACC) and apply them to existing units in the market using a competitive procurement process	AHFC continues to investigate available properties and possible development options. Activity ongoing.
2011N-6 Elder Housing Preference	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	AHFC is monitoring its use of the "super elderly" preference at its buildings in Fairbanks and Anchorage. AHFC will be investigating elder/disabled buildings in other communities to research if this option is appropriate for those communities. Activity ongoing.

E. Annual Statement/Performance and Evaluation Reports

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2012
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06P001501-12 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2012

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [X] Performance and Evaluation Report for Period Ending: June 30, 2015
- [ ] 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 20)[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 20)	$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	$1,755,016.00	$1,755,016.00	$1,755,016.00	$1,197,565.59
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	$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)**		**$1,755,016.00**	**$1,755,016.00**	**$1,755,016.00**	**$1,197,565.59**
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.

form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06P001501-13	FFY of Grant Approval:
	Replacement Housing Factor Grant No:	
	Date of CFFP:	

FFY of Grant:	2013	
FFY of Grant Approval:	2013	

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [X] Performance and Evaluation Report for Period Ending: June 30, 2015
- [ ] 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 20)[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 20)	$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	$0.00	$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
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$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)**	**$1,755,016.00**	**$1,755,016.00**	**$1,755,016.00**	###########
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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[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06P001501-13**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FFY of Grant: **FFY 2013**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,755,016.00	$1,755,016.00	$1,755,016.00	$1,197,565.59	On-going

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

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06P001501-14 Replacement Housing Factor Grant No: Date of CFFP:	2014
		FFY of Grant Approval: 2014

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [x] Performance and Evaluation Report for Period Ending: June 30, 2015
- [ ] 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 20)[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 20)	$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	$1,897,158.00	$1,897,158.00	$1,897,158.00	$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
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$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)**	**$1,897,158.00**	**$1,897,158.00**	**$1,897,158.00**	**$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

[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.

form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06P001501-14**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2014**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,897,158.00	$1,897,158.00	$1,897,158.00	$0.00	On-going

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2014
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No:	FFY of Grant Approval: 2014
	Replacement Housing Factor Grant No: AK06R001501-14	
	Date of CFFP:	

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [x] Performance and Evaluation Report for Period Ending: June 30, 2015
- [ ] 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 20)[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 20)	$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	$115,681.00	$115,681.00	$115,681.00	$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
18b	9000	Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$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)**		**$115,681.00**	**$115,681.00**	**$115,681.00**	**$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

[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.

form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No: **AK06R001501-14**

Federal FFY of Grant: **FFY 2014**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
PHA-WIDE	Moving to Work Demonstration Program	1492		$115,681.00	$115,681.00	$115,681.00	$0.00	On-going

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2014
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-14 Date of CFFP:	FFY of Grant Approval: 2014

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [X] Performance and Evaluation Report for Period Ending: June 30, 2015
- [ ] 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 20)[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 20)	$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	$114,193.00	$114,193.00	$114,193.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	#REF!	#REF!	#REF!	#REF!
18a	1501	Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18b	9000	Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$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)**		**#REF!**	**#REF!**	**#REF!**	**#REF!**
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.

form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 6/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No: **AK06R001502-14**

Federal FFY of Grant: **FFY 2014**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
PHA-WIDE	Moving to Work Demonstration Program	1492		$114,193.00	$114,193.00	$114,193.00	$0.00	On-going

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2015
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06P001501-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2015

Type of Grant

[X] **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	$1,877,019.00	$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)**		**$1,877,019.00**	**$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

[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.

form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06P001501-15**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2015**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,877,019.00	$0.00	$0.00	$0.00	

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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Part I: Summary

PHA Name/Number	Locality (City/County & State)	[X] Original 5-Year Plan	[ ] Revision No:
ALASKA HOUSING FINANCE CORPORATION	ALASKA		

A.	Development Number and Name FFY	Work Statement for Year 1 2015	Work Statement for Year 2 FFY Grant: 2016 PHA FY: 2017	Work Statement for Year 3 FFY Grant: 2017 PHA FY: 2018	Work Statement for Year 4 FFY Grant: 2018 PHA FY: 2019	Work Statement for Year 5 FFY Grant: 2019 PHA FY: 2020
		Annual Statement				
	HA - WIDE		$2,056,771	$2,056,771	$2,056,771	$2,056,771
	Moving to Work Demonstration					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Capital Fund Program - Five-Year Action Plan

Part I: Summary (Continuation)

PHA Name/Number	Locality (City/County & State)	X Original 5-Year Plan	Revision No:
ALASKA HOUSING FINANCE CORPORATION	ALASKA		

	Development Number and Name	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	FFY	2015	FFY Grant: 2016 PHA FY: 2017	FFY Grant: 2017 PHA FY: 2018	FFY Grant: 2018 PHA FY: 2019	FFY Grant: 2019 PHA FY: 2020
A.		Annual Statement				
	HA-Wide Physical Activities		$0	$0	$0	$0
B.	Physical Improvements Subtotal		$2,056,771	$2,056,771	$2,056,771	$2,056,771
C.	Management Improvements		$0	$0	$0	$0
D.	PHA-Wide Non-dwelling Structures and Equipment		$0	$0	$0	$0
E.	Administration		$0	$0	$0	$0
F.	Other		$0	$0	$0	$0
G.	Operations		$0	$0	$0	$0
H.	Demolition		$0	$0	$0	$0
I.	Development		$0	$0	$0	$0
J.	Capital Fund Financing -- Debt Service		$0	$0	$0	$0
K.	**Total CFP Funds**		**$2,056,771**	**$2,056,771**	**$2,056,771**	**$2,056,771**
L.	Total Non-CFP Funds		$0	$0	$0	$0
M.	Grand Total		**$2,056,771**	**$2,056,771**	**$2,056,771**	**$2,056,771**

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Activities for Year 1 2015	Activities for Year 2 FFY Grant: 2016 PHA FY: 2017			Activities for Year 3 FFY Grant: 2017 PHA FY: 2018		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration	$2,056,771.00	HA - WIDE	Moving to Work Demonstration	$2,056,771.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Activities for Year 1 2015	Activities for Year 4 FFY Grant: 2018 PHA FY: 2019			Activities for Year 5 FFY Grant: 2019 PHA FY: 2020		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration	$2,056,771.00	HA - WIDE	Moving to Work Demonstration	$2,056,771.00

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2015
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06R001501-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2015

Type of Grant

[X] **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	$114,807.00	$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)**		**$114,807.00**	**$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
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Signature of Executive Director	Date	Signature of Public Housing Director	Date

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form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06R001501-15**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2015**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$114,807.00	$0.00	$0.00	$0.00	

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Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2015
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06R001502-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2015

Type of Grant

[X] **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
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3	1408	Management Improvements	$0.00	$0.00	$0.00	$0.00
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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	$64,945.00	$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)**		**$64,945.00**	**$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
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Signature of Executive Director	Date	Signature of Public Housing Director	Date

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form **HUD-50075.1** (4/2008)

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06R001502-15**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2015**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$64,945.00	$0.00	$0.00	$0.00	

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

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