

Public Housing Division

Moving To Work Program Annual Plan for Fiscal Year 2014

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B. OVERVIEW OF MTW GOALS AND OBJECTIVES

"We cannot live for ourselves alone. Our lives are connected by a thousand invisible threads, and along these sympathetic fibers, our actions run as causes and return to us as results."

- Herman Melville

This past year at the Alaska Housing Finance Corporation Public Housing Division has been exciting. We continued to move forward with our previous year's MTW Plan; we began an ambitious course in creating this new plan; our Public Housing Division director retired; and we now have new leadership and a new direction. While this plan makes some dramatic changes from past business practices, it is the result of years of analysis, discussion, and planning. We are both excited and motivated by our FY2014 MTW Plan.

By way of introduction, AHFC is the State of Alaska's only Public Housing Authority. In that position, AHFC manages approximately 1,600 rental units and 4,700 vouchers in Alaska. We have 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. We have locations that are above the Arctic Circle, and locations in rain forests that are closer to Seattle than to our headquarters in Anchorage. We have many locations with single staff offices charged with managing several programs. The uniqueness of Alaska mandates unique solutions. We have taken considerable time and study to come up with this proposed plan, and we are ready to take on the challenge of making these activities a reality.

AHFC was admitted to the MTW Demonstration program in 2008. This is AHFC's fifth and most ambitious MTW Plan. In this plan we have taken to heart the three MTW 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;
3. Increase housing choices for low income families;

We have also taken to heart 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.

We also have our own guiding principles that we have kept in mind as we develop each year's MTW Plan. Those principles are 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 as close to revenue neutral as possible.

2. AHFC shall 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. Policy changes shall contribute to the achievement of excellence in asset management or administration of the Housing Choice Voucher Program.
4. Capital expenditures shall be dictated by physical needs assessments and the opportunity to maximize housing choice among low-income families.

Year in Review

“Great things are not done by impulse, but by a series of small things brought together.”

- Vincent van Gogh

This past year was all about collaboration and partnerships and represents a series of small agreements and partnerships that added up to a number of unique housing opportunities for AHFC and Alaska.

- We collaborated with the Alaska Network on Domestic Violence and Sexual Assault and the Council on Domestic Violence and Sexual Assault to create the Empowering Choice Housing Program, a unique, time limited, voucher referral assistance for victims displaced due to domestic violence and sexual assault. The program’s goal is to provide 254 vouchers per year, statewide.
- We worked with the State of Alaska Department of Corrections to improve and expand the Parolee Re-entry Program. This is another time limited, voucher set aside program that provides two years of housing assistance to those coming out of prison and referred to AHFC by the Department of Corrections for housing assistance.
- The Youth Aging out of Foster Care assistance program was launched last year, in partnership with the Alaska Department of Health and Social Services. This was identified as an “at risk” group of young people, between the ages of 18-24, that were legally identified as adults, but still in need of assistance as they venture into the world on their own.
- The Loussac Place project was completed on time and within budget. This was a collaboration with Cook Inlet Housing Authority, an Indian Housing Authority. CIHA was the winning developer on a project to take AHFC property and redevelop it with 120 units of mixed income housing. This project was completed and became fully leased up over the past year. Sixty of these units are project-based vouchers.
- We received an increase in our allocation of Veterans Affairs Supportive Housing vouchers. Through collaboration with the Department of Veterans Affairs we continue to provide housing assistance to homeless veterans in Anchorage, Fairbanks, and Matanuska-Susitna with plans to increase that assistance to other locations.
- We created the Alaska Corporation for Affordable Housing, a 501(c)(3) corporation tasked with increasing affordable housing throughout Alaska.

AHFC's Goals and Proposed Activities

"A ship in port is safe, but that's not what ships are built for." – *Grace Murray Hopper*

Our Proposed FY2014 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.
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. Motivate our work-able families to continue employment, seek employment, or improve their employment opportunities, while creating administrative efficiencies.
6. Utilize our new subsidiary, Alaska Corporation for Affordable Housing, to increase the supply of affordable housing in the State of Alaska.

Our Proposed FY2014 MTW Activities

1. Create a simplified rent structure for elderly and disabled families.
2. Create a simplified rent structure for work-able families.
3. Create a revised and expanded Family Self Sufficiency model to assist families with finding employment and job skills training.
4. Simplify the project-based voucher income calculations by allowing the use of Low Income Housing Tax Credit Tenant Income Certification forms, instead of the current housing choice voucher program method of calculation.
5. Alter the project-based voucher quality control inspection schedule to allow for developments of varied configuration and number of units.
6. Obtain general development authority to move forward on development activities to increase affordable housing in the state of Alaska.

Our Anticipated Impacts from these Activities

1. Separating out our Elderly and Disabled families from our Work-Able families will allow us to focus on their unique wants and needs in respect to their housing.
2. Focus efforts on helping our families meet the MTW goal of working, seeking to work, or preparing to work by enhancing our Family Self Sufficiency program statewide and leveraging available resources in each community.
3. By simplifying and streamlining our rent process, we can use staff time and effort on less paperwork and more people-oriented work, such as finding the right assistance for each family.
4. Simplify the project-based voucher program so that it meets compliance requirements but is not overly regulated.
5. By obtaining general development authority for the Alaska Corporation for Affordable Housing, we will create opportunities to buy, build, or remodel affordable housing.

C. PROPOSED FY2014 MTW ACTIVITIES

No.	Initiative Name
2014-1	Reasonable Rent and Family Self-Sufficiency Initiative
2014-1a	Population Definitions

No.	Initiative Name
2014-1b	Minimum Rent
2014-1c	Utility Reimbursement Payments
2014-1d	Family Self-Sufficiency Program
2014-1e	Family Choice of Rent and Flat Rents
2014-1f	Ineligible Noncitizen Proration
2014-1g	Annual Recertification Requirement
2014-1h	Annual and Adjusted Annual Income Calculation
2014-1i	Portability
2014-2	Use of TIC Sheets for PBV Income Calculations
2014-3	PBV Inspection Requirements
2014-4	Mountain View and San Roberto Development

D. FY2014 Non-MTW Activities

No.	Initiative Name
2014N-1	Smoke Free Housing
2014N-2	Electronic Fund Transfers for All HAP Distributions

E. AHFC Business Activities

Table 1 - Public Housing Programs

Program Name	Program Name
Capital Fund Program	Nonelderly Disabled Voucher Program
Energy Conservation Retrofit	Public Housing Program
Family Self-Sufficiency Program	Resident Services Program Grants
Gateway Literacy Program	Section 8 Moderate Rehabilitation Program
HCV Homeownership Program	Section 8 New Multifamily Housing Program
Housing Choice Voucher Program	Veterans Administration Supportive Housing
Public Housing Replacement Housing Factor Fund Program	Service Coordination for Public Housing and Section 8 Multifamily Programs

Table 2 - Energy Programs

Program Name	Program Name
Builder & Rater Education Program	Low-Income Home Energy Assistance Program (LIHEAP)
Building Energy Efficiency Standard (BEES)	Research Information Center (RIC)
Consumer Education Program	State Energy Plan (SEP)

Program Name	Program Name
Low-Income & Enhanced Weatherization Program	Supplemental Housing Development Program

Table 3 - Grant Programs

Program Name	Program Name
Grant Match Programs <ul style="list-style-type: none"> • HUD Continuum of Care Programs • Supportive Housing • Shelter Plus Care Program • USDA Housing Preservation Grant 	GOAL Program - Rental Housing Development <ul style="list-style-type: none"> • Low-Income Housing Tax Credit Program • Senior Citizens Housing Development Program
HOME Investment Partnership Act Programs <ul style="list-style-type: none"> • Home Opportunity Program (HOP) • Owner-Occupied Rehabilitation Program (ORP) 	HUD Technical Assistance Grants <ul style="list-style-type: none"> • HOME Technical Assistance • Supportive Housing Technical Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Teacher, Health, & Public Safety Housing Programs
Special Needs Housing Program	Homeless Assistance Program

Table 4 - Loan Programs

Program Name	Program Name
Affordable Home Ownership Guaranteed Loan Program	Rural Building Material Loan Program
Affordable Housing Enhanced Loan Program	Rural Housing Initiative Pilot Program
Assistance Provider Interest Rate Reduction Program	Rural Non-Owner-Occupied Loan Program
Association Loan Program	Rural Owner-Occupied Loan Program
Federally Guaranteed/Insured Multi-Family Mortgage Program	Rural Public Service Rental Housing Program
Home Ownership Assistance Fund Loans	Rural Small Building Material Loan Program
Interest Rate Reduction for Energy Efficiency	Second Mortgage Program
Interest Rate Reduction for Low-Income Borrowers	Senior Housing Loan Program
Loans to Sponsors Program	Streamlined Refinance Loan Program
Mobile Home Program	Taxable Loan Program
Multi-Family Loan Purchase Program	Tax-Exempt Loan Program
Multi-Family, Special Needs, & Congregate Housing Loan Program	Teacher and Health Professional Housing Program
Non-Conforming Loan Program	Veterans Mortgage Program

II. GENERAL OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

For FY2014, AHFC will start with 1,261 Public Housing units as of July 1, 2013. Three (3) units remain as HUD-approved non-dwelling units used for resident services: one in Anchorage, the site of an after-school Homework Club; one in Juneau, used as a computer lab and Family Self Sufficiency hub; and one in Sitka, used for resident activities at the Swan Lake Terrace elderly development. AHFC is showing the disposition of the San Roberto units during FY2014. The MTW Agreement and Plan encompasses the entire Public Housing inventory.

A.1 MTW PUBLIC HOUSING INVENTORY

Table 5 - Public Housing Units Available 07/01/2013

	Units on 07/01/2013	Additions/ Deletions	Projected Unit Count 06/30/2014
Anchorage	506		506
AMP 274		-16	- 16
Bethel	117		117
Cordova	16		16
Fairbanks	165		165
Juneau	206		206
Ketchikan	73		73
Kodiak	40		40
Nome	33		33
Sitka	43		43
Valdez	7		7
Wasilla	32		32
Wrangell	20		20
Subtotal	1,258	- 16	1,242
Non-dwelling	3	0	3
Total	1,261	- 16	1,245

A.2 PLANNED SIGNIFICANT CAPITAL EXPENDITURES BY DEVELOPMENT

AHFC does not have any planned capital expenditures for a development that will exceed 30 percent of AHFC's total budgeted capital expenditures for the fiscal year.

Table 6 - Capital Projects Funded with CFP & RHF Funds

CFP – Capital Fund Program; RHF – Replacement Housing Factor

Fund Name	Total Funding	Expended	Balance	Proposed Work for FY14	Estimated Cost
FY07 CFP/RHF	2,640,722	2,460,234	180,488	San Roberto redevelopment	180,488
FY08 CFP/RHF	2,783,264	2,623,070	160,194	San Roberto redevelopment	160,194
FY09 CFP/RHF	2,612,535	2,577,281	35,254	San Roberto redevelopment	35,254
FY10 CFP/RHF	2,963,210	722,372	2,240,838	Anch Site & Dwelling upgrades; A&E Fees; Operations	2,240,838
FY11 CFP/RHF	2,902,308	3,374	2,898,934	Anch Site & Dwelling upgrades	500,000
FY12 CFP/RHF	2,401,040	--	2,401,040	Mt. View Development (NSP) & San Roberto	200,000
FY13 CFP/RHF	2,215,118	--	2,215,118	GPNA, Accessibility, Energy Audits	267,500
FY14 CFP/RHF	--	--	--	TBD	--
Total	18,518,197	8,386,331	10,131,866	Total FY14 Proposed Work	3,584,274

A.3 NEW PUBLIC HOUSING UNITS BY DEVELOPMENT

AMP 271, Anchorage South

AHFC is returning one ACC non-dwelling unit to ACC dwelling status at Park View Manor. The unit is expected to be available in March 2013. This unit was formerly part of the Gateway Learning Center. This unit is shown as part of Anchorage’s total Public Housing units in Table 5. The remaining non-dwelling ACC unit is scheduled for renovation to be used as a homework club/computer center for the residents of the building.

AMP 274, 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. 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.

A.4 PUBLIC HOUSING UNITS REMOVED BY DEVELOPMENT

AMP 271, Anchorage South

Park View Manor

AHFC is removing one ACC non-dwelling unit at Park View Manor before the start of FY2014. The unit was formerly part of the Gateway Learning Center and is being remodeled for use as an office. This removal is already included in Table 5.

San Roberto

AHFC is proposing to demolish 16 of the 24 units in the San Roberto neighborhood and dispose of the land to AHFC's subsidiary, the Alaska Corporation for Affordable Housing (ACAH). ACAH will continue to operate the project as Public Housing. It is anticipated that up to 18 new units will be built on site in FY2015. The balance of the units in the San Roberto area will be redeveloped in a subsequent phase as part of a larger re-positioning project for AHFC's scattered site Public Housing portfolio targeted for 2015.

A.5 MTW HOUSING CHOICE VOUCHER INVENTORY

As an MTW agency AHFC may lease HCV units in excess of the HUD allocated number, provided it has the capacity in its Housing Assistance Payment budget. At the current (December 2012) average monthly housing assistance payment of \$598 per month, AHFC estimates it may assist an additional 25 to 50 families over its baseline units.

Table 7 - Number of MTW Voucher Units Authorized

	Projected Allocation on 07/01/2013	Additions/ Deletions	Count as of 06/30/2014
Anchorage	2,345		2,342
Fairbanks	324		324
Homer	115		115
Juneau	334		334
Ketchikan	95		95
Kodiak	102		102
North Slope Borough	6		6
Petersburg	52		52
Sitka	44		44
Soldotna	299		299
Valdez	45		45
Wasilla/Mat-Su	419		419
Wrangell	31		31

	Projected Allocation on 07/01/2013	Additions/ Deletions	Count as of 06/30/2014
Port Outs	96		99
Total	4,307	0	4,307
AHFC does not expect to get any additional voucher allocations during FY2014.			

A.6 NON-MTW HOUSING CHOICE VOUCHER INVENTORY

AHFC administers 45 Nonelderly Disabled (NED) vouchers in Fairbanks. These vouchers were awarded in 2009 as a result of the senior preference at the Golden Towers multifamily housing development.

AHFC also administers 195 Veterans Affairs Supportive Housing (VASH) vouchers in cooperation with the Veterans Administration. All the applicants must meet the VA definition of homelessness, and all new admissions are the result of a referral from the Alaska VA Healthcare System (AVAHS) to AHFC. VASH vouchers are currently available for Anchorage, Fairbanks, and the Matanuska-Susitna Borough. In January/February 2013, AHFC anticipates expanding this program to the Kenai Peninsula Borough. AHFC and AVAHS are currently in discussion about expanding to other AHFC jurisdictions.

Table 8 - Number of Non-MTW Voucher Units Authorized

	Projected Allocation on 07/01/2013	Additions/ Deletions	Count as of 06/30/2014
Nonelderly Disabled (Fairbanks)	45	0	45
Veterans (Anch, Fbks, Mat-Su)	195	0	195
Total	240	0	240

A.7 NUMBER OF PROJECT-BASED VOUCHER UNITS

AHFC entered into its first PBV contract with Kenai Peninsula Housing Initiatives for its ten-unit MainTree Apartments that serves people with disabilities in 2012. AHFC entered into its second Project Based Voucher contract with the Cook Inlet Housing Authority for the Loussac Place development in FY2012 and FY2013. All 70 project-based vouchers have been set aside from AHFC's regular MTW voucher allocation. All project-based voucher units are currently occupied.

Table 9 - Number of PBV Units Authorized

	Projected Allocation on 07/01/2013	Additions/ Deletions	Count as of 06/30/2014
MainTree, Homer	10	0	10
Loussac Place, Anchorage	60	0	60
Total	70	0	70

B. LEASING INFORMATION, PLANNED

B.1 MTW PUBLIC HOUSING UNITS

During Fiscal Year 2014, AHFC projects that it will achieve the leasing targets shown in the table below, subject to the award of sufficient HUD funding. The projected leasing of authorized units in both the Public Housing and HCV programs highlights the success that AHFC has had in effectively managing and maximizing utilization throughout both urban and rural areas of its jurisdiction.

Table 10 - Anticipated MTW Public Housing Units Leased

	Units Available for Occupancy 7/1/2013	Projected Leased on 06/30/2014	Percent Leased
Anchorage	506	480	98%*
Bethel	117	115	98%
Cordova	16	16	100%
Fairbanks	165	163	99%
Juneau	206	204	99%
Ketchikan	73	73	100%
Kodiak	40	40	100%
Nome	33	33	100%
Sitka	43	43	100%
Valdez	7	7	100%
Wasilla	32	32	100%
Wrangell	20	19	95%
Total	1,258	1,225	98%*
*This percentage is calculated to include the deletion of 16 units from San Roberto.			

B.2 NON-MTW PUBLIC HOUSING INVENTORY

AHFC does not have any non-MTW Public Housing units.

B.3 MTW VOUCHER UNITS

During Fiscal Year 2014, AHFC projects that it will achieve the leasing targets shown in the table below, subject to the award of sufficient HUD funding. The projected leasing of authorized units in both the Public Housing and HCV programs highlights the success that AHFC has had in effectively managing and maximizing utilization throughout both urban and rural areas of its jurisdiction.

Table 11 - Anticipated MTW Voucher Units Leased

	Projected Allocation on 07/01/2013	Projected Leasing on 06/30/2014	Percent Leased
Anchorage	2,345	2,319	99%
Fairbanks	324	321	99%
Homer	115	114	99%
Juneau	334	331	99%
Ketchikan	95	95	100%
Kodiak	102	102	100%
North Slope Borough	6	6	100%
Petersburg	52	52	100%
Sitka	44	44	100%
Soldotna	299	296	99%
Valdez	45	44	98%
Wasilla/Mat-Su	419	415	99%
Wrangell	31	31	100%
Port Outs	96	96	100%
Total	4,307	4,285	99%

B.4 NON-MTW VOUCHER UNITS**Table 12 - Anticipated Non-MTW Voucher Units Leased**

	Projected Allocation on 7/1/2013	Projected Leased on 6/30/2014	Percent Leased
Nonelderly Disabled (Fairbanks)	45	44	98%
Veterans (Anch, Fbks, Mat-Su)	195	190	97%
Total	240	234	98%

B.5 ANTICIPATED ISSUES

None at this time.

B.6 PROJECT-BASED VOUCHER UNITS**Table 13 - Anticipated PBV Units Leased**

	Projected Allocation on 07/01/2013	Projected Leased on 06/30/2014	Percent Leased
MainTree, Homer	10	10	100%
Loussac Place, Anchorage	60	60	100%
Total	70	70	100%

C. WAITING LIST INFORMATION

The waiting list with the largest number of applications and activity, the Anchorage Housing Choice Voucher Program, was closed on June 1, 2011. In October 2012, the list was reopened for one month. Applications received (approximately 1,900) were assigned placement on the waiting list through a lottery system.

AHFC continues to work waiting lists still subject to the old preference system as well as waiting lists that are under the new date/time of application ranking method. The numbers in the table below include both sets of waiting lists.

Table 14 - Number of Households on the Waiting Lists

	Public Housing as of 01/01/2013	% Change*	Vouchers as of 01/01/2013	% Change*
Anchorage	2,367	-14%	1,918	-16%
Bethel	41	+78%		
Cordova	4	+300%		
Fairbanks	411	-15%	733	+9%
Homer			64	-51%
Juneau	395	-17%	417	-13%
Ketchikan	114	+24%	143	-25%
Kodiak	90	+15%	35	-65%
Nome	19	-42%		
Petersburg			2	-33%
Sitka	97	-40%	57	-49%
Soldotna			123	-61%
Valdez	10	-29%	12	+1,200%
Wasilla/Mat-Su	110	-15%	598	-20%
Wrangell	10	-38%	6	-74%
Total	3,668	(1)	4,108	(2)

*The percentage of change is for the last 12 months. Numbers include duplicates where both programs exist in a community.

(1) Public Housing waiting lists have decreased by 15 percent.

(2) Housing Choice Voucher waiting lists have decreased by 18 percent due to the closure of the Anchorage waiting list.

C.1 ANTICIPATED CHANGES IN WAITING LISTS

AHFC continues to look at each community and determine if any waiting lists need to be closed. AHFC will provide a minimum two week (14 day) public notice prior to closing any waiting list. The notice will be provided to the local affected community prior to closing any waiting lists for that community's programs.

When considering whether to close or open a waiting list, staff will examine the number of applications received monthly, the historical turnover of units, and the amount of time a person on the bottom of the waiting list will have to wait for possible assistance.

C.2 ANTICIPATED CHANGES IN THE NUMBER OF FAMILIES ON WAITING LISTS

None

D. OTHER MTW HOUSING INVENTORY

AHFC has an approved Attachment D to its Moving to Work Agreement for Broader Uses of Funds.

D.1 EMPOWERING CHOICE HOUSING PROGRAM (ECHP)

AHFC reserved \$1.0 million of its HAP allocation to serve families displaced due to domestic violence (see Activity 2013-2). We also received an additional \$1.3 million from the State of Alaska through a legislative appropriation. AHFC formed a partnership with the Alaska Network on Domestic Violence and Sexual Assault and the State of Alaska Council on Domestic Violence and Sexual Assault and launched the ECHP in November 2012.

ECHP vouchers are limited to 36 months of rental assistance and are only available to families referred from the DVSA programs set forth in a Memorandum of Understanding. ECHP participants may remain active on other AHFC waiting lists while using their ECHP voucher. The numbers in the Baseline column represent the initial leasing targets.

City	Population	Percentage	Baseline	Target
Anchorage	295,570	46.72%	95	115
Fairbanks (North Star Borough)	99,192	15.68%	35	40
Homer	5,003	0.79%	5	5
Juneau (City and Borough)	32,164	5.08%	10	15
Ketchikan (Ketchikan Gateway Borough)	13,593	2.15%	5	5
Kodiak (Kodiak Island Borough)	13,872	2.19%	5	5
Matanuska-Susitna Borough	91,946	14.54%	25	30
Petersburg (Census Area)	3,838	0.61%	2	2
Sitka (City and Borough)	8,952	1.42%	5	5
Soldotna (Kenai Peninsula Borough)	56,293	8.90%	20	25
Valdez (Valdez/Cordova Census Area)	9,770	1.54%	5	5
Wrangell	2,382	0.38%	2	2
Total	632,575		214	254

D.2 SPONSOR-BASED HOUSING

AHFC entered into a contract with a private development entity, Rural Community Action Program in Anchorage, for its Karluk Manor project. This 48 unit development serves chronically homeless individuals in a “Housing First” modeled development. AHFC agreed to fund the equivalent of 35 project-based vouchers as a sponsor-based project authorized through an amendment to its MTW/HUD Agreement, see Activity 2012-4. All units are currently occupied in this project.

III. NON-MTW RELATED INFORMATION

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.

A. HOUSING INVENTORY

A.1 SECTION 8 NEW MULTIFAMILY HOUSING

AHFC operates five buildings under the Section 8 New Multifamily Housing Program. Four buildings consist of one-bedroom units reserved for seniors and persons with disabilities. One building, Ptarmigan Park, is a mixture of two and three bedroom units for families.

Table 15 - Section 8 New Multifamily Housing Available Units

Name	Location	Units
Chugach View	Anchorage	120
Ptarmigan Park	Anchorage	17
Sunset View	Cordova	22
Golden Towers	Fairbanks	96
Glacier View	Seward	30
Total		285

A.2 AHFC-OWNED AFFORDABLE HOUSING

AHFC owns and operates four complexes as affordable housing. All buildings accept Housing Choice Voucher clients, except the single family home in Bethel (there is no voucher program in Bethel).

- 1248 East 9th Avenue is a four-unit Anchorage complex consisting of two efficiency and two one-bedroom apartment units. One unit in each bedroom size is a fully accessible unit. The units are anticipated to be ready for occupancy in March 2013.
- Alpine Terrace has four buildings containing two-bedroom units and is close to Joint Base Elmendorf/Fort Richardson in Anchorage.
- Etolin Heights is a mixture of two and three bedroom units and is located across the street from our Public Housing complex in Wrangell.

- Lastly, AHFC owns and operates a single family home in Bethel that was built as a demonstration unit for weatherization.

Table 16 - Affordable Housing Available Units

Name	Location	Units
Alpine Terrace	Anchorage	48
1248 East 9 th Ave	Anchorage	4
Single Family Home	Bethel	1
Etolin Heights	Wrangell	32
Total		85

A.3 OTHER HOUSING

AHFC partners with Anchorage NeighborWorks to administer and manage the 70-unit Adelaide Single Room Occupancy Moderate Rehabilitation project. This facility targets single persons who have experienced homelessness, and it remains full throughout the year.

AHFC also operates a time-limited, tenant-based rental assistance program targeting prisoners re-entering the community (see Activity 2010-9). Based on the success of this model, AHFC also began operation of a program targeting youth aging out of foster care (see Activity 2013-1). Funding for the rental assistance comes from the federal HOME program, administered by the AHFC Planning & Program Development Department.

Table 17 - Other Subsidized Units Available

Program	Location	Units
Adelaide SRO Mod Rehabilitation	Anchorage	70
HOME TBRA – Parolee/Probationer	All HCV except Anchorage	50
HOME TBRA – Youth Aging out of Foster Care	All HCV	50
Total		120

B. PLANNED SOURCES AND USES OF FUNDS

For the Prisoner Re-Entry and Youth Aging out of Foster Care Activities, AHFC is utilizing HOME Investment Partnership Program funds to pay for the HAP costs (see Activity 2010-9 and Activity 2013-1). These two activities address needs identified in AHFC’s Consolidated Housing & Community Development Plan.

**Table 18 - Planned Sources and Uses of Non-MTW Funds
(Operating, Capital, HCV)**

Name	Amount
REVENUE (Sources)	
Section 8 New Const Program	4,412,680
Section 8 SRO Program	465,509

Name	Amount
Empowering Choice Vouchers	1,332,000
NED & VASH Programs	1,361,222
PHD - Capital Improvement Projects	7,550,154
PHD - COCC (Mgmt Fees)	2,809,020
AHFC - COCC (less PHD) (Mgmt Fees)	31,634,266
Total Revenue	49,564,851
EXPENSES (Uses)	
Construction Activities	7,550,154
Personal Services	28,530,053
Travel & Training	925,877
Contractual	7,862,874
Supplies & Materials	279,356
Equipment	186,600
Grants (HAP)	2,762,742
Total Expenses	48,097,656
Operating Transfers In/(Out)	--
NET INCOME (LOSS)	1,467,195

C. FY2014 NON-MTW ACTIVITIES

Rent Reform Activities Impact on Non-MTW Programs

AHFC operates a variety of coupon and voucher programs. In order to clarify which programs will be subject to the proposed rent reform policies, staff provides the following guidance.

1. **Adelaide Single Room Occupancy Program** – this program will not be subject to rent reform activities.
 - This assistance is not time-limited.
 - Eligibility and income examinations will continue to be governed by regulations at 24 CFR 5, 24 CFR 882, the Housing Assistance Payments Contract, and its Administrative Plan.
 - AHFC will continue to track and report these vouchers on the 50058.
 - Eligible participants will continue to be referred to AHFC by its partner, Anchorage NeighborWorks.
2. **HOME Tenant-Based Rental Assistance (TBRA) Programs** – this program will not be subject to rent reform activities.
 - This is a time-limited program (see Activities 2010-9 and 2013-1). Parolees are limited to two years, and youth are limited to three years.

- Eligibility and income examinations will continue to be governed by regulations at 24 CFR 5, 24 CFR 92, the Memorandum of Agreement with its partner agencies, and its policies.
 - Eligible participants will continue to be referred to AHFC by its partners, the State of Alaska Department of Corrections and the State of Alaska Office of Children’s Services (under the Department of Health and Social Services).
3. **Nonelderly Disabled (NED) Voucher Program** – this program will be subject to limited rent reform activities.
- These vouchers are not time limited.
 - Staff will calculate income under the rent reform guidelines for an elderly/disabled family.
 - These families will be subject to triennial reviews.
 - Families will be subject to a \$25 minimum rent.
 - AHFC will continue to track and report these vouchers on the 50058.
 - NED vouchers will continue to be issued to the next, eligible NED family on AHFC’s waiting lists.
4. **Veterans Affairs Supportive Housing (VASH) Voucher Program** – this program will be subject to limited rent reform activities.
- These vouchers are not time limited.
 - Staff will calculate income under the rent reform guidelines for an elderly/disabled family.
 - These families will be subject to triennial reviews.
 - Families will be subject to a \$25 minimum rent.
 - AHFC will continue to track and report these vouchers on the 50058.
 - AHFC will make its Family Self Sufficiency Program available to these families to encourage work activities.
 - VASH vouchers will continue to be issued to eligible families referred by its partner, the Alaska VA Healthcare System.

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 proposing a “smoke-free” environment in all its units, buildings, and common areas.

Description

The number one cause of preventable disease in the United States Studies 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.

Environmental tobacco smoke or secondhand smoke is the smoke that comes from the burning end of a cigarette, pipe, or cigar and the smoke exhaled from the lungs of smokers.

Secondhand smoke seeps through doors, windows, electrical outlets, and ventilation systems and can be inhaled by nonsmoking individuals. Persons especially vulnerable to the adverse effects of smoking include people with chronic illnesses, the elderly, and children.

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.

Anticipated Impact

AHFC received a presentation on smoke-free housing in January 2011 from a local smoke-free advocacy group. AHFC also examined the materials distributed in June 2012 from the U.S. Department of Housing and Urban Development that advocated smoke-free assisted housing.

Table 19 - AHFC Populations (Multifamily and Public Housing)

Ages as of December 31, 2012.

	Public	Multifamily	Total
Number of Units	1,257	285	1,542
% Total Units	81.5%	18.5%	--
Residents All Ages	4,375	332	4,707
% Total Population	92.9%	7.1%	--
Residents under 18	2,057	31	2,088
% Program Population	47.0%	9.3%	--
% Total Population	43.7%	0.7%	44.4%
Residents over 61	375	203	578
% Program Population	8.6%	61.1%	--
% Total Population	8.0%	4.3%	12.3%
Total Under 18 and over 61	2,432	234	2,666
% Program Population	55.6%	70.5%	--
% Total Population	51.7%	5.0%	56.6%

C.1.1 Resident Survey

AHFC conducted a survey of its residents in 2010 to assess the impact of a smoke-free policy. We received approximately 250 responses to the survey. Below is a table summarizing some of the questions and answers.

Question	Yes	No
Do you or does anyone you live with smoke?	29 %	71 %
In your opinion is secondhand smoke a serious health hazard?	84 %	16 %
Does cigarette smoke get in your residence from other units?	44 %	56 %
If yes, does it bother you?	65 %	35 %
If available, would you prefer to live in smoke-free housing?	74 %	26 %

C.1.2 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 side around units that house a heavy or chain smoker.

Plan

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.

During the initial period of operation, AHFC worked with vendors to smooth the transition and implement the landlord deposit advice system through email. AHFC also set-up an email for landlords to use to notify AHFC if there were any concerns or questions regarding the new electronic process. Initially, there were many questions from landlords on the email, but as they received their monthly distributions and deposit advice notices, the emails lessened.

Anticipated Impact

Printing checks is an expensive process. AHFC must order specialized check stock, the check stock must be secured when not in use, the check stock must be loaded into a printer and monitored during the printing process, the checks must be reviewed for accuracy, checks over a certain dollar amount require an additional signature, the checks must be separated, and finally, the checks must be placed in envelopes for mailing. Due to strict

cash control procedures, this entire process involves three separate departments within AHFC.

AHFC will continue to maintain a small check stock as levies by the Internal Revenue Service cannot be sent electronically; however, all other disbursements can be made through electronic methods. This will greatly reduce AHFC's administrative costs associated with the production of monthly HAP distributions.

One immediate cost benefit is expected to come through savings of annual mailing costs. As of December 31, 2012, AHFC is 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.

Lastly, an additional benefit of transition to electronic payment is access to vendor email addresses. AHFC will be able to send additional information of use to its vendors through email. For vendors not residing in the state of Alaska, this will speed notification to landlords as there will be no delay associated with traditional mail methods.

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 will establish a deadline when it will no longer allow payment by check.
- For current landlords, AHFC will set a transition/education period for them to receive information and ask questions about the new process.
- Finally, AHFC will set a deadline for all existing vendors with existing contracts to transition to electronic deposit.

AHFC plans to complete this activity sometime before January 1, 2014. The timetable will be adjusted to account for any special needs of its vendors.

D. ON-GOING NON-MTW ACTIVITIES

To allow for better tracking of non-MTW activities from each year's plan, AHFC has renumbered outstanding activities with the plan year and a corresponding number. AHFC is

not including activities that have been successfully completed as those activities are already incorporated into AHFC's Housing Choice Voucher Program Administrative Plan or AHFC's Public Housing Program Admissions and Occupancy Policy.

Activity	Description	Status
2010N-2 Self-Certification of Repairs	HCV owners and tenants certify to repairs without AHFC follow-up inspection	Management sent out new policy allowing for self-certification of minor repairs on April 17, 2012 with Numbered Memo 12-13. The new policy began May 1, 2012. Activity ongoing.
2010N-5 Modifications to the Preference System	Explore modifications to current preference system	Management sent out new policy (Numbered Memo 12-27) eliminating use of a preference system effective for all applications received July 1 and later. Current preference-based waiting lists will be worked until exhausted. Activity ongoing.
2010N-6 Implementation of New Information Technology Systems	Procurement of new software for Public Housing and HCV Programs	"Go live" occurred October 3, 2011. Staff is now exploring available functionality used by other MTW agencies. Activity ongoing.
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.

Activity	Description	Status
2011N-1 Redevelop Loussac Manor	Replace the existing 8-acre Loussac Manor Public Housing project with a mixed-income development of approximately 120 units	<p>“Loussac Place” was completed in November 2012. Sixty units are project-based voucher units, and all units are currently occupied.</p> <p>Management sent out new project-based voucher policy on August 20, 2012 with Numbered Memo 12-32.</p> <p>Activity ongoing.</p>
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	<p>AHFC received legislative approval and formed its development subsidiary, Alaska Corporation for Affordable Housing (ACAH).</p> <p>AHFC continues to investigate available properties and possible development options. Please see Activity 2014-4 for more information on a current project.</p> <p>Activity ongoing.</p>
2011N-3 Bond Financing for Rebuilding of the Anchorage San Roberto Properties	Work with the Municipality on increased code enforcement and develop a strategy for assembling contiguous parcels for redevelopment to spur neighborhood revitalization	With the formation of its development subsidiary, ACAH, AHFC is moving forward on development strategies. Please see Activity 2014-4 for more information on this project.
2011N-4 Relocation of the Anchorage Family Investment Center	AHFC is seeking approval from the Alaska Legislature for either the purchase or design/build of a new Anchorage intake office	<p>Staff relocated from the Anchorage Family Investment Center on International Airport Road to the new building on Benson Boulevard in August 2012. The Gateway Learning Center relocated approximately one month later.</p> <p>AHFC is exploring disposition options for the former FIC building.</p> <p>Activity ongoing.</p>

Activity	Description	Status
2011N-5 Capital Fund Program Projects Funded by ARRA	ARRA makes available an additional \$3,306,953 through an amendment to the AHFC Capital Fund Program	<p>AHFC spent \$3,306,953 on capital fund projects in Anchorage, Bethel, Fairbanks, and Ketchikan using ARRA funds in 2011.</p> <ul style="list-style-type: none"> • Anchorage – boiler replacements totaling \$285,000; interior and exterior renovations totaling \$270,477; and parking lot paving totaling \$260,285. • Bethel – interior renovations and unit foundation leveling totaling \$253,153. • Fairbanks – interior and exterior renovations at Birch Park II totaling \$875,296 and siding for 15 duplexes totaling \$850,273. • Ketchikan – creating an accessible entrance at Seaview Terrace totaling \$176,601.
		<p>AHFC received additional funding under this activity and is in the process of expending those funds. A detailed breakoff of activities and funds will be provided in the FY2013 MTW Report.</p>
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	<p>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.</p> <p>Activity ongoing.</p>
2011N-7 “No Cash” Policy	Implementation of a “No Cash” policy at its offices	<p>Management sent out new policy effective January 1, 2012 with Numbered Memo 12-02. Staff has been happy with the reduced risk and increased administrative efficiencies realized by this new policy.</p> <p>As part of the new software implementation, staff is now researching options for electronic acceptance of client checks.</p> <p>Activity ongoing.</p>

Activity	Description	Status
2011N-8 Late Fee for Late Rent Payment	Implementation of a Late Fee in Public Housing	Staff distributed a new lease for the Public Housing Program for all new move-ins beginning January 1, 2012. The lease includes a provision for charging a late fee. Staff is in the process of transitioning residents to the new lease. The late fee and repeated late payment of rent procedures are anticipated for March 2013.
Activity ongoing.		

IV. LONG-TERM MTW PLAN

“Life loves to be taken by the lapel and told: I’m with you kid. Let’s go.” – *Maya Angelou*

For the FY14 Plan, AHFC plans to have its six 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.

Goal 1: Reduce cost and achieve greater cost effectiveness in federal expenditures

In the first year we expect to:

1. Simplify the rent calculation method for elderly and disabled households.
2. Simplify the rent calculation method for work-able households.
3. Begin implementing smoke-free housing initiative, thereby decreasing maintenance costs in unit turns
4. Implement electronic funds transfers for all Housing Assistance Payment distributions, decreasing the cost of printing and mailing checks

In years 2 to 10, we expect to:

1. Evaluate the new rent calculation method, gather data to analyze the actual shelter burden impact on families, and make any necessary adjustments to our proposed rent reform model.
2. Continue to analyze the cost and time savings of using technology and implement those additional available savings.

Goal 2: Create incentives for families to work, seek work, or prepare for work

In the first year we plan to:

1. Instruct our families as well as staff on the policies and procedures associated with the new rent structure.
2. Educate on and advocate for the proposed rent structure and family self-sufficiency model with interest groups such as community partners, advocacy groups, and our clientele.
3. Begin implementation of new Family Self Sufficiency activities.
4. Time limit the public housing and voucher program for work-able families, while providing family self-sufficiency support for finding work and creating job skills.
5. Finish development of a Family Self Sufficiency incentive to encourage participation by families.

In years 2 to 10, we expect to:

1. Analyze and test our Family Self Sufficiency model to determine its impact on families.
2. Fully implement the planned activities based on analysis, public outreach, and feedback from interest groups.
3. Provide incentives toward completion of a Family Self Sufficiency program.

Goal 3: Increase housing choices for low income families

In the first year, we plan to:

1. Continue to partner with outside agencies to increase affordable housing across the state.
2. Use the Alaska Corporation for Affordable Housing and identify those areas of the state that need additional affordable housing.
3. Reach out to landlords to increase their interest in the Housing Choice Voucher Program.

In years 2 to 10, we expect to:

1. Explore additional project-based voucher opportunities.
2. With the savings generated from the rent reform structure, increase the number of families that we assist each year.
3. Explore additional partnership opportunities in Alaska to increase housing participation opportunities.

Goal 4: Maintain stability with our elderly and disabled families, while creating administrative efficiencies

In the first year, we plan to:

1. Streamline the rent calculation for Elderly and Disabled households.
2. Implement a triennial schedule.
3. Continue to work with staff and participant families to explain our rent structure for the elderly and disabled.

In years 2 to 10, we expect to:

1. Examine successes and challenges in respect to the new rent structure.
2. Educate elderly and disabled families about the hardship policy and evaluate its process to find what is working and what will need refining so that elderly and disabled families are stable and successful in their housing.
3. Provide elderly and disabled households that want to participate in Family Self Sufficiency the opportunity, although not require that participation.
4. Research further designations of certain elderly/disabled properties as “senior preference” or “senior”.

Goal 5: Motivate our work-able families to continue employment, seek employment, or improve their employment opportunities, while creating administrative efficiencies

In the first year, we plan to:

1. Implement a simplified and streamlined rent calculation methodology.
2. Educate our families about the availability of the hardship policy and evaluate its effectiveness.
3. Educate staff and participants regarding proposed time limited housing assistance.
4. Increase staffing and resources for our Family Self Sufficiency program to support families in their work activities.

In years 2 to 10, we expect to:

1. Evaluate the simplified and streamlined rent structure and time limited assistance.
2. Calculate rent and assistance based on area payment standard, instead of income.
3. Study data regarding status of income from first year to second to determine trends showing decreased or increased employment among households.
4. Increase transparency in how our programs are administered.
5. Examine the revenue stream to ensure the continued successful administration of the program and actual cost savings based on decreased administrative work load.
6. Continue to reach the neediest, eligible populations in each community.

Goal 6: Operate our new subsidiary, Alaska Corporation for Affordable Housing, to increase the supply of affordable housing in the state of Alaska

In the first year, we plan to:

1. Begin the development of a project known as Mountain View/San Roberto. This represents property we purchased in Mountain View, and property that we already own and manage on San Roberto that needs to be demolished and redeveloped.
2. Combine the two properties into one project for cost effectiveness in the bidding process and to generate a higher equity price for the larger combined project.
3. Use federal assistance that is currently in reserve by placing banked Faircloth units at the new development.
4. Develop a mixture of family and senior housing.
5. Improve the local neighborhood where we develop, to be good stewards of the public funds, as well as good neighbors to those areas that we develop or redevelop.

In years 2 to 10, we expect to:

1. Evaluate statewide affordable housing needs.
2. Assess the capital needs of our entire portfolio to ensure that limited federal dollars are spent efficiently and effectively.
3. Leverage other resources to increase affordable housing.
4. Research additional opportunities to provide housing units with features for persons with disabilities.

V. PROPOSED MTW ACTIVITIES

2014-1 REASONABLE RENT AND FAMILY SELF-SUFFICIENCY INITIATIVE

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).

Relation to Statutory Objective

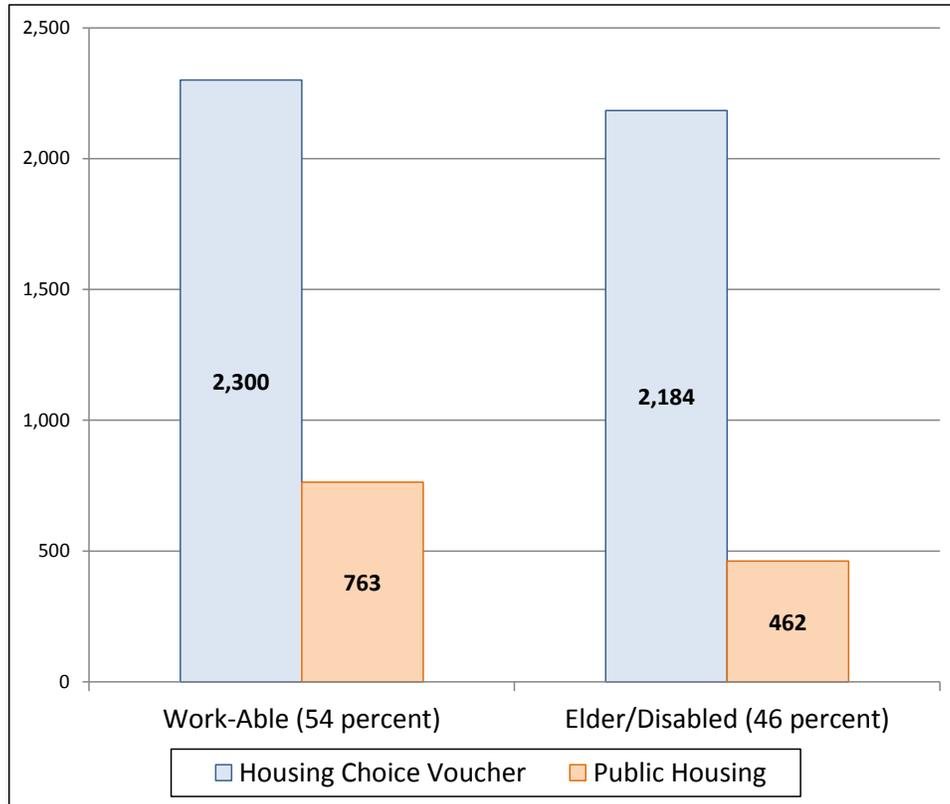
1. Reduces costs and achieves greater cost effectiveness in administering federal expenditures.
2. Gives incentives to families with children whose heads of household are working, seeking work, or participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient.

Description

AHFC's clientele for the Housing Choice Voucher and Public Housing Programs is currently divided almost evenly between work-able and elderly/disabled households. Work-able

households total 3,063 (54 percent) and elderly/disabled households total 2,646 (46 percent).

Table 20 - Population Breakdown of AHFC Moving to Work Households



	PH	%	HCV	%	Total	%
Work-Able	763	62%	2,300	51%	3,063	54%
Elderly/Disabled	462	38%	2,184	49%	2,646	46%
Total	1,225	-	4,484	-	5,709	-

AHFC proposes to split its Public Housing and Voucher clientele into two groups, work-able and elderly/disabled. Definitions for these two populations are provided in supporting Activity 2014-1a. Work-able families will receive a time-limited voucher; elderly/disabled families will receive a standard MTW voucher.

For Public Housing, AHFC will continue to house clientele according to the available unit size, its occupancy standard, and any designated housing plans.

Minimum Rent

AHFC is proposing changes to its current minimum rent of \$50 in both the Public Housing and Housing Choice Voucher Programs. See supporting Activity 2014-1b. The minimum rent is proposed as follows:

- Elderly/disabled family - \$25 per month
- Work-Able family - \$100 per month

Utility Reimbursement Payments

AHFC is planning to include an allowance for commonly paid utilities when it develops its payment standards; however, we will eliminate utility reimbursement payments that drop a tenant's required contribution below zero. AHFC will consider utility reimbursement payments for communities in which utility amounts are exceptionally high, unpredictable, or subject to extreme fluctuations. AHFC will monitor and revise payments as required. See supporting Activity 2014-1c.

Payment Standards

AHFC will develop its own Payment Standards based on local communities' housing markets and their changing economic conditions. See Activity 2011-2.

Family Self-Sufficiency Program

AHFC currently administers a Family Self-Sufficiency Program in the communities of Anchorage and Juneau. To expand self-sufficiency opportunities to other communities, AHFC partnered with the State of Alaska Division of Public Assistance to offer the Your Earnings Saved (YES) Program to Housing Choice Voucher Program participants. As part of its rent reform activity, AHFC plans an expansion of its current FSS program as well as some waivers from current FSS regulations. See supporting Activity 2014-1d.

Family Choice of Rent

In accordance with the proposed rent reform plan detailed below, AHFC is asking for a waiver of the requirement to offer Public Housing families an annual choice of rent. This includes the requirement to establish a flat rent. See supporting Activity 2014-1e.

Ineligible Noncitizen Proration

To further the MTW goal of administrative efficiency, AHFC is proposing an alternate calculation for families with ineligible noncitizen members. See supporting Activity 2014-1f.

Annual Recertifications

AHFC is proposing an alternate annual recertification process for those families subject to this rent reform activity. See supporting Activity 2014-1g.

- Elderly/Disabled – AHFC is proposing a triennial examination schedule
- Work-Able – AHFC will continue to pull Enterprise Income Verification (EIV) reports at each family's annual anniversary date. Families will self-certify to income.

Annual and Adjusted Annual Income Calculations

AHFC is recommending an alternate annual income calculation designed to increase administrative efficiency, decrease staff calculation errors, and encourage work-able families to participate in work activities. See supporting Activity 2014-1h.

Portability

AHFC does not plan to change its current policy of administering incoming housing choice vouchers. AHFC does propose changes to its current policy for allowing work-able families to port from its jurisdiction. See supporting Activity 2014-1i.

Limited Rent Reform Implementations

AHFC operates a variety of coupon and voucher programs. In order to clarify which programs will be subject to the proposed rent reform policies, staff provides the following guidance.

1. **Empowering Choice Housing Program (ECHP)** – this program will be subject to limited rent reform activities.
 - This is a time-limited program (see Activity 2013-2). Participants are limited to 36 months of assistance.
 - Staff will calculate income under the rent reform guidelines for an elderly/disabled family.
 - Participants will be subject to annual income examinations for income tracking purposes.
 - Participants will be subject to a minimum rent of \$100.
 - AHFC will continue to track and report these vouchers on the 50058.
 - AHFC will make its Family Self Sufficiency Program available to these families to encourage work activities.
 - ECHP vouchers will continue to be issued to eligible applicants referred by approved DVSA programs.
2. **Project-Based Voucher (PBV) Program** – this program will be subject to limited rent reform activities. AHFC will divide these families according to the type of PBV development.
 - a. This assistance is not subject to a time limit.
 - b. Families will be selected in accordance with the Housing Assistance Payments Contract for each development and the PBV policy.

- c. AHFC will continue to track and report these vouchers on the 50058.
- d. For developments that target individuals with disabilities:
 - Staff will calculate income under the rent reform guidelines for an elderly/disabled family.
 - Families will be subject to annual income examinations.
 - Families will have a minimum rent of \$25.
- e. For developments that target working families:
 - Staff will calculate income under the rent reform guidelines for an elderly/disabled family.
 - Families will be subject to annual income examinations.
 - Families will have a minimum rent of \$100.
 - AHFC will make its Family Self Sufficiency Program available to these families to encourage work activities.
- f. For developments that are also Low Income Housing Tax Credit (LIHTC) developments, AHFC will apply the rules under Activity 2014-2. AHFC will also make its Family Self Sufficiency Program available to these families to encourage work activities.

Housing Choice Voucher Program

The following is a general discussion of how the reasonable rent and family self-sufficiency activity will operate in the Housing Choice Voucher Program under Moving to Work.

1. Elderly/Disabled Voucher

These vouchers will be restricted to families designated as elderly/disabled. These families are often on fixed income with predictable annual, cost-of-living-allowance (COLA) increases. AHFC is proposing to eliminate all deductions and lower the family's contribution to 28.5 percent of gross monthly income (or the minimum rent, whichever is greater).

Elderly/disabled families will be placed on a triennial (three year) income examination schedule with off-year adjustments made for COLA increases and changes in the Permanent Fund Dividend (PFD). See Attachment E for AHFC's proposed hardship policy.

2. Work-Able Voucher

Families eligible for these vouchers will be limited to a maximum of 5 years or 60 months of rental assistance. The rental assistance will be gradually decreased throughout the assistance period so that the family may transition more easily into the private rental market or homeownership. We also hope to increase the number of households that receive rental assistance.

- a. **Year One** – families will contribute 28.5 percent of gross monthly income to their rent (or the minimum rent, whichever is greater). AHFC expects to continue to admit families at extremely low income and anticipates that these families will need this initial year to develop a self-sufficiency plan and pursue employment/job training opportunities.

- b. **Year Two** – families will be stepped down to receiving 60 percent of the local payment standard.
- c. **Year Three** – families will be stepped down to receiving 50 percent of the local payment standard.
- d. **Year Four** – families be stepped down to receiving 40 percent of the local payment standard.
- e. **Year Five** – families be stepped down to receiving 30 percent of the local payment standard.

Families will maintain an annual certification schedule so that AHFC can continue to capture changes in income to evaluate this model. AHFC will continue to use Enterprise Income Verification (EIV) reports, and each family will self-certify its income.

Families may request a hardship due to unanticipated medical or child-care costs or a life-changing event. Families may also request a hardship exemption to be reclassified as an elderly/disabled family due to changes in family composition. See Attachment E for AHFC’s proposed hardship policy.

Public Housing Program

The following is a general discussion of how the rent reform activity will operate in the Public Housing Program under Moving to Work.

1. Elderly/Disabled Public Housing Occupancy

Families designated as elderly/disabled will not have any time limits on their occupancy of a Public Housing unit. These families are often on fixed income with predictable annual, cost-of-living-allowance increases. AHFC is proposing to eliminate all deductions and lower the family’s contribution to 28.5 percent of gross monthly income (or the minimum rent, whichever is greater).

Elderly/disabled families will be placed on a triennial income examination schedule with off-year adjustments made for COLA increases and changes in the Permanent Fund Dividend (PFD). See Attachment E for AHFC’s proposed hardship policy.

2. Work-Able Public Housing Occupancy

Families in these units will be limited to a maximum of 5 years or 60 months of rental assistance. The monthly rent amount will be gradually increased throughout the assistance period so that the family may transition more easily into the private rental market or homeownership.

- a. **Year One** – families will contribute 28.5 percent of gross monthly income to their rent (or the minimum rent, whichever is greater). AHFC expects to continue to admit families at extremely low income and anticipates that these families will need this initial year to develop a self-sufficiency plan and pursue employment/job training opportunities.
- b. **Year Two** – families will pay 40 percent of the contract rent of the unit.

- c. **Year Three** – families will pay 50 percent of the contract rent of the unit.
- d. **Year Four** – families will pay 60 percent of the contract rent of the unit.
- e. **Year Five** – families will pay 70 percent of the contract rent of the unit.

Families will maintain an annual certification schedule so that AHFC can continue to capture changes in income to evaluate this model. AHFC will continue to use Enterprise Income Verification (EIV) reports, and the family will self-certify its income.

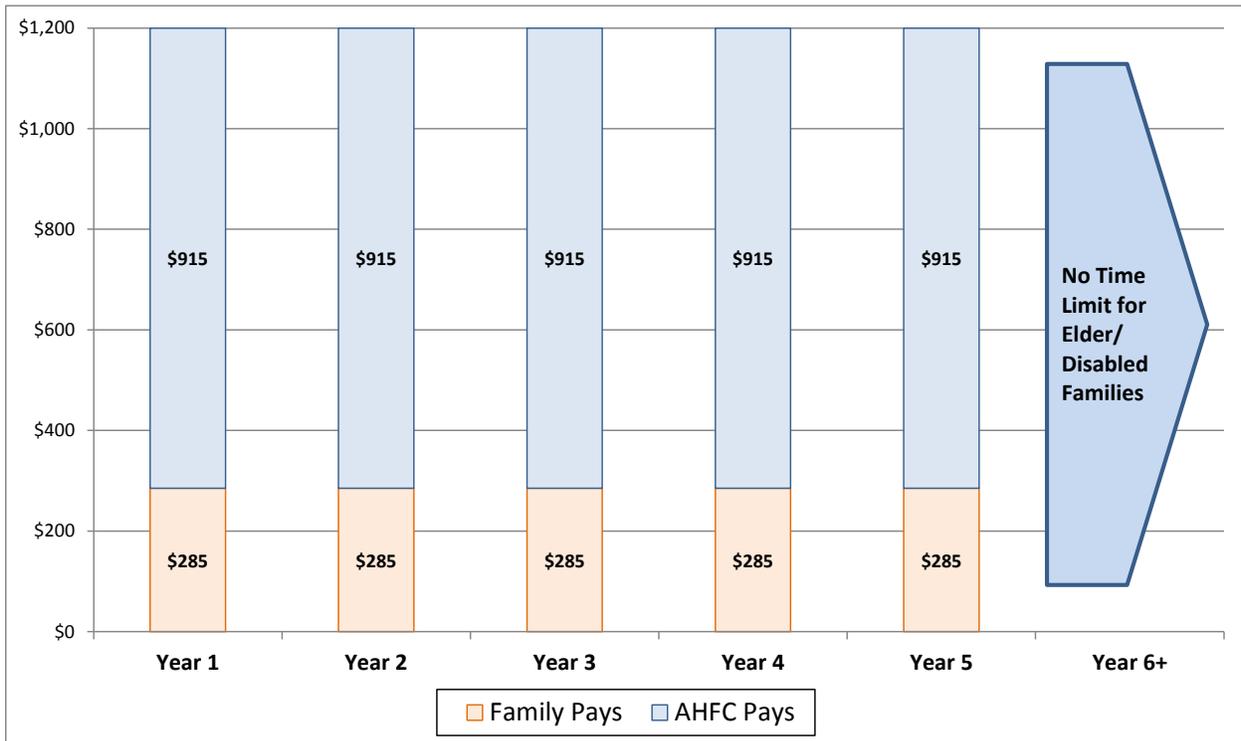
Families may request a hardship due to unanticipated medical or child-care costs or a life-changing event. Families may also request a hardship exemption to be reclassified as an elderly/disabled family due to changes in family composition. See Attachment E for AHFC’s proposed hardship policy.

Anticipated Impact

Elderly/Disabled Designation

The following is a general discussion of how this activity will impact families classified as elderly/disabled under the new model.

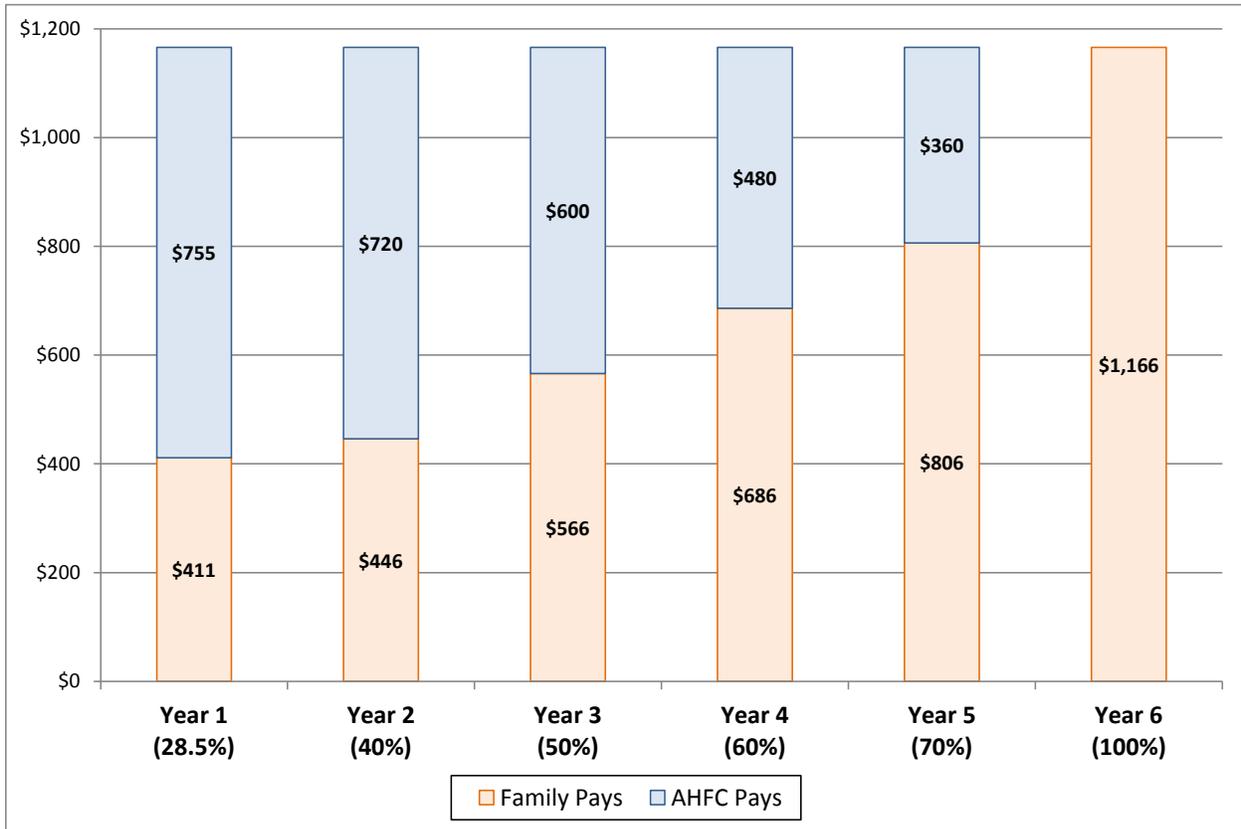
Table 21 - Elderly/Disabled Family Rent Calculation



The graph assumes \$1,000 per month in gross income (no change through time) and unit rent of \$1,200 per month. The shelter burden for this family would remain at 28.5 percent.

Work-Able Designation

Table 22 - Work-Able Family Rent Calculation



The graph represents one full-time minimum wage job (\$7.75/hour) plus three PFDs (\$878 each), a unit rent of \$1,166, and a utility allowance of \$34 (gross rent \$1,200). The shelter burden for this family would increase from 28.5 percent to 77 percent if no changes in income occurred.

Impact Analysis

Elderly/Disabled Designation

For elderly/disabled families, AHFC used its current population as the model and considered what would happen to current families with the implementation of the proposed rent model. As shown below, 73 percent of current Elder families would experience a decrease in their rent. For those families that would experience an increase, AHFC analyzed how much that increase would be and what type of shelter burden would be created. The results are shown below.

Table 23 - Projected Financial Impact on Elderly/Disabled Families

	Year 1	Year 2	Year 3	Year 4	Year 5	%
Housing Choice Voucher						
Rent Decrease	1,558	1,558	1,558	1,558	1,558	76%
Rent Increase	487	487	487	487	487	24%
Public Housing						
Rent Decrease	276	276	276	276	276	60%
Rent Increase	185	185	185	185	185	40%
Totals						
Rent Decrease	1,834	1,834	1,834	1,834	1,834	73%
Rent Increase	672	672	672	672	672	27%
	2,506	2,506	2,506	2,506	2,506	
*These numbers vary from the total population figures shown in Table 20 as not all voucher program participants will be subject to the new rent model (homeownership, clients already at zero HAP, etc.).						
*The totals in this table vary from Table 24 below as 13 Public Housing clients will experience no net change in their assistance.						

Table 24 - Projected Shelter Burden on Elderly/Disabled Families

A few elderly/disabled families show extreme shelter burdens (8 families). Those families currently qualify for large deductions that decrease their monthly income. The Hardship Policy will be available to those families.

	Year 1	Year 2	Year 3	Year 4	Year 5	%
Housing Choice Voucher						
Under 50%	2,004	2,004	2,004	2,004	2,004	97%
50% - 74%	46	46	46	46	46	2%
75% - 99%	4	4	4	4	4	0%
100% and Up	3	3	3	3	3	0%
Public Housing						
Under 50%	458	458	458	458	458	99%
50% - 74%	3	3	3	3	3	1%
75% - 99%	0	0	0	0	0	0%
100% and Up	1	1	1	1	1	0%
Totals						
Under 50%	2,462	2,462	2,462	2,462	2,462	98%
50% - 74%	49	49	49	49	49	2%
75% - 99%	4	4	4	4	4	0%
100% and Up	4	4	4	4	4	0%
	2,519	2,519	2,519	2,519	2,519	
These numbers vary from the total population figures shown in Table 20 as not all voucher program participants will be subject to the new rent model (homeownership, clients already at zero HAP, etc.).						

Work-Able Designation

The number of families experiencing rent increases appears especially dramatic in these tables (25 and 26) as the modeling assumes that families will not increase their income throughout the assistance period. AHFC anticipates that the largest number of requests for a hardship will come with the transition of families from Year 1 to Year 2 (from the income-based rent to the fixed subsidy).

Table 25 - Projected Financial Impact on Work-Able Families

AHFC believes that the large number of rent increases in Year 1 in the Public Housing model is due to elimination of the utility reimbursement and an increase in the minimum rent.

	Year 1	Year 2	Year 3	Year 4	Year 5	%
Housing Choice Voucher						
Rent Decrease	1,214	844	609	411	256	12%
Rent Increase	915	1,285	1,520	1,718	1,873	88%
Public Housing						
Rent Decrease	121	242	164	113	68	9%
Rent Increase	642	521	599	650	695	91%
Totals						
Rent Decrease	1,335	1,086	773	524	324	11%
Rent Increase	1,557	1,806	2,119	2,368	2,568	89%
	2,892	2,892	2,892	2,892	2,892	
These numbers vary from the total population figures shown in Table 20 as not all voucher program participants will be subject to the new rent model (homeownership, clients already at zero HAP, etc.).						

Table 26 - Projected Shelter Burden on Work-Able Families

AHFC believes that the large number of excessive shelter burdens (1,113) is due to elimination of the utility reimbursement, an increase in the minimum rent, and the number of families presently on AHFC assistance that are at minimum or extremely low income.

	Year 1	Year 2	Year 3	Year 4	Year 5	%
Housing Choice Voucher						
Under 50%	1,794	1,504	1,303	1,083	875	41%
50% - 74%	124	210	290	404	461	22%
75% - 99%	53	91	128	158	217	10%
100% and Up	158	324	408	484	576	27%
Public Housing						
Under 50%	696	498	411	351	303	40%
50% - 74%	26	82	130	153	140	18%
75% - 99%	17	41	57	63	101	13%
100% and Up	24	142	165	196	219	29%
Totals						
Under 50%	2,490	2,002	1,714	1,434	1,178	41%
50% - 74%	150	292	420	557	601	21%

	Year 1	Year 2	Year 3	Year 4	Year 5	%
75% - 99%	70	132	185	221	318	11%
100% and Up	182	466	573	680	795	27%
	2,892	2,892	2,892	2,892	2,892	

These numbers vary from the total population figures shown in Table 20 as not all voucher program participants will be subject to the new rent model (homeownership, clients already at zero HAP, etc.).

Hardship Policy

See Attachment E for a description of AHFC's hardship policy.

Transition Plan

AHFC will hold town hall meetings in its largest communities, Anchorage, Fairbanks, and Juneau. A series of teleconferences will be scheduled for participants in the smaller Public Housing and Housing Choice Voucher communities. AHFC also plans to communicate its new rent model through its quarterly newsletter to participants.

AHFC is considering a limited introduction of its rent model by targeting the elderly/disabled first. This will allow AHFC to introduce the more easily understood portion of the plan as well as immediately easing administrative burden on staff. Staff will then be freed to begin education on the family portion and the new family self-sufficiency program.

At this time, AHFC plans to begin transitioning work-able families according to their annual anniversary date. This spreads the number of families potentially going off program throughout the year and provides a more manageable schedule for staff.

Baseline, Benchmarks, and Metrics

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). AHFC will use the following metrics.

Cost Effectiveness:

Staff Time Savings

Measure	Baseline	Benchmark
Reduction in staff time spent processing annual income certifications.	Staff time is 60 minutes per annual examination for a total time of 4,306 hours per year (4,306 vouchers)	<ul style="list-style-type: none"> Year One – reduction from 60 minutes per exam to 30 minutes per exam. Savings of 2,153 hours. Each successive year – reduction from 60 minutes per exam to 30 minutes per exam for one-third of the elderly/disabled population for a total savings of 717 hours (2,153 vouchers x 2/3 x 0.5 hours) PLUS 1,076.5 hours (2,153 vouchers x 0.5 hours).

Increase in Resources Leveraged – Vouchers Only

Measure	Baseline	Benchmark
Reduction in the amount of HAP spent on the existing allocation of 4,306 vouchers.	Annual HAP \$16,818,482 for 4,306 vouchers	\$1.5 million reduction beginning in Year 3 that will be directed to serving additional voucher families or MTW activities.

The projected savings do not begin until Year 3 as program reserves and any savings in HAP are used to pay for the administrative costs of the Housing Choice Voucher Program (currently running a deficit). We also anticipate that as families transition from the income-based rent to the fixed subsidy, hardship requests will offset some of the savings.

Self Sufficiency:

We plan to include additional measures in this section, but we are still finalizing our new FSS Plan. Additional measures will be added once that plan has been finalized.

Increase in Household Income

Measure	Baseline	Benchmark
Increase in the average earned income of work-able families.	At the time of this report, 6,089 families had an average annual income of \$16,974. AHFC will run statistics in December 2013 once the populations are divided into elderly/disabled and work-able to get the work-able average income.	AHFC will establish baselines and income benchmarks per community in the month of December 2013.

Households Assisted by Services that Increase Self-Sufficiency

Measure	Baseline	Benchmark
Number of households receiving services aimed to increase self sufficiency (increase).	244 voucher and public housing families are currently enrolled.	An increase of 100 families by the end of Year 2.

We do not expect a large number of enrollments in the first year as subsidy is still based on income, but we expect the number of enrollees to increase in Year 2.

Households Transitioned to Self Sufficiency

Measure	Baseline	Benchmark
Increase in the number of families participating in Family Self Sufficiency	244 voucher and public housing families are currently enrolled.	An increase of 100 families by the end of Year 2.

We do not expect a large number of enrollments in the first year as subsidy is still based on income, but we expect the number of enrollees to increase in Year 2.

MTW Authorization

Attachment C, paragraph C.4 and paragraph C.11
Attachment C, paragraph D.2 and paragraph D.3

AHFC Board of Director's Approval

See Attachment A.

Public Hearing Documentation

See Attachment D.

2014-1A POPULATION DEFINITIONS

This supporting activity is for the purpose of defining AHFC's two populations, work-able and elderly/disabled.

Description

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

1. **Disabled or Elderly 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 students.
2. **Full-Time Student** is defined as an 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. **Work-Able Family** is defined as any household that does not meet the definition of an elderly/disabled family.

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.

MTW Authorization

Public Housing – Attachment C, paragraph C.2.

Housing Choice Voucher – Attachment C, paragraph D.4.

2014-1B MINIMUM RENT

This supporting activity is for the purpose of establishing a minimum rent in exception to HUD regulations.

Description

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 proposes the following minimum rents as part of its rent reform activity.

1. **Elderly/disabled family** – the minimum rent will be \$25. This is lower than the current \$50 minimum rent. Because AHFC is limiting this population, and it is anticipated that these families will not have wage earners, staff felt that it was more reasonable to set a \$25 rate. AHFC does not require a waiver for this proposal.

2. **Work-able 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.

Requested Regulation Waiver

HUD regulations at 24 CFR 5.630.

MTW Authorization

Public Housing – Attachment C, paragraph C.11.

Housing Choice Voucher – Attachment C, paragraph D.2.a.

2014-1c UTILITY REIMBURSEMENT PAYMENTS

This supporting activity proposes eliminating utility reimbursement payments for the Voucher and Public Housing programs.

Description

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.

AHFC paid the following in December 2012 to families:

- Public Housing – 128 checks per month totaling \$17,835 per month
- Housing Choice Voucher – 98 checks per month totaling \$6,780 per month

These payments total \$24,615 per month or \$295,380 per year. This is subsidy that could be used to help additional families. With AHFC's emphasis on moving families towards self-sufficiency, it is more realistic to operate its housing similar to the private market. Work-able families can practice their budgeting and financial management skills while AHFC is there to provide a safety net.

Families that may need an adjustment of their subsidy due to unusual or excessive utility requirements may ask for a hardship. See Attachment E for a discussion of the hardship policy.

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.

MTW Authorization

Public Housing – Attachment C, paragraph C.11.

Housing Choice Voucher – Attachment C, paragraph D.2.a.

2014-1d FAMILY SELF-SUFFICIENCY PROGRAM

AHFC will be altering its Family Self-Sufficiency Program from its current form. AHFC plans to allow current enrollees to complete their Contracts of Participation. Any escrows that have accrued will be paid out to existing, compliant enrollees prior to expanding the program.

Preliminarily, AHFC plans to offer the FSS Program to any work-able family that wishes to participate. Because of the limited number of FSS staff and wide geographic dispersion of AHFC programs, FSS staff may follow families telephonically.

Relevant excerpts from the Family Self-Sufficiency Program Plan are shown in Attachment E.

Requested Regulation Waiver

HUD regulations at 24 CFR 984.

MTW Authorization

Attachment C, paragraph E.

2014-1e FAMILY CHOICE OF RENT AND FLAT RENTS

This supporting activity proposes waiving the annual requirement to offer a family the choice of a flat or income-based rent.

Description

HUD regulations require AHFC to offer each Public Housing family a choice of rent each year during the annual certification process. AHFC currently sets a market rent rate for its Public Housing units each year. 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.

The family choice of rent at the annual examination is being altered under supporting activity 2014-1i below.

Requested Regulation Waiver

HUD regulations at 24 CFR 960.253.

MTW Authorization

Attachment C, paragraph C.11.

2014-1F INELIGIBLE NONCITIZEN PRORATION

This supporting activity proposes an alternate methodology for prorating the assistance available to families with ineligible noncitizen members.

History

HUD regulations require AHFC to prorate assistance for families with ineligible noncitizen members. For Public Housing, AHFC must formulate a “maximum” subsidy each year and update it. For Voucher clients, 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.

As of January 2013, AHFC has the following:

- Public Housing – out of 3,235 individual persons, only four (4) are ineligible noncitizens. This is 0.12 percent of the population.
- Voucher – out of 9,296 individual persons, only 11 are ineligible noncitizens. This is 0.12 percent of the population.

Description

With such a small percentage of AHFC’s population designated as ineligible noncitizens, AHFC would like to propose a streamlined proration method. For a family with ineligible noncitizen members in the household, AHFC will deduct \$50 from the family’s subsidy.

For the proposed elderly/disabled and work-able populations, it would be calculated as follows:

- Public Housing– an addition of \$50 to the rent amount each month:
 - Elderly/disabled family – for as long as the ineligible noncitizen member remains in the household.
 - Work-able family –during the first year of assistance and during any additional period where the family is on an income-based rent.
- Voucher – a reduction of \$50 to the payment standard each month:
 - Elderly/disabled family – for as long as the ineligible noncitizen member remains in the household.
 - Work-able family – during the first year of assistance and during any additional period where the family is on an income-based rent.
 - Other AHFC voucher (NED, PBV, VASH) families–for as long as the ineligible noncitizen member remains in the household.

Requested Regulation Waiver

HUD regulations at 24 CFR 5.520.

MTW Authorization

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

2014-1G ANNUAL RECERTIFICATION REQUIREMENT

This supporting activity proposes an alternate recertification schedule for families subject to rent reform activities.

History

Current HUD regulations for the Public Housing program require AHFC to conduct an examination of family income and composition for families on an income-based rent at least annually. For families on a flat rent, AHFC is required to conduct an income examination at least every three years and a composition examination at least annually.

HUD regulations for the Housing Choice Voucher program require AHFC to conduct an examination of family income and composition at least annually.

Description

AHFC will continue to verify family composition on an annual basis for both elderly/disabled and work-able populations. AHFC will be altering how it conducts its annual income certifications. AHFC will continue to pull the Enterprise Income Verification (EIV) report for both populations to track income and how the rent reform activity is affecting its clientele.

- **Elderly/Disabled** – these families will be moved to a triennial (every three years) examination schedule. In the no examination years, AHFC will process any cost of living allowances to fixed income sources and will update the value of the Alaska Permanent Fund Dividend.
- **Work-Able** – 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 will conduct an income examination at each family's annual anniversary prior to transitioning the family to the new subsidy model. These families will receive the full five years of assistance.

These families will be 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.

Requested Regulation Waiver

Public Housing – HUD regulations at 24 CFR 960.257.

Housing Choice Voucher – HUD regulations at 24 CFR 982.516

MTW Authorization

Public Housing - Attachment C, paragraph C.4 and paragraph C.11.

Housing Choice Voucher - Attachment C, paragraph D.1.c, D.2.a, and D.3.b.

2014-1H ANNUAL AND ADJUSTED ANNUAL INCOME CALCULATION

This supporting activity proposes an alternate methodology for calculating a family's annual income.

History

HUD regulations currently set forth the following methodologies AHFC must use to determine a family's annual and adjusted annual income.

- Types of income to include or exclude.
- Types of assets and when to include them as part of annual income.
- How to apply a welfare benefit reduction when calculating annual income.
- When AHFC must offer an income disallowance for persons with disabilities and families that engage in work activities.
- Types of allowances (deductions) that AHFC will use to calculate an adjusted annual income.
- Once adjusted annual income is determined, how to determine the total tenant payment (30 percent of adjusted monthly income; 10 percent of gross monthly income; or AHFC's minimum rent)
- For both Public Housing and the Voucher Program, additional requirements for family affordability and the application of utility allowances determine the amount of subsidy for each family and their final rent portion.

Description

AHFC does not propose to deviate from the following regulations:

- Guidelines provided for income sources and which 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 2010-1 sets a biennial examination schedule for elderly/disabled families. With the new model, families that qualify under this definition is expanded and will transition to a triennial schedule. See supporting Activity 2014-1h.
- Activity 2010-2 raising the asset threshold from \$5,000 to \$10,000.
- Activity 2010-3 eliminating the Earned Income Disallowance program for persons with disabilities and families engaging in work activities.

- Activity 2010-14 AHFC Alternate Forms allows AHFC to create its own forms for use in its activity. As policy is developed, it is anticipated that AHFC will be developing alternates to current HUD forms.
- Activity 2012-1 which raised 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 proposing the following waivers.

- 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.

The financial impact and shelter burdens on both elderly/disabled and work-able families are discussed in Tables 23 through 26 above. Families that believe they will suffer a financial hardship due to the elimination of these allowances will be able to request a hardship (see Attachment E).

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

MTW Authorization

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

2014-1I PORTABILITY

This supporting activity proposes changes to AHFC's Housing Choice Voucher Administrative Plan regarding requirements that work-able families must meet before allowing a family to port AHFC's voucher to another housing authority's jurisdiction.

History

Current HUD regulations for the Housing Choice Voucher program require AHFC to allow tenant-based voucher families to lease a unit outside the PHA's initial jurisdiction and within another PHA's jurisdiction. AHFC proposes to make a few minor changes to portability procedures in order to reduce the number of work-able families that lease outside AHFC's jurisdiction. As of the beginning of June 2013, AHFC had 126 vouchers administered by other housing authorities. Of those, 76 would be classified as work-able families.

AHFC does not propose any changes to 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 elderly/disabled.

AHFC is currently choosing to administer all incoming portability vouchers. 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.

For those port-in families that would fit under the work-able model, AHFC will not be imposing time limits. If AHFC decides to begin absorbing work-able port-in families, AHFC will counsel all families and give them the opportunity to port their voucher to another jurisdiction before imposing AHFC's proposed time limits and decreased subsidy.

Description

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 work-able families seeking to port a voucher from AHFC's jurisdiction.

- **Absorption by the Receiving PHA** – if a receiving PHA is absorbing vouchers, the work-able family may port their tenant-based voucher if they meet the requirements under 24 CFR 982.353(b).
- **Reasonable Accommodation** – if a work-able 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 work-able 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).

Requested Regulation Waiver

Housing Choice Voucher – HUD regulations at 24 CFR 982.353

MTW Authorization

Housing Choice Voucher - Attachment C, paragraph D.1.g.

2014-2 USE OF TIC SHEETS FOR PBV INCOME CALCULATIONS

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.

Description

AHFC has begun partnering with developers to create affordable housing choices for low income families. Many of these developers utilize the Low Income Housing Tax Credit Program to help finance these developments. As part of the eligibility and annual income determinations, AHFC's partners use the TIC form. AHFC would like to use this form to substitute for its traditional forms and subsidy calculation methods.

AHFC will still conduct its standard screening criteria in accordance with its Housing Choice Voucher Administrative Plan before admitting any family to the PBV Program. AHFC also plans to certify eligible citizenship status for each family member. AHFC will compare information received on the TIC form with reports from the Enterprise Income Verification (EIV) system and review for discrepancies. Discrepancies will continue to be resolved directly with the family.

History

Currently, AHFC partners determine a family's eligibility under LIHTC Program rules. The client is then referred to AHFC for project-based voucher eligibility. AHFC then completes another income certification process to determine the family's eligibility. The process is repeated at each PBV family's annual examination.

LIHTC and PBV annual income determinations are largely identical. AHFC would like to reduce the extraneous paperwork and additional time required to complete an eligibility and annual income determination.

AHFC feels there are sufficient controls in place to ensure that TIC calculations used by AHFC would be accurate. AHFC currently conducts annual quality assurance reviews of its PBV developments. AHFC's Internal Audit Department also conducts audits of LIHTC developments. With both sets of reviews in place, AHFC feels that any possible errors will be identified and corrected promptly.

Relation to Statutory Objective

This activity reduces costs and achieves greater cost effectiveness in administering federal expenditures.

Anticipated Impact

AHFC anticipates a reduction in staff time and paperwork as a result of this activity. AHFC anticipates that the greatest benefit from this activity will accrue to the family. Families will continue to certify their income with their property manager and that information will be forwarded to AHFC through the TIC form. AHFC will review the TIC form, submit the information to HUD through the 50058, and resolve any discrepancies with the family.

AHFC anticipates a small savings of time for staff involved in the quality assurance function as AHFC files will now conform to the file at the LIHTC property. Currently, there may be small discrepancies in the income calculations between the two programs that must be resolved before a review can be closed. By utilizing the same income information, calculations can be cross-checked and verified easily as the same calculation method will be used by both AHFC and the partner.

Baseline, Benchmark, and Metrics

AHFC will measure the success of this activity through time savings to staff.

- The baseline time for each family examination is 60 minutes.
- AHFC will measure the number of annual examinations completed each year and the time required to complete each under the new activity. That time will be compared to the current time required to conduct an annual examination.
- To start, AHFC would like to reduce the current annual examination time from one hour (60 minutes) to 30 minutes. Overall, this would be a reduction of 30 hours per year (30 minutes/exam * 60 exams/year). This time estimate is for the time spent interviewing the family; it does not include the time spent verifying income and asset information provided by the family.

AHFC anticipates that this could become a significant figure as additional development opportunities occur, and the number of PBV and LIHTC units increase.

Data Collection Process

AHFC will use its current computer database to capture the number of examinations conducted each year. Estimates of time spent performing the annual examination process will be collected from staff.

Requested Regulation Waiver

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

MTW Authorization

Attachment C, paragraph D.2.a. and paragraph D.3.

2014-3 PBV INSPECTION REQUIREMENTS

For project-based voucher (PBV) developments, AHFC would like 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.

History

AHFC has successfully entered into two Housing Assistance Payment Contracts for project-based voucher units. PBV developments can vary widely based on the community, the target

population, and the availability of project-based vouchers. Currently, one development (10 units) is a single building targeted to developmentally disabled individuals with one and two bedroom units. The other development (120 units) is a family development with a large number of buildings and bedroom sizes ranging from one to four.

In the case of the smaller building, AHFC conducts the initial move-in and annual inspections. Because the population is comprised of individuals on fixed income, the turnover is low. In the case of the larger development, AHFC has only assisted 60 of the units with project-based voucher assistance. The remaining units are a mix of Low Income Housing Tax Credit and affordable. The PBV units are scattered throughout the development and located in different buildings. AHFC is expecting a higher turnover rate as these units are in a metropolitan area and for families.

Description

Current HUD regulations require AHFC to inspect 20 percent of the contract units in each building annually. The regulation further states that if more than 20 percent of the sample units fail, AHFC is required to inspect 100 percent of the contract units. Lastly, regulations state that AHFC must conduct the initial move-in inspection for all PBV units.

AHFC would like to base its initial and annual inspection requirement on the needs of each individual development. AHFC would reserve 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 will detail the inspection requirements in the HAP Contract with each owner. AHFC would like to choose from the following options:

- Continue to conduct the initial and annual move-in inspection in accordance with its Housing Choice Voucher Administrative Plan.
- Allow owners with qualified staff to conduct the initial move-in and send the HUD-required forms to AHFC.
- Conduct annual reviews consisting of a sample of units that is consistent with its current quality assurance plan. The plan details the inspection universe and how units will be selected. This plan may include inspections conducted by AHFC's Internal Audit department.
- Allow quality assurance staff to substitute inspections conducted by its Internal Audit department for its annual inspection requirement. In some instances, Internal Audit inspects a far larger number of units than the quality assurance plan would specify.
- Determine any additional number and type of units that need to be inspected if quality assurance inspections fail. This number can vary widely if the units that fail are based in a particular building or spread throughout the development.
- Include PBV units as part of an area's annual quality assurance inspection plan. For smaller developments in small communities, AHFC is more intimately acquainted with the building, its owner, and its tenants.

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.

Relation to Statutory Objective

This activity reduces costs and achieves greater cost effectiveness in administering federal expenditures.

Anticipated Impact

AHFC anticipates that it will have greater flexibility to determine if its PBV units are decent, safe, and sanitary as a result of this activity. AHFC would also like to give owners with qualified staff the ability to conduct the move-in inspection for its tenants in order to speed the leasing process. Staff believes that this will improve the maintenance of the property as property management staff will be well versed in HQS standards.

AHFC also believes that this allows AHFC and the owner to discuss the maintenance of its units and customize the quality assurance process to fit the units and buildings while minimizing the disruption to the tenant.

Baseline, Benchmark, and Metrics

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

- The baseline is zero as PBV units are new (both developments were constructed in 2012) to AHFC's portfolio.
- AHFC will count the number of inspections conducted during the period under review. AHFC will look at the number of failed inspections as a percentage of the total inspections at a particular development. AHFC will also examine the types and severity of fails to see if they are owner or tenant caused.
- AHFC will increase its inspection requirements if a property experiences more than a 20 percent fail rate for major fail items.

Data Collection Process

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

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.

MTW Authorization

Attachment C, paragraph D.5 and paragraph D.7.d.

2014-4 MOUNTAIN VIEW AND SAN ROBERTO DEVELOPMENT

In this activity, AHFC will use its MTW funds and its development expertise to support affordable housing acquisition and development. AHFC would also like to pursue disposition and redevelopment of its current Public Housing portfolio through its subsidiary entity, Alaska Corporation for Affordable Housing (ACAH).

History

AHFC currently owns 85 units of affordable housing in the communities of Anchorage, Bethel, and Wrangell. AHFC is actively seeking to expand the number of affordable units through a variety of methods including partnership with local developers in communities throughout Alaska. AHFC's goal in this activity is to increase the supply of quality rental housing that is affordable for extremely low to low income households. AHFC plans on serving both elderly/disabled populations as well as working families.

Description

ACAH/AHFC will be involved in land acquisition, development partnerships with private or public entities, demolition, and new construction in communities throughout Alaska. ACAH/AHFC may utilize a variety of financing options including Low Income Housing Tax Credits, MTW funds, and other public/private funding sources. ACAH/AHFC will seek to develop housing that is affordable, of good quality, energy efficient, and meets the housing needs of the particular community.

ACAH plans to develop a variety of unit types that will include private market units, project-based voucher units, and Public Housing units.

Relation to Statutory Objective

This activity increases housing choices for low-income families.

Anticipated Impact

AHFC is concerned about the ever-increasing costs of maintaining Public Housing stock on shrinking annual budgets. AHFC is also concerned about AHFC's rapidly aging population and the availability of units both with and without accessible features. With the flexibility provided under this activity, AHFC can pursue creative financing options to encourage partnerships with private developers.

Baseline, Benchmark, and Metrics

AHFC is creating this activity as discussions are underway with community members regarding the development of property in the Mountain View area of Anchorage. At this time, the exact number of units has not been finalized. AHFC will update this section as the unit numbers, population types, and configurations are decided.

Data Collection Process

AHFC's current software is capable of tracking and reporting these additional units, depending upon the final determination of the financing sources. These units may be managed by ACAH or by a partner agency. This section will be updated as the development plans are finalized, and these decisions are made.

MTW Authorization

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

VI. ON-GOING 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. The table below summarizes all prior plan year activities along with a current status and any subsequent changes to the activity.

2010-1 REEXAMINATION OF INCOME

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

Status

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

This activity will be closed as AHFC's reasonable rent plan (Activity 2014-1) implements an alternate annual family income calculation.

Authorization and Changes to Authorization

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

2010-2 INCOME FROM ASSETS

Self-certification of assets up to \$10,000 and excludes income from assets up to \$10,000.

Status

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.

This activity will be closed as AHFC's reasonable rent plan (Activity 2014-1) implements an alternate annual family income calculation.

Authorization and Changes to Authorization

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

2010-3 EARNED INCOME DISALLOWANCE

Eliminate the Earned Income Disallowance.

Status

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2012 MTW Report (Public Housing-25 clients are still eligible, only one is using at this time. Voucher-7 clients are still eligible, no one is using at this time), this appears to be a successful activity.

This activity will be closed as AHFC's reasonable rent plan (Activity 2014-1) implements an alternate annual family income calculation.

Authorization and Changes to Authorization

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

2010-4 RENT SIMPLIFICATION

Alternate rent structure.

Status

This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. AHFC has proposed its Reasonable Rent and Family Self-Sufficiency Activity in this plan as Activity 2014-1. This activity is now closed.

Authorization and Changes to Authorization

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

2010-5 HQS INSPECTIONS

Alternate HQS inspection schedule and increase in quality control inspections.

Status

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.
- Staff has chosen to conduct annual inspections for units using even months in even years and odd months in odd years.

Activity ongoing.

Authorization and Changes to Authorization

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

2010-6 HQS INSPECTIONS ON AHFC PROPERTIES

AHFC inspection of AHFC-owned units and determination of rent reasonableness.

Status

This activity was implemented by staff by Numbered Memo 11-11 on March 22, 2011.
Activity ongoing.

Authorization and Changes to Authorization

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

2010-7 PROJECT-BASED VOUCHERS

Owner management of site-based waiting lists for project-based vouchers.

Status

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. AHFC is using this option at two PBV developments:

- MainTree in Homer – 10 units
- Loussac Place in Anchorage – 60 units

AHFC is pleased with the working relationship between the owners and AHFC. Having owner referrals to AHFC for these developments has decreased AHFC's administrative burdens as we are only determining eligibility for those families that have already expressed an interest in the development and have passed the owner's screening criteria.

Authorization and Changes to Authorization

Attachment C, paragraph D.4 (no change)

2010-8 LIVE-IN AIDES

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.

Status

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 (waiver of 24 CFR 982.316)

2010-9 PRISONER RE-ENTRY

Develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system.

Status

HAP payments are made with HOME Investment Partnership funds. 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.

The original benchmark was to serve 10 families per year. With the changes implemented in 2012, AHFC has significantly expanded the number of families served. Fifty families are leased throughout the state. The success of this model has led to the development of a similar program targeted to youth aging out of foster care (see Activity 2013-1). Activity ongoing.

Authorization and Changes to Authorization

Old authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

New authorization: MTW Agreement Attachment D signed January 30, 2012.

2010-10 USE OF HCV PROGRAM FOR PERSONS WITH DISABILITIES

Exploration of alternate methods of providing housing assistance for persons with disabilities.

Status

- A statewide waiting list is used for 20 vouchers for Qualified Medicaid Waiver clients.
- Anchorage reserves 20 vouchers for Chronically Mentally Ill individuals referred through Anchorage Community Mental Health Services.
- Statewide, 96 vouchers are set aside for persons with disabilities.

- Monitoring waiting lists continues to ensure AHFC serves those populations with special housing needs. This special population is being considered as part of AHFC's examination of its preference and waiting lists.

AHFC has proposed its Reasonable Rent and Family Self-Sufficiency Activity in this plan as Activity 2014-1. AHFC continues to consider other opportunities that may be available to serve this population.

Authorization and Changes to Authorization

Attachment C, paragraph D.7 (no change)

2010-11 PROJECT-BASED VOUCHER ASSISTANCE IN TRANSITIONAL HOUSING

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

Status

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 still in development.

Authorization and Changes to Authorization

Attachment C, paragraph B.4 (no change)

2010-12 LOCAL PREFERENCES

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

Status

On July 1, 2012, AHFC altered its application process to remove the application 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)

2010-13 HOMEOWNERSHIP PROGRAM

Offer down payment assistance in lieu of a monthly HAP payment.

Status

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.

Due to 100 percent leasing, no funds were available for this activity in FY2012. Given the difficult financial times forecasted for FY2013 funding, AHFC has put this activity on hold. Further development of this activity is tied to future leasing rates and available funds.

Authorization and Changes to Authorization

Attachment C, paragraph D.8.a (no change)

2010-14 AHFC ALTERNATE FORMS

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

Status

If AHFC's rent reform activity is approved, AHFC anticipates there will be several documents developed to support the activity during FY2014. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph D.1 (no change)

2011-1 SIMPLIFICATION OF UTILITY ALLOWANCE SCHEDULES

Create a single utility allowance table in Anchorage, Mat-Su, and Valdez.

Status

Implemented on February 1, 2011 with Numbered Memo 11-04. Monitoring of the combined forms continues. While AHFC has not yet achieved its initial benchmark, staff has noticed that participants have a better understand of the utility allowance process, and questions regarding how to apply differing schedules have ceased. Activity ongoing.

Authorization and Changes to Authorization

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

2011-2 LOCAL PAYMENT STANDARDS

This activity is currently in the public comment process under an amendment to AHFC's FY2013 Moving to Work Plan. Please see that Plan for a current discussion of this activity.

Status

Activity in public comment/hearing process.

MTW Authorization

Attachment C, paragraph D.2.a.

2011-3 PROJECT-BASED VOUCHERS – WAIVER OF TENANT-BASED REQUIREMENT

Waive the requirement to provide a tenant-based voucher upon termination of project-based voucher assistance.

Status

AHFC is pleased to report that all 70 project-based vouchers have been leased in their respective developments. A discussion of how PBV will be impacted under the proposed rent reform initiatives is discussed under Activity 2014-1. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph D.1 (no change)

2011-4 ESTABLISH A SPONSOR-BASED RENTAL ASSISTANCE PROGRAM

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

Status

After advice from the MTW office, AHFC discovered this was a two-part process. As each opportunity is identified, AHFC will seek individual approval. This activity is closed.

2011-5 PROJECT-BASE VOUCHERS AT AHFC PROPERTIES AND EXCEED 25 PERCENT LIMIT PER BUILDING

Allow AHFC to project-base vouchers (PBV) at its own properties and to exceed the building cap.

Status

This waiver was requested as part of the development of the replacement units at Loussac Manor. In accordance with recently developed PBV policy, rent to owner will be determined by an independent entity approved by HUD. AHFC is also requesting this waiver to research PBV at its Alpine Terrace and Etolin Heights developments. Activity still in development.

Authorization and Changes to Authorization

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

2012-1 RAISE HCV MAXIMUM FAMILY CONTRIBUTION AT LEASE-UP TO 50 PERCENT

Waive HUD regulations at 24 CFR 982.508 which limit a family to paying no more than 40 percent of their adjusted monthly income.

Status

This activity was implemented with Numbered Memo 12-09 on February 14, 2012 with a start date of February 16, 2012. In AHFC's annual report, 190 clients were able to take advantage of this waiver.

This activity will be closed as AHFC's reasonable rent plan (Activity 2014-1) implements an alternate annual family income calculation.

Authorization and Changes to Authorization

Attachment C, paragraph D.2.a.

2012-2 NONPAYMENT OF RENT

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.

Status

AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord-Tenant Act. The new lease was offered to each family at their annual anniversary appointment.

In order to ensure equal treatment of all residents, the shortened termination period will begin in March 2013. At that time, all residents will be on the new version of the lease. AHFC will also implement its repeated late payment of rent termination and late rent fee processes. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph C.9.b.

2012-3 WAIVER OF AUTOMATIC TERMINATION OF HAP CONTRACT

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.

Status

Staff was gathering statistics to see how many families would be affected by the shortened time frame. This activity will be closed as AHFC's reasonable rent plan (Activity 2014-1) implements a time-limited program for work-able families.

Staff has not discussed what will happen if a family under the elderly/disabled classification goes to zero HAP. AHFC does not currently have any families under that designation that would be in that situation. Staff will address this issue as part of its policy formation process. Any proposed action that would end voucher assistance will go out for public comment before it is implemented.

Authorization and Changes to Authorization

Attachment C, paragraph D.1.a and paragraph D.2.d.

2012-4 SPONSOR-BASED RENTAL ASSISTANCE PROGRAM, KARLUK MANOR

Fund rental assistance outside Section 8 rules, consistent with 'broader uses of funds' authority in Attachment D of the Agreement

Status

AHFC's Attachment D was effective January 30, 2012. Karluk Manor's 48 units are fully leased, and AHFC continues to closely monitor the funding requests. Activity ongoing.

Authorization and Changes to Authorization

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

2013-1 YOUTH AGING OUT OF FOSTER CARE

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.

Status

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. As of December 31, 2012, five youth were out shopping with a TBRA coupon.

Authorization and Changes to Authorization

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

2013-2 EMPOWERING CHOICE HOUSING PROGRAM (EHP)

In partnership with the Alaska Network on Domestic Violence and Sexual Assault (ANDVSA) and the State of Alaska Council on Domestic Violence and Sexual Assault, a set aside of AHFC's MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault.

Status

This is a time-limited (36 month) program with applicants referred directly from DVSA approved programs. This program is available in every community currently offering an AHFC Housing Choice Voucher Program. The program began November 1, 2012. As of December 31, 2012, four participants have leased with EHP vouchers, and 10 applicants were shopping.

Authorization and Changes to Authorization

Attachment C, paragraph B.1.b.iv, paragraph D.2.d, and paragraph D.4.

2013-3 INCOME LIMITS

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

Status

With staff discussion focused on AHFC's reasonable rent plan (Activity 2014-1), AHFC has not pursued this activity further. It is anticipated that as policy is developed for the rent reform activity, this will be incorporated into appropriate policies.

Authorization and Changes to Authorization

Attachment C of the MTW Agreement, paragraph C.5 (Public Housing admission).
Attachment C of the MTW Agreement, paragraph D.3 (Housing Choice Voucher admission).

VII. SOURCES AND USES OF FUNDING

Regulations at 24 CFR 905.10(i) allow a housing authority to amend its Moving to Work Agreement to combine funds awarded under Section 8(o), 9(d), and 9(e) of the U.S. Housing Act of 1937. In order to provide for the greatest flexibility for the obligation and expenditure of Replacement Housing Factor funds, AHFC moved those funds into the MTW Block Grant.

Table 27 - Replacement Housing Factor Funds - First Increment

AHFC has received first increment RHF funds from HUD’s Federal Fiscal Year (FFY) 2006 appropriation. Please see Attachment E for a discussion of these tables. 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

Table 28 - Replacement Housing Factor Funds - Second Increment

AHFC has received second increment RHF funds. 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

MTW Authorization

Amendment 4 to the AHFC Moving to Work Agreement dated 10/11/2012.

A. PLANNED SOURCES AND USES OF MTW FUNDS

For many years, the State of Alaska has permitted AHFC to use the proceeds from its other lines of business to supplement the HUD Public Housing Capital Fund Program (CFP). From 1997 through 2013, funding has exceeded \$144 million. AHFC has not yet received its FY2014 CFP budget; however, it will be augmented by over \$6.2 million from state funding. Please see the Non-MTW Section for the breakdown of state and local funding activity.

Table 29 - FY2014 Planned Sources and Uses of MTW Funds (Operating, Capital, HCV)

Name	Amount
REVENUE (Sources)	
CFP - 2014 TBD	--
CFP - 2007 through 2013	3,584,274
HCV HAP	32,173,392
HCV Admin Fee	3,147,204
Operating Fund	15,664,939

Name	Amount
Operating Transfers In/(Out)	2,453,508
Total Revenue	57,023,317
EXPENSES (Uses)	
Construction Activities	3,584,274
Personal Services	10,969,247
Travel	166,123
Contractual	7,677,726
Supplies & Materials	1,832,444
Equipment	103,500
Grants (HAP)	31,414,086
Total Expenses	55,747,400
NET INCOME (LOSS)	1,275,917

B. PLANNED SOURCES AND USES OF STATE OR LOCAL FUNDS

Table 30 - Planned Sources and Uses of State or Local Funds

Fund Name	Total Funded	Expended	Balance	Proposed Work for FY14	Estimated Cost
FY 06 CO Detectors Statewide-Low Rent/Sec 8	330,000	286,249	43,751	Replace plug-in CO detectors w/hard wired	43,751
FY 07 Anchorage Rental Reallocation & Dispersal	1,000,000	662,611	337,389	East 9th property redevelopment	166,577
FY 07 Facility Management Monitoring	250,000	155,953	94,047	Green Physical Needs Assessment (GPNA)	55,000
FY 08 Facility Management Monitoring	250,000	47,377	202,623	Develop data base information, GPNA	55,000
FY 08 Statewide Improvements	2,000,000	1,255,638	744,362	Bethel heating fuel system, driveway repairs in Valdez, elevator repairs, Gateway Conversion, North Lane	517,000
FY 08 Loussac Manor Renovation & Replacement	2,336,000	1,784,774	551,226	Preliminary planning, design & development	183,500
FY 09 Loussac Manor Renovation & Replacement	2,336,000	0	2,336,000		0
FY 09 Bethel Community Room & Shop	2,000,000	1,790,216	209,784	Construction	209,784
FY 09 Statewide ADA Improvements	500,000	158,182	341,818	UFAS compliance - New Willows	233,000
FY 09 Statewide Energy Improvements	500,000	0	500,000	Energy efficient HVAC/windows/insulation	0
FY 09 Statewide Proj. Improvements	2,500,000	1,406,563	1,093,437	AMP allocation, Anchorage Foundations. Anch Shop, Valdez, MOD Requests	339,000

Fund Name	Total Funded	Expended	Balance	Proposed Work for FY14	Estimated Cost
FY 10 Statewide Fire Protection System Upgrades	1,380,000	1,358,994	21,006	Mtn. View, Sprinkler systems	21,006
FY 10 Building System Replacement	1,000,000	774,534	225,466	Mt. View roof	225,466
FY 10 Loussac Manor Redevelopment	5,656,000	3,267,609	2,388,391	Redevelop Loussac Manor	0
FY 10 Statewide Proj. Imp.	2,000,000	652,291	1,347,709	Level entry porch/Cordova, Riverbend HRV, Chugach View central elevators, Anch kitchen/bath renov.	475,000
FY 10 Statewide Security System Upgrades	300,000	121,567	178,433	Fbks. Q Bldg.	155,000
ARRA Funds (DOE Weatherization)	10,436,330	9,335,821	1,100,509	Mechanical systems replacement statewide, air-sealing, insulation and ventilation upgrades	1,100,509
FY11 San Roberto Redevelopment Project	9,708,000	0	9,708,000	Redevelop San Roberto Street	0
FY11 Building System Replacement	1,500,000	790,439	709,561	Bethel Hts. Foundation repairs/foundations	709,561
FY11 Statewide Fire Protection System Upgrades	2,200,000	1,834,941	365,059	Golden Towers/Southall Manor sprinkler systems	365,000
FY11 Statewide Security System Upgrades	500,000	226,658	273,342	Fbks Golden Towers, Q bldg.	200,000
FY 11 Statewide Proj. Imp.	2,000,000	209,067	1,790,933	Anchorage citywide sidewalks, kitchen/bath cabinets, fences, carpet, elevators; Nome arctic entry, shop power/hear; Sitka bldg. skirting; Ptarmigan Park siding	711,000
FY 11 Statewide ADA Improvements	500,000	181,383	318,617	UFAS compliance - Parkview Manor/New Willows	100,000
FY 12 Statewide Project Improvements	2,000,000	0	2,000,000	Mt. View sewer lines, Wrangell sidewalks, ext. maint	300,000
FY 12 Building System Replacement Program	1,500,000	209,790	1,290,210	Seaview/Sunset roofs, Seaview/Glacier view siding	75,000
FY 12 Fire Protection Systems Phase III	2,200,000	127,381	2,072,619	Fbks. Southall Manor sprinkler sys.	595,000
FY 12 Security Systems Replacement/Upgrades	500,000	0	500,000	Anchorage/Fbks/Juneau security upgrades	50,000
FY 12 Statewide ADA Improvements	500,000	83,854	416,146	UFAS compliance - Etoilin Hts./Chugach Manor	100,000
FY 13 Building System Replacement Program	1,500,000	0	1,500,000	Bethel foundations, Cedar Park roof, fuel tanks	110,000

Fund Name	Total Funded	Expended	Balance	Proposed Work for FY14	Estimated Cost
FY 13 Fire Protection Systems Phase III	2,200,000	0	2,200,000	Chugach View fire sprinkler	100,000
FY 13 Security Systems Replacement/Upgrades	500,000	0	500,000	Anchorage/Fbks/Juneau security upgrades	55,000
FY 13 Statewide ADA Improvements	500,000	489	499,511	UFAS compliance - Chugach Manor/New Willows	100,000
FY 13 Statewide Project Improvements	2,000,000	0	2,000,000	Parkview/Chugach View water lines	200,000
Total	64,582,330	26,722,381	37,859,949	Total FY14 Proposed Work	7,550,154

C. PLANNED SOURCES AND USES OF THE COCC

The chart below summarizes the AHFC Central Office Cost Center Budget for the Fiscal Year 2014 (July 1, 2013 - June 30, 2014). This chart lists all planned revenue and expenditures for all Central Office Cost Center operations.

Table 31 - Planned Sources and Uses of the COCC

Name	Amount
REVENUE (Sources)	
Management Fees - PHD Programs	2,809,020
Management Fees - Non-PHD Programs	31,634,266
Total Revenue	34,443,286
EXPENSES (Uses)	
Personal Services	24,256,700
Travel & Training	856,700
Contractual	7,237,300
Supplies & Materials	882,900
Equipment	138,100
Grants	--
Total Expenses	33,371,700
Operating Transfers In/(Out)	--
NET INCOME (LOSS)	1,071,586

D. COST ALLOCATION OR FEE-FOR-SERVICE DEVIATION FROM 1937 ACT

AHFC is using a fee-for-service approach to collect management fees to fund its management operations. All departments within AHFC's Central Office Cost Center (COCC) operate entirely on management fees generated by the various housing and mortgage programs the Corporation administers. Although the funds are pooled, the Public Housing Division expressly operates its COCC departments entirely within the management fee

income generated specifically by federal and other housing programs under their control. AHFC is not deviating from the requirements under the 1937 Act.

E. SINGLE-FUND FLEXIBILITY

Funding fungibility has allowed AHFC to utilize funding to meet the administrative requirements of AHFC's MTW programs. Due to program pro-rations and other factors, HCV Administrative Fee revenue is insufficient to cover expected expenses.

F. MTW RESERVE BALANCES

The table below provides a projection of sources and uses for the MTW program for Fiscal Year 2014. Note that HCV funding is allocated on a calendar year (CY) basis and that, as of the publication of this Annual Plan, AHFC plans to use MTW funding flexibility by using \$1,102,508 from an MTW equity account to supplement FY2014 Administrative Fees.

Other than what is listed below, the Public Housing Division (PHD) does not have any other State and/or Local funds that are not capital-related.

Table 32 - Sources and Uses of MTW Reserve Funds

Name	Amount
Operating Reserve Levels @ September 30, 2012	
Low Rent Operating Fund	12,377,832
Housing Choice Voucher Admin Fee	(2,285,503)
Housing Choice Voucher HAP	5,151,817
Total Reserves	15,244,146
Planned Operating Reserve Uses	
FY2013 Low Rent Operating Supplement	2,702,000
FY2014 Low Rent Operating Supplement	1,351,000
FY2013 Administrative Fee Supplement	1,309,712
FY2014 Administrative Fee Supplement	1,102,508
Extraordinary Maintenance Projects	1,012,378
1 month HCV Admin Fee Reserves	354,143
½ month HCV HAP Reserves	1,315,662
4-½ months Operating Fund Reserves	6,096,743
Total Planned Uses	15,244,146
Net Total Extra Remaining Reserves	--

VIII. ADMINISTRATIVE

A. Board Resolution

1. Executed Board of Directors Resolution 2013-11 adopting the FY2014 Moving to Work Annual Plan.
2. Executed Board of Directors Resolution 2013-32 authorizing Amendment One (portability activity under 2014-1) to the FY2014 Moving to Work Plan.
3. Executed Board of Directors Resolution 2013-35 authorizing a disposition application for San Roberto, Anchorage, properties.
4. Executed Board of Directors Resolution 2014-03 authorizing Amendment Two (Bridge Policy and revised Family Self-Sufficiency Program) to the FY2014 Moving to Work Plan.

B. Certification of Compliance

Executed Certification of Compliance with the HUD Regulations.

C. Agency-Directed Evaluations of the Demonstration

None at this time.

D. Public Comments and AHFC Responses

Comments and AHFC responses are summarized.

E. Appendix

1. Replacement Housing Factor Fund Plan
2. Hardship Policy and Process
 - a. Bridge Policy
 - b. Minimum Rent Hardship Exemption
 - c. Safety Net
3. Family Self-Sufficiency Program
4. Capital Fund and Performance and Evaluation Reports
 - a. Capital Fund Program Annual Statement (AK06P001501-13, FFY 2013) Part I and Part II
 - b. Capital Fund Program Five Year Action Plan, Part I and Part II
 - c. Replacement Housing Factor 1 Annual Statement (AK06R001501-13, FFY 2013) Part I and Part II
 - d. Replacement Housing Factor 2 Annual Statement (AK06R001502-13, FFY 2013) Part I and Part II

ATTACHMENT A – BOARD RESOLUTION

ALASKA HOUSING FINANCE CORPORATION RESOLUTION NO. 2013-11

RESOLUTION APPROVAL OF THE STATE FISCAL YEAR 2014 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, 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 January 22, 2013 allowing for a 30-day comment period with a public hearing held on February 13, 2013; and

WHEREAS, AHFC invited comment through notices sent to public housing residents and Housing Choice Voucher participants, notices sent via computer list-serves to partner agencies, notices in the Anchorage Daily News, and in-person presentations to major service provider groups; 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 27th day of February, 2013.



Frank Roppel, Chair
Board of Directors

RESOLUTION 13-32

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING AN AMENDMENT TO THE FY2014 MOVING TO WORK PLAN TO LIMIT OUTGOING PORTABILITY VOUCHERS FOR WORKABLE FAMILIES.

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 FY2014 Moving to Work Annual Plan was approved by the AHFC Board of Directors on February 27, 2013; and

WHEREAS, the FY2014 annual plan includes an amendment to add Activity 2014-1j to limit outgoing portability for the Housing Choice Voucher Program; and

WHEREAS, AHFC modeled its MTW activity on similar portability activities by other MTW agencies; and

WHEREAS, in accordance with the MTW Agreement, a draft plan was published on July 14, 2013 allowing for a 30-day comment period with a public hearing held on August 7, 2013; and

WHEREAS, AHFC invited comment through notices sent via computer list-serves to partner agencies and notices in the Anchorage Daily News; and

WHEREAS, no public comments were received in either opposition or support of the proposed amendment.

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 21st day of August 2013.



Frank Roppel, Board Chair

ALASKA HOUSING FINANCE CORPORATION
RESOLUTION 13-35

RESOLUTION OF THE BOARD OF DIRECTORS
APPROVING A DISPOSITION APPLICATION FOR SAN
ROBERTO, ANCHORAGE

WHEREAS, regulations at 24 CFR 970.15 allow a housing authority to dispose of public housing units with HUD approval under rules governing disposition when the property is determined to be: "obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life"; and "HUD generally shall not consider a program of modifications to be cost-effective if the costs of such program exceed 57.14 percent of Total Development Costs (TDC) for all other types of structures in effect at the time the application is submitted to HUD"; and

WHEREAS, assessments made by both the Public Housing Division maintenance staff and the Construction Department indicate that the units located at 4418, 4432, 4446, and 4506 San Roberto Avenue, in Anchorage, Alaska are beyond economical repair; and

WHEREAS, these properties are slated for Redevelopment under the San Roberto project approved by the Alaska State Legislature in FY11, and supported by Municipality of Anchorage; and

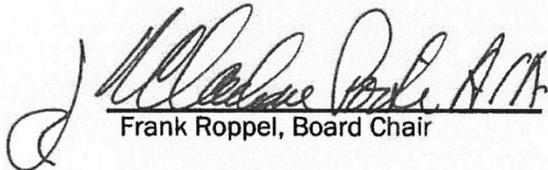
WHEREAS, the existing units are beyond their economic life due to significant repairs and upgrades needed to the structures and sites; and

WHEREAS, the third party site assessments of the property have determined that necessary repairs would exceed 80 percent of new construction costs; and

WHEREAS, AHFC has the financial resources to redevelop the units and staff has determined it to be in the best interest of the Corporation to pursue disposition of these Roberto units;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Alaska Housing Finance Corporation that staff is authorized to submit the necessary documentation to HUD to proceed with disposition of the SAN ROBERTO PROJECT PROPERTIES identified herein.

PASSED AND APPROVED this 25th day of September, 2013.


Frank Roppel, Board Chair

RESOLUTION 14-03

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING AN AMENDMENT TO THE FY2014 MOVING TO WORK PLAN TO ESTABLISH AHFC'S BRIDGE POLICY AND PROCESS AND REVISIONS TO THE FAMILY SELF-SUFFICIENCY PROGRAM

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 FY2014 Moving to Work Annual Plan was approved by the AHFC Board of Directors on February 27, 2013; and

WHEREAS, the FY2014 annual plan includes an amendment to add the Bridge Policy and Process and the Family Self-Sufficiency Plan; and

WHEREAS, AHFC modeled its MTW activity on similar activities by other MTW agencies; and

WHEREAS, in accordance with the MTW Agreement, a draft plan was published on December 3, 2013 allowing for a 30-day comment period with a public hearing held on December 18, 2013; and

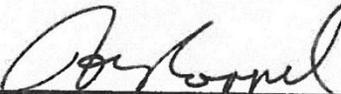
WHEREAS, AHFC invited comment through notices posted on its website and published notices in the *Anchorage Daily News*, *Fairbanks Daily News Miner*, and *Juneau Empire*; and

WHEREAS, AHFC did not receive any public comments at its public hearing held December 18, 2013 and had not received any comments in opposition as of the time of preparation of this resolution.

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 8th day of January 2014.



Frank Roppel, Board Chair

ATTACHMENT B – CERTIFICATIONS OF COMPLIANCE

OMB Control Number: 2577-0216
Expiration Date: 12/31/2011

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 Directors of the Public Housing Agency (PHA) listed below, as its CEO/Executive Director, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2013, 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 Directors, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. 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.
4. The PHA will affirmatively further fair housing by examining their 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.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. 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.
7. 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.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. 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 restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

10. 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.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. 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.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. 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.).
17. 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.
18. 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).

Daniel R. Fauske
Name of Authorized Official

CEO/Executive Director
Title


Signature

8-19-13
Date

ATTACHMENT C – AGENCY-DIRECTED EVALUATIONS

None at this time.

ATTACHMENT D – PUBLIC COMMENTS

Copy of public notice placed in the *Anchorage Daily News*, *Fairbanks Daily News-Miner*, and the *Juneau Empire* newspapers on January 23, 2013.

Public Comment and Hearing Notice

Alaska Housing Finance Corporation
Moving to Work Plan

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) Moving to Work (MTW) Plan. AHFC has two separate items for comment:

- An amendment to the FY2013 Moving to Work Plan that proposes AHFC set Housing Choice Voucher Program local payment standards that are not tied to the Fair Market Rent figures published by the U.S. Department of Housing & Urban Development.
- The FY2014 Moving to Work Plan that proposes AHFC's Reasonable Rent and Family Self-Sufficiency Activity. This is a required activity for every MTW agency.

The two Plans are available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "For Pros" link, and then click on the "Notices" link (at the top). 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, February 22, 2013**. Please submit comments to pstantor@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 **888-363-4734**; the "access code" to the hearing is **9237942**. The hearing is scheduled for:

Wednesday, February 13, 2013, 4:00-6:00 p.m.
AHFC Board Room
4300 Boniface Parkway, Anchorage

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 annual 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.

Copy of public notice placed in the *Anchorage Daily News*, Fairbanks *Daily News-Miner*, and the Juneau *Empire* newspapers on January 25, 2013.

Public Comment and Hearing Notice

Alaska Housing Finance Corporation

Moving to Work Plan

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) Moving to Work (MTW) Plan. AHFC previously notified the public about an amendment to the FY2013 Moving to Work Plan and has added an additional item.

- A second amendment to the FY2013 Moving to Work Plan that allows AHFC to remove the U.S. Department of Housing & Urban Development declaration of trust on the building that formerly housed its Anchorage Family Investment Center.

The Plans are available on the AHFC website at www.ahfc.us. From the “Home” page, click on the “For Pros” link, and then click on the “Notices” link (at the top). 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.

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Proof of Publication – Anchorage Daily News

ALAS1971
#185941
\$245.68

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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

January 23, 2013

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 Joleesa Stepetin

Subscribed and sworn to before me this 13 day of Feb

2013 Britney Thompson

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES
05/18/15

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

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- An amendment to the FY2013 Moving to Work Plan that proposes AHFC set Housing Choice Voucher Program local payment standards that are not tied to the Fair Market Rent figures published by the U.S. Department of Housing & Urban Development.
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PO Box 101020
Anchorage, AK 99510-1020

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4300 Boniface Parkway, Anchorage

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 annual 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: January 23 & February 6, 2013



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STATE OF ALASKA } SS.
FOURTH DISTRICT }

3807
Public Comment and Hearing Notice
Alaska Housing Finance Corporation Moving to Work Plan
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) Moving to Work (MTW) Plan. AHFC has two separate items for comment:
• An amendment to the FY2013 Moving to Work Plan that proposes AHFC set Housing Choice Voucher Program local payment standards that are not tied to the Fair Market Rent figures published by the U.S. Department of Housing & Urban Development.
• The FY2014 Moving to Work Plan that proposes AHFC's Reasonable Rent and Family Self-Sufficiency Activity. This is a required activity for every MTW agency.
The two Plans are available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "For Pros" link, and then click on the "Notices" link (at the top). 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 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, February 22, 2013**. Please submit comments to pstantor@ahfc.us or mail to:
Alaska Housing Finance Corporation (AHFC)
ATTN: Pamela Stantor
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 **888-363-4734**; the "access code" to the hearing is **9237942**. The hearing is scheduled for: **Wednesday, February 13, 2013, 4:00-6:00 p.m.** AHFC Board Room 4300 Boniface Parkway, Anchorage

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 annual 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.
Publish: 1/23/13

Before me, the undersigned, a notary public, this day personally appeared Bonnie Keenan, who, being first duly sworn, according to law, says that he/she is an Advertising Clerk of the Fairbanks Daily News-Miner, a newspaper (i) published in newspaper format, (ii) distributed daily more than 50 weeks per year, (iii) with a total circulation of more than 500 and more than 10% of the population of the Fourth Judicial District, (iv) holding a second class mailing permit from the United States Postal Service, (v) not published primarily to distribute advertising, and (vi) not intended for a particular professional or occupational group. The advertisement which is attached is a true copy of the advertisement published in said paper on the following day(s):

JAN 23, 2013

PR100B012313

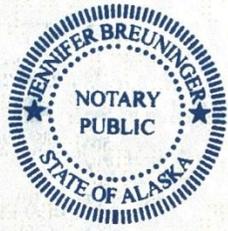
and that the rate charged thereon is not excess of the rate charged private individuals, with the usual discounts.

Bonnie Keenan

Subscribed and sworn to before me on this 7 day of Feb, 2013

Jennifer Breuninger
Notary Public in and for the State of Alaska.

My commission expires 4/16/16



PUBLIC COMMENTS

FEBRUARY 13, 2013 PUBLIC HEARING

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters.

Catherine Stone, Public Housing Division Director, opened the meeting outlining its purpose, giving general information about the plan contents, and offering a brief overview of proposed plan activities as posted on the AHFC web site on January 25, 2013.

The following Resident Advisory Board members attended the public hearing: Margaret Evans, Fannie Hadeen, and Alberta Bulacan.

Kenny Petersen commented:

Mr. Petersen asked for clarification on the time limits proposed as part of the FY2014 Plan. AHFC gave a brief overview of the proposed rent reform activity covering the proposed division between the elderly/disabled population and the work-able population, the elimination of deductions, and the reduced percentage families will pay (28.5 percent). AHFC also clarified that only the work-able population would have a time limit on assistance; the elderly/disabled population will continue to receive assistance based on their need. AHFC also did a brief overview of how the subsidy will decrease for the work-able population.

Mr. Petersen then asked about the possibility of education or employment assistance that will be new. AHFC explained that those options would be covered under an expanded Family Self-Sufficiency Program. AHFC then also briefly explained about the hardship policy that will be available to families.

Mr. Petersen then asked if these proposals were modeled after another program. AHFC explained that Tulare Housing Authority and Keene Housing Authority were two programs AHFC had spoken with regarding their time limits. Mr. Petersen asked if the other programs had success with limiting assistance and ending subsidy after the limit expires. AHFC explained that Tulare, in particular, had been under time limits for over 10 years.

Mr. Petersen then commented that he thought that “stair stepping” families off assistance was a good idea because it prepared families for the private market by stepping their subsidy down gradually.

Mr. Petersen then expressed an interest in having businesses that formed partnerships with assistance agencies to help families tap into those resources. He stated that if AHFC was going to go into that area, he would be interested in being involved. AHFC thanked Mr. Petersen for his comments and his interest in involving local businesses who would support families looking for employment.

Michelle DeWitt, Executive Director, Tundra Women’s Coalition, Bethel, commented:

Ms. DeWitt asked if persons living in public housing would be limited to five years. AHFC responded that work-able families would be limited to five years. There will be no limit on elderly/disabled families.

Ms. DeWitt then stated that she had some concerns regarding the impact on the community of Bethel. She was concerned that the Bethel private market would be unable to accommodate the number of people who would leave public housing. She also stated that persons leaving public housing would be unable to afford the private market housing. She stated that a person needed to earn over \$26 per hour to afford a private rental in Bethel.

She did not believe that families currently in public housing would be able to make the necessary strides within five years to earn that wage. She also stated that childcare is an issue in Bethel. She stated that Bethel does not have affordable childcare; the school district has one licensed facility that is very difficult to get in to, and childcare providers for infants are also difficult to find.

Ms. DeWitt believes that the five year limit should be extended so that families can address education and employment barriers, childcare barriers, and transportation barriers. She would also like to have AHFC come to Bethel to do a presentation and hear testimony from its residents. She states that AHFC public housing plays a major role in Bethel, and an in-person meeting is critical.

Ernestine Atcherian, Bethel, commented:

Ms. Atcherian stated that she is grateful for the housing services that AHFC provides in Bethel. She states that the cost of living in Bethel is very high. She feels that a five year limit for persons in Bethel is going to be harder than if a person was living in Anchorage. She states that she has lived in both communities, and it is much harder for a large family to get on its feet in Bethel.

Vanessa Hunter, Bethel, commented:

Ms. Hunter stated that the five year limit is not enough time because a lot of the tenants are single parents, and they struggle with childcare. She said when she came to Bethel, it took her six months to be approved for and move into AHFC housing.

Ms. Hunter stated that in Western Alaska, Bethel has a high cost of living along with a high unemployment rate. She states there are limited jobs that pay minimum wage, and this is going to lead to higher crime in Bethel. She feels that the rental rates (\$1300 to \$1800 per month) will lead to more bootlegging and drug dealing and deaths.

Jessica Stanley, Bethel, commented:

Ms. Stanley stated that she lived in AHFC housing as a child. She states that she grew up there. She states that the rents are so high in Bethel, she has to live with her parents because she can’t afford anything. She states that she has two young children, and that it will take more than five years to get on her feet if she gets into housing.

Michelle Polty, Bethel, commented:

Ms. Polty stated that she was surprised to hear that she may have to move out in five years. Ms. Polty then talked about a program in Bethel that allowed renters to purchase their home by paying towards it monthly.

Ms. Polty says that she doesn't agree with limiting the time at all. She asked if AHFC had a backup plan.

AHFC responded that the former home ownership program Ms. Polty talked about was no longer available, and the few remaining people had finished the program.

Regarding the time limit, AHFC responded that the public housing program was not intended to be a lifetime of assistance, but a program to help people get back on their feet and become self-sufficient. AHFC stated that the current program tends to be demotivating because if a family makes more money, AHFC raises the rent. AHFC also mentioned decreasing federal monies as a reason that the program needs revision.

AHFC intends that the changes will help struggling families find employment, stabilize, get resources, and then move on to their own housing. AHFC wants to be able to offer more families an opportunity for assistance. We also want to encourage those families that are work-able to go out and increase their earnings and keep some of their earnings so that at the end of five years, they'll be better able to pay for their housing costs.

Ms. Polty asked why AHFC doesn't build more homes, and what are we advertising on our commercials.

AHFC responded that it hopes the changes it makes to its current program will allow it to pursue affordable housing options for more families. We also clarified that the commercials were for our HomeChoice and mortgage programs. AHFC gave Ms. Polty the contact information for those programs.

Olinka Nicholas Peterson, Bethel, commented:

Ms. Peterson stated that she lived in the village and her husband lived in Bethel with roommates. She stated that she could not bring their children to visit because her husband lived with four other roommates in Bethel, and the landlord told her it was too many people when she brought her children. She states it took them almost a year to get a studio apartment in Bethel.

She stated that once they did get housing in the private rental market, her husband needed to make \$4000 a month. She states living expenses are very high, and both of them have to work. She states it is very hard to find a good place to live in Bethel. Ms. Peterson asks if AHFC is there to help people or harm them.

AHFC responded that it was not trying to harm people. AHFC stated that the intent was to identify people's need through the Family Self Sufficiency Program and help them get to self-sufficiency. It is also to give those families that are on the waiting list a chance to have affordable housing.

Ms. Peterson then asked why AHFC isn't building more units. AHFC stated that the list in Bethel at this time is approximately 100 people. There are many locations in the state where the list is much longer than that and people wait for years. AHFC also believes that there is not enough affordable housing in some of our communities, and AHFC is trying to address that by looking at each community.

Ms. Peterson then stated that the plan would be good for some areas, but it would be disastrous for Bethel.

Elizabeth Fox, Bethel, commented:

Ms. Fox stated that she is part of a teen group, and she heard that AHFC will take people out of housing after five years. Ms. Fox asked whether AHFC is changing the rules for public housing.

AHFC responded that it is considering a change to the rent structure for public housing. Families would pay a percentage in the first year and then have increases in their rental payments in years two through five.

Ms. Fox stated that she has lived in housing her whole life. She is worried about people having to work and having young children. She wondered how people were going to pay for babysitting for all day. She stated that \$16 per hour would not pay for private housing in Bethel. She was also concerned about where she would live if they had to leave housing after five years as there are hardly any rentals in Bethel.

Annie Lee and Kimberly Cyppo, Bethel, commented:

Ms. Lee and Ms. Cyppo stated that they are part of a teen group, and they heard that AHFC is changing the rules for public housing, and they think it is wrong. They said that families are very close in Bethel, and if they had to leave housing, they would be farther away. It would be harder to take care of elders in the family.

They also worried about families with single parents that have to work. They wondered who is going to take care of the children when they are only making \$9 to \$16 an hour. They stated that was not enough for rent in the private market much less groceries and support for their families. They said that the \$9 to \$10 an hour is often not enough money to pay for public housing.

Private apartments are rarely available with long waiting lists. They stated that you can wait for months to get a reply.

They stated that there are less opportunities in rural Alaska than in more urban areas. They stated that there are few options in Bethel.

PUBLIC COMMENT PRESENTATIONS – JANUARY 25 TO FEBRUARY 25, 2013

The following is a summary of the presentations and meetings held to discuss AHFC's proposed rent reform activities.

State of Alaska Department of Health and Social Services Meeting in Anchorage on January 28, 2013

Discussion about the particulars of how work-able families would be stepped through the time-limited program, details listed in the plan, and how the two different population groups will be affected by the proposed changes. Also, we discussed a possible partnership or collaboration between the two departments.

Community Interest Group Meeting on February 6, 2013

Invitees: Covenant House, United Way, Anchorage NeighborWorks, RurAL CAP, Cross Point Community Church, Alaska Women's Aid in Crisis (AWAIC), Anchorage Community Mental Health Services, Anchorage School District, Catholic Social Services, DHSS/Municipality of Anchorage, Alaska Mental Health Trust, State of Alaska Department of Corrections, Disability Law Center, Anchorage Community Land Trust, Alaska Community Mental Health, Cook Inlet Housing

Discussions about the particulars of how work-able families would be stepped through the time-limited program, the possible expanded opportunities that would be available to families under the revised Family Self Sufficiency Program, and development of a "rent readiness" course that would be available to participants along with the financial literacy course.

Resident Advisory Board Meeting on February 12, 2013

Discussions about the particulars of how work-able families would be stepped through the time-limited program, details listed in the plan, and how the two different population groups will be affected by the proposed changes.

Overall, the board agreed that AHFC needs to move towards a rent model that encourages people to use the rental assistance to move up and on. They expressed a hope that AHFC will be able to use savings from these changes to help develop more affordable housing options (specifically, Juneau).

1. There was some concern that public housing units might be affected by splitting families into the two groups. Clarification was provided that occupancy of units will not be affected by a population designation unless a building already has a designated housing plan.
2. Under the component of MTW statutory goals, how do people learn about what educational opportunities are available? Many cannot afford to pay for these on their own. AHFC clarified that it would make this information available to all its geographic areas through the Family Self Sufficiency Program.

3. If AHFC pays a graduation incentive to someone who is on Medicare/Medicaid, how will that money affect their benefits? Does it need to be reported? AHFC stated that it will follow-up on this question.
4. AHFC should consider having an alternate for its hardship committee. That way if a resident is on the board and has a conflict, an alternate can step in.

Alaska Network on Domestic Violence and Sexual Assault Meeting on February 12, 2013

Discussions about the particulars of how work-able families would be stepped through the time-limited program, details listed in the plan, and how the two different population groups will be affected by the proposed changes.

Invitees: Anchorage, Abused Women's Aid in Crisis (AWAIC); Anchorage, Standing Together Against Rape (STAR); Bethel, Tundra Women's Coalition; Cordova, Cordova Family Resource Center; Fairbanks, Interior Alaska Center for Non-Violence Living (IAC); Homer, South Peninsula Haven House (SPHH); Juneau, Aiding Women in Abuse & Rape Emergencies (AWARE); Ketchikan, Women In Safe Homes (WISH); Kodiak, Kodiak Women's Resource and Crisis Center (KWRCC); Mat-Su, Alaska Family Services (AFS); Nome, Bering Sea Women's Group; Petersburg, Working Against Violence for Everyone (WAVE); Sitka, Sitkans Against Family Violence (SAFV); Soldotna, The LeeShore Center; Valdez, Advocates for Victims of Violence (AVV); Wrangell, Women In Safe Homes (WISH)

1. The member agencies have concerns about the confidentiality of a participant's personal information. They felt that if persons outside AHFC were involved with the committee, personal data would be available to be used against the participant.

AHFC responded that its committee members would be subject to a confidentiality agreement and any member that violated the agreement would be removed.

2. A member mentioned that utilities in Homer were very high.
3. Members were concerned that participants in public housing would have to move after five years. They were concerned that this could be during the middle of winter or during the school year.
4. A member stated that people that would leave public housing cannot afford to live in the private community (Bethel). She feels that these individuals would become homeless and would negatively impact their shelter. She said that the shelter was impacted when TANF implemented its lifetime limit.

She likes the time limit for the voucher program, but doesn't think that it will work for public housing. She thinks that people will make strides towards self-sufficiency, but won't be at the level they need to be by the end of five years. She suggested a longer timeline.

5. A member supported giving 50 percent of vouchers for workforce housing.

Community Interest Group Meeting in Juneau on February 20, 2013

Discussions about the particulars of how work-able families would be stepped through the time-limited program, details listed in the plan, and how the two different population groups will be affected by the proposed changes.

Invitees: City & Borough of Juneau Community Development (CBJ-CDD), United Way, State of Alaska Department of Health and Social Services, Housing First, Inc., Alaska Housing Development Corp., AWARE, Inc., Alaska Network on Domestic Violence and Sexual Assault, Alaska's Educational Resource Center (SERRC), State of Alaska Division of Public Assistance, State of Alaska Department of Health and Social Services, State of Alaska Department of Corrections, State of Alaska Division of Public Assistance, State of Alaska Labor & Workforce Development, Catholic Social Services, Alaska's Educational Resource Center, Central Council of the Tlingit and Haida Indian Tribes of Alaska, AWARE, Juneau Assembly, Joanne Schmidt, Polaris House, Gastineau Human Services Corp., South East Alaska Regional Health Consortium, Juneau Economic Development Council, Serve Alaska, South East Independent Living (SAILINC), Alaska Legal Services Corp., The Glory Hole, Juneau Alliance for Mental Health, Inc., Juneau School District, Juneau Economic Development Corp., Disability Law Center, St. Vincent de Paul, Juneau

1. Division of Public Assistance was interested in sending the presentation to all its case managers throughout the state so that they could be briefed on the proposed rent reform plan.
2. A commenter was concerned about single mothers with little children having to go to work. She is concerned about these families having to meet the second year rent payment when assistance decreases. She is concerned in particular with those families with children under the age of 3. She believes that they will not be able to go to work for another year.
3. Division of Public Assistance stated that they pay for families to have childcare so that they can work.
4. Division of Public Assistance was interested in learning how many AHFC clients are currently receiving TANF.

WRITTEN COMMENTS RECEIVED – JANUARY 25 TO FEBRUARY 25, 2013

The following is a summary of the written comments received during the public comment period and AHFC's responses to each.

David Mayo-Kiely, Anchorage School District

I think it (meeting on February 6) was really informative, and I believe most in the room are very supportive of changes but are also worried about how this will impact their clients. Personally I think what is proposed is a good move. My sense is that for many families, this will be the push needed to truly get to self sufficiency. Others will need assistance, guidance, and time but I think the great thing about Anchorage, as demonstrated today, is that there is an amazing community of people and agencies that are willing to provide that assistance.

I would like to look into what other communities have done around this issue. Can you send me any links or documents from other communities that have implemented similar changes?

AHFC Response

AHFC thanks Mr. Mayo-Kiely for his comments and will respond separately in writing to him as follows.

Thank you for your email to Michael Courtney commenting on the meeting held February 6, 2013. We appreciate your positive comments.

As a follow-up to your request for information on other communities that have implemented similar programs, please go to the following web site: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/mtw/mtwsites. If you scroll down the page, you will find a listing of all the Moving to Work agencies. For agencies that have implemented time-limited assistance, please choose a plan from any of the following agencies: Charlotte Housing Authority (FY09 Plan), Keene Housing Authority (FY13 Plan), Lincoln Housing Authority (FY13 Plan), and Tulare County Housing Authority (FY13 Plan).

Christy Sumner, Quyana Clubhouse

As an individual who works with the severely mentally ill population I hope you take them into careful consideration. Many of the individuals I work with have severe paranoia which can limit their ability to work. Many people also experience a rise in their mental illness symptoms when under stress, and jobs are stressful. I would hope that when you make decisions in this program you will be very careful when determining if a person is able to work.

AHFC Response

AHFC thanks Ms. Sumner for her comments and will respond separately in writing to her as follows.

In order to address your concern about which individuals will be classified as “work-able,” I would like to provide you with a little more information. All persons meeting the definitions listed on page 2 of the attached form will be placed in the “Elderly/Disabled” population. All those individuals that are not 62 years of age or older or do not meet the disability definition will be considered “work-able.” In addition, the proposed hardship committee will have the latitude to move a family from the “work-able” to “elderly/disabled” population if a family demonstrates or documents their inability to comply with the work-able requirements of the program.

Lastly, our Family Self Sufficiency Program and its resources will be available to all our program participants. Family Self Sufficiency will continue to be a voluntary program for families wishing to improve job skills or take advantage of educational opportunities. If an individual wants to take advantage of any courses or training offered through Family Self Sufficiency without enrolling in the full program, they will be welcome.

Alison Kear, Covenant House Alaska

Based on this preliminary, information-gathering discussion (February 6, 2013), CHA supports AHFC implementing the MTW Model. MTW appears to incentivize employment and promotions (higher wages) for work-able families, while protecting the needs of disabled and elderly clients. In fact, the very system of slowly phasing benefits out over five years encourages participants to take proactive steps to ensure financial growth and independence. The five-year phase out plan will also allow more participants to receive assistance; by the very nature of ending one client's subsidies after five year, a different person in need of aid can receive help.

CHA appreciated AHFC's work in researching MTW, communicating with and seeking out the input of other communities that have implemented the plan and vetting the plan before bringing it before stakeholders. It is both admirable and responsible to assess whether AHFC is maximizing its limited resources for the greatest good; CHA believe MTW is a step forward for the agency and the state.

AHFC Response

AHFC thanks Ms. Kear for her comments and will respond separately in writing to her as follows.

We appreciate your positive reaction to the proposed rent reform initiative and its underlying objectives. AHFC recognizes the rising need for affordable housing in Anchorage and the limited options for low-income families with children. We also acknowledge that we cannot expand our current programs while receiving less federal assistance. If we want to assist more families, we need to be creative and generate our own efficiencies. We feel that this is a vital first step in that direction.

Olinka Nicholas Peterson, Bethel

Have you thought of the harm that this amendment would cause to the people? These impacts would hurt the participants. We are living in expensive times. To live comfortably here in Bethel you would have to be making at least \$3500 a month and that would be able to cover rent, heating, and electricity. Families in units will be limited to a maximum of 5 years of rental assistance. The misconception is yes this will work in urban cities, but it will not work for my people and my town of Bethel. There is a very limited amount of private rentals in Bethel, and you can easily tell that homes for sale in Bethel are priced very high compared to Anchorage or other urban areas. To get a private rental unit you are placed on the waiting list and can stay on the waiting list for up to a year before you can get the unit.

The adoption of local payment standards do not meet the fair market rent indicators set out by HUD.

AHFC Response

AHFC thanks Ms. Nicholas Peterson for her comments and will respond separately in writing to her as follows.

We appreciate the information you provided about local rental market conditions in Bethel. AHFC does realize that costs in Bethel are higher than Anchorage, and utilities can often be very costly. AHFC does plan to hold a meeting in Bethel to discuss the proposed changes and gather feedback from the community. We are still in the process of determining that date.

I did want to clarify the information in the Plan about the local payment standards. Currently, Bethel does not have an AHFC payment standard as we do not have a voucher program in Bethel. When we do develop a payment standard, we will take into account the number of rentals available on the market, the price of the rentals, and the cost of utilities when determining a payment standard. Our purpose of this activity is to set payment standards in each community that more closely reflect the rental market for that community.

Ernestina Atcherian, Bethel

I am writing this letter because I am concerned about the new regulations that might be facing me, and the residents here in Bethel, and its surrounding villages. I am now the sole bread maker in my home. My children are in school. I am working, and providing for my children the best way I know how, with what my community can give me. If this law passes for the residents of AHFC in Bethel have to move out in 5 years, what is going to happen to us that are already struggling to make ends meet. This program has been very helpful for us to stand a little taller, maybe to be still with confidence. If I am to move on, and make it out there, my employers are going to have to double or triple my pay for me to move into a one bedroom apartment complex. Life here in Bethel are a lot harsher, and more costly than the Urban area's of Alaska.

AHFC Response

AHFC thanks Ms. Atcherian for her comments and will respond separately in writing to her as follows.

We appreciate the information you provided about local rental market conditions and prices in Bethel. AHFC does realize that costs in Bethel are higher than Anchorage, and utilities can often be very costly. AHFC does plan to hold a meeting in Bethel to discuss the proposed changes and gather feedback from the community. We are still in the process of determining that date.

Michelle Polty, Bethel

I participated with the teleconference, and I wanted to follow up with some of the comments I made and add some of my struggles, that I didn't get a chance to comment on.

I am upset to the point of disgust, that AHFC; a well-known company in Bethel, would come up with a "moving to work" plan that would just create more problems for your company. One solution I suggested, build more homes. If that is too expensive as a plan, build a town house or apartment building. I guarantee that option would get more positive feedback and house more people.

I have two children, struggling with daycare. I pay for heating fuel; it gets expensive during the long cold winter.

AHFC Response

AHFC thanks Ms. Polty for her comments and will respond separately in writing to her as follows.

AHFC does realize that costs in Bethel are higher than Anchorage, and utilities can often be very costly. AHFC does plan to hold a meeting in Bethel to discuss the proposed changes and gather feedback from the community. We are still in the process of determining that date.

Vanessa Hunter, Bethel

I am writing in objection to the proposed plan. I am highly against the 5 year plan of removing the tenants to move in another batch of families into the homes that are on the waiting list. I would like to point out that Bethel Alaska is the highest cost of living in Rural Alaska.

I understand that our people should be self-sufficient; many jobs here start off a pay rate as 10.00 per hour. Even one making \$20.00 - \$30.00 can still be struggling meeting their needs to continue to take care of the costs for a living.

I strongly suggest that AHFC continues to keep their policies as to evictions of one who violates rules. When people get evicted or move out on their own others on the waiting list have the opportunity to move in. This is "Moving to Work Program" unfair for families living in units paying rent and respecting the policy.

I suggest: 1) building more homes; 2) build apartments; 3) continue to evict families who cannot abide by the policy.

AHFC Response

AHFC thanks Ms. Hunter for her comments and will respond separately in writing to her as follows.

We thank you for the information regarding local wage rates in Bethel and the cost of living. AHFC does realize that costs in Bethel are higher than Anchorage, and utilities can often be very costly. AHFC does plan to hold a meeting in Bethel to discuss the proposed changes and gather feedback from the community. We are still in the process of determining that date.

Michelle DeWitt, Executive Director, Tundra Women's Coalition

Tundra Women's Coalition would like to express its concerns over the significant policy changes proposed by AHFC in the FY14 Moving to Work Draft Plan. I support the idea of increasing the number of people living in Public Housing who enter the workforce. We also support those people in increasing their income if they already have, or once they secure, employment. Obtaining self-sufficiency is an important goal for families. My great concern about this plan is the 5-year limit imposed for living in Public Housing. This major policy shift in Public Housing for Alaska- from no limits whatsoever to a relatively short limit- will without a doubt have unintended negative consequences in our community.

One of the single biggest factors is that Bethel does not have the pool of private rentals to absorb this volume of people who would be asked to move out of Public Housing. A private, fair-market rental in Bethel- one must earn \$26.08/hour to afford. There may be a few families or individuals who are outliers for this, but generally, our community does not have enough positions paying that rate to support large volumes of people moving out of Public Housing every five years. We have a very limited market of private rentals-we have a larger private complex where the wait list is months/years long. The rental market to support this Moving to Work plan in our community simply does not exist.

I fear that people who have lived in Public Housing for years will lose their homes and be placed into chaos and instability. Some will likely ask to enter TWC's emergency shelter. I worry about the stress facing longer-term, stably housed families and the impacts that relocation trauma will have on them, on their family members, on TWC and on the other service- providing agencies. For those new to enter Public Housing- five years goes by very quickly. For a family, becoming stable in a new home and achieving the goals desired by MTW takes time. Getting families set up with services, helping them achieve these kinds of goals when many are starting from the very beginning- five years, in my 15 years of experience working with families, is just not long enough. I ask that AHFC further look into the barriers facing PH tenants that will make it difficult for them to achieve success as defined under this draft plan- the extreme shortage of and high cost of child care in our community, the high costs of transportation, the lack of affordable housing, the challenges facing single head-of-household trying to balance all of these dynamics- there are reasons related to institutional barriers and community dynamics that make progress as defined by this plan, very challenging for families.

I also believe it is in the best interest for Public Housing to have some stable, long-term tenants. A turnover rate of close to 100% every 5 years could lead to unhealthy transition. I worry about the impacts of such a high percentage of turnover on the Public Housing neighborhood, which is a densely populated and active neighborhood in our community.

Finally, as an employer, at any given time about 10% of TWC's full-time staff live in Public Housing. About an equal percentage of our part-time staff live in public housing. I fear this policy will impact TWC's workforce, and if it impacts our workforce it will likely impact the workforce of other agencies and businesses.

I have a number of ideas for suggested changes:

- Designate that a few units be part of this plan- 10% or less- and impose a longer length of time for families to live in PH (longer than 5 years).
- Build new units- in particular smaller homes or an apartment complex- which will be designated as "Moving to Work" units.
- Build "rent to own" homes with first choice of occupancy going to long-term, stable tenants of public housing- and designate those vacated PH units as "Moving to Work" units.
- Provide true incentives for long-term tenants of Public Housing who are earning competitive wages to move into private rentals- decreasing their rent in Public

Housing for a few months in order for those families to save up the thousands of dollars they will need for deposits, waiving the deposit repayment penalties for less-than-30 days' notice of vacancy if tenants are destined for the private rental market (one recent high-earning family living in Public Housing decided NOT to leave PH for a private rental because they would not receive their deposit due to lack of a 30-day notice- and the private landlord would not hold the unit for them), assist tenants in identifying and securing private rentals, and provide a year's worth of slowly decreasing monetary vouchers once they are in the private rental market to cover the difference between their monthly expenses in Public Housing and their monthly expenses in private housing.

These kinds of true incentives will mobilize prepared, working families to secure the limited alternative housing that is available in our community. Changes to how Public Housing is administered will have major impacts for the daily lives of families and within the community itself- other landlords, employers, service providers, etc.

AHFC Response

AHFC thanks Ms. DeWitt for her comments and will respond separately in writing to her as follows.

We appreciate your support of AHFC's plan to expand its Family Self-Sufficiency program and provide more opportunities for its participants to increase their earning potential. AHFC believes this is an important step in moving families out of poverty and onto self-sufficiency.

AHFC is currently evaluating possible implementation schedules for its proposed plan. AHFC agrees that it would be impractical to vacate all of its units every five years. Whatever plan AHFC devises will consider the amount of time necessary to prepare a unit for a new renter and then fill that unit. We do not anticipate that we will vacate all units at the same time. We also feel that there will continue to be families who will vacate throughout the year for reasons other than exhausting their time limit.

You offered several alternate suggestions for a moving to work plan in Bethel. I will make sure that the team exploring ideas on how to implement the plan in various communities receives your suggestions.

Lastly, you asked about how the proposed changes to rent/utilities calculation based on cost-of-living may affect people in Bethel. You asked for more information on this topic. I believe that there is a small misunderstanding on this item. AHFC is required to set rents that reflect the rental market in each area on a yearly basis for all its public housing units. As part of that evaluation, AHFC considers a unit's age, size, amenities, location, and utility payment responsibilities. AHFC plans to continue using the same factors to set market rents for each of its units. We also plan to use a statewide survey conducted by the State of Alaska Department of Labor that surveys landlords on an annual basis and asks them these same questions about their units. AHFC wants to ensure that when it sets a market rent for its units, it is appropriate.

We appreciate your careful thought and consideration of the plan and its components.

Lisa Mariotti, Policy Director, Alaska Network on Domestic Violence & Sexual Assault

On behalf of our 18 member programs that provide direct services to victims of domestic violence and sexual assault in Alaska, we submit the following comments on the FY14 Moving to Work Plan. While not all of the people our programs serve are living in AHFC's target population of extreme poverty, the MTW Plan will still affect many of those we assist, including many clients who currently reside public housing or are using housing choice vouchers, as well as a certain percentage of our programs' workforce, particularly in small rural communities, who currently lives in public housing or utilize housing choice vouchers.

AHFC Response

AHFC thanks Ms. Mariotti for her comments and will respond separately in writing to her as follows.

Empowering Choice Housing Program (ECHP)

1. You asked if AHFC was going to set aside \$1.0 million from its FY2014 program for ECHP vouchers.

Yes, and we will continue to forward progress reports to you on how the program is progressing.

2. You raised concerns that ECHP participants were not included in the hardship policy. In particular, you stated that elimination of childcare expenses and unanticipated medical costs could cause hardships for these participants, and it was important for these families to be able to access this safety net.

Any family subject to a rent reform activity will be able to access the hardship policy. The first step in the hardship process is informal, and we will encourage families to discuss any problems or difficulties with their AHFC representative before moving into the more formal committee process.

Clarification regarding ECHP vouchers was included in the plan as these vouchers are already time limited, and we did not want anyone to think that these were included as part of the proposed Housing Choice Voucher (HCV) stepped subsidies.

In order to maximize administrative efficiencies, these families will be placed on the simplified rent calculation method, but their subsidy will be income-based for the duration of their ECHP participation. As such, these families will be able to request a hardship if childcare or medical expenses place a rent burden on the family.

Family Self-Sufficiency (FSS)

1. You expressed concerns about AHFC expanding the Family Self Sufficiency (FSS) program beyond Anchorage and Juneau. You felt that AHFC should consider the

employment availability in Alaskan communities and the education level of families entering the program when determining if a family is self-sufficient.

FSS is a voluntary program. AHFC will not be requiring any family to enroll. When families enter the program, they meet with a worker who helps them define their individual, five-year plan. FSS is not always used by families to increase job skills – some families increase their education; some families complete their education (G.E.D.); some families take English as a Second Language classes; and some families do not participate in FSS, but attend the various training classes like computer skills or balancing a checkbook. FSS also partners with local service providers to offer computer classes to children and oversee homework clubs.

We are in the process of gathering information from a variety of service providers in each community and are currently developing that resource referral information as the first step in developing an enhanced Family Self Sufficiency program. Your recommendations are helpful and appreciated.

We do not plan to focus solely on employment. We plan to gather information from a variety of service providers in each community so that families know what services are available to them. Families will decide which services they wish to use.

- 2. AHFC realizes that sufficient employment opportunities may not be available in all our public housing and voucher locations. AHFC is beginning to gather data from its communities to find out what services are available in each community, as well employment statistics. AHFC is evaluating the best way to serve its diverse communities and populations. We are looking at different solutions or implementation schedules based on a community's individual needs. While we are exploring implementation plans, we also are awaiting HUD approval of our Plan which may come with important changes and recommendations.**

Statistics gathered by other housing agencies that have implemented time-limited rent reform show that a small number of families (under 20 percent) do not achieve self-sufficiency and come back into the program. This includes those areas where employment opportunities are plentiful.

The State of Alaska Division of Public Assistance is very interested in partnering with AHFC in the administration of its FSS program. AHFC's hope is that we can minimize the number of returning families and get to those families that have been struggling to make ends meet while they wait for assistance on our waiting lists. Your reference to the DPA model is helpful as the Rent Reform Team moves forward with the development of the enhanced Family Self Sufficiency plan.

3. Towards the end of the letter you reference the financial literacy course that AHFC is considering as part of its proposal. AHFC is investigating several programs now and how it would make it available throughout the state. AHFC will consider your points about those families with limited English proficiency or literacy. We currently utilize an interpreter service to assist those with limited English proficiency or literacy. We are analyzing the extent of the need for this service, as well as solutions as we expand on a required financial literacy course. There are several financial literacy models available, we believe that we can use what is already available rather than creating a new course.
4. The YES program was developed with the Division of Public Assistance as a way of expanding the availability of FSS in areas outside Anchorage and Juneau. As part of AHFC's rent reform proposal, AHFC will be looking at all its current supportive programs. We don't have a definitive answer at this time as to how YES will be incorporated.

Childcare Expenses

You recommended that AHFC continue to offer childcare deductions to incentivize families to work. AHFC studies of its data over the past five to seven years shows that the number of families asking for reductions in their rent due to childcare expenses has decreased, which mirrors its employment data. Comments received from the public process indicate that while childcare can be expensive, it is not the cost as much as it is the availability of childcare which limits families.

Secondly, you stated that the only families that will be able to seek a hardship for childcare costs are those whose rent burden increases by 50 percent due to the expense. Hardships will be evaluated if a family's rent exceeds 50 percent of their monthly income; it does not necessarily have to be caused by only one category of expense. AHFC will assess the family's situation in its entirety when evaluating an appropriate response to a family's request for hardship.

Market Conditions

As part of its requirement to establish payment standards for each community, AHFC will assess the availability of rental units. We agree that some communities have limited private market options. This factor will also be considered as AHFC determines how to best implement its overall rent reform in different communities.

Insuring Stability

Your letter expressed concerns that the step between the final year and the private market might be too steep for families to negotiate. You suggested a stabilization period before removing a family from subsidy.

AHFC investigated a variety of methodologies before proposing its current plan. Some housing authorities provided a flat subsidy over the entire time limit; some had "bands" of subsidy available based on income levels; some had high subsidy in the beginning and then dropped off dramatically as the family progressed through the program. AHFC chose a range of subsidies that was more heavily weighted towards the beginning of the program because

that was when the family had the least amount of resources available to them. We also chose to use steps that would be easily communicated to the client and the public, rather than odd percentages that would be hard to remember.

We expect that some families will not be ready to move off of assistance when they reach their fifth year. We anticipate that families may need additional time to: finish an FSS program, wait until a school year is completed before moving from public housing, request to wait until spring to move from a public housing unit; request additional time to finish a job training program, etc. We anticipate that the hardship committee will be able to address each family's concern individually and work with the family for a solution.

AHFC also plans on conducting yearly interviews with each work-able family to see how they are progressing and what resources are available to them. We believe that this one-on-one interaction will help the family make preparations to move into the private market.

Hardship Policy

1. We understand your concern about the language stating "through no fault of the family." The final hardship policy will have a more concrete listing of the circumstances under which a family would be eligible for a hardship. We anticipate that changes in family composition will form the basis for some hardship requests when a wage earner leaves a household or is removed.
2. You questioned what amount of time would pass before a participant would receive a hardship. AHFC plans to operate the hardship policy similar to its current grievance procedures. A temporary suspension would go into effect when the hardship is requested by the family and would remain in effect until a final determination is made.
3. The final version of the hardship policy determining what level of discretion local staff will have versus the hardship committee has not yet been decided. It is not AHFC's intention to have all decisions made by the hardship committee. That is the primary reason for starting a family with the local staff. If it is appropriate for a family's hardship to be resolved at the local level, we will grant that authority.
4. Lastly, you expressed concerns about individuals who were not AHFC employees sitting as members of the hardship committee. You were concerned about a family's private information being available for review by a third party.

At this time, AHFC has not made a final determination about who will sit on the hardship committee. Other MTW housing authorities have hardship committees comprised of individuals who do not work for the housing authority. They have found great success with this, as these individuals tend to offer more creative solutions to family hardship requests.

AHFC has taken note of your concerns and will forward them to the team that is responsible for the final determination of this committee and its governing guidelines. We also appreciate the suggestion about having both rural and urban

individuals on the committee to provide a balanced perspective for hardship requests. Additional research needs to be conducted regarding the efficacy of the Hardship Committee as proposed.

I have appreciated the partnership that we have developed with the ANDVSA and look forward to continued cooperation between our two organizations. I also appreciated the opportunity to present to the Network. I was pleased with the thought and consideration given to the Plan by the members; please extend to them my personal thanks.

In respect to your observations that this is a statewide plan, and therefore needs more statewide outreach, I am in the process of scheduling those meetings. Every opportunity to meet with community members and residents provides me with a new perspective and additional information to take back to the Rent Reform Team for their consideration and analysis. We are truly committed to coming up with the best plan possible. Thank you for being part of that process.

AHFC CONSIDERATION OF PUBLIC COMMENTS

After analysis of comments provided by the public, community partners, AHFC's Board of Directors, and AHFC staff and careful consideration of the comments received during the public comment process, AHFC has determined that a phased implementation better serves AHFC's diverse populations and their needs. We believe that partnership opportunities offered by other agencies already serving low-income Alaskans will provide the extra supports needed to make Activity 2014-1 a success.

AHFC plans to continue its outreach to and meetings with Alaskan communities that will be impacted by the proposed rent reform activities. We are also exploring partnership opportunities as we develop our new family self-sufficiency program and referral system.

AMENDMENT ONE PUBLIC HEARING - AUGUST 7, 2013

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters.

Michael Courtney, Housing Operations Director, opened the meeting outlining its purpose, giving general information about the plan contents, and offering a brief overview of the proposed plan amendment as posted on the AHFC web site on July 14, 2013.

AHFC received no public comments during the public hearing.

WRITTEN COMMENTS RECEIVED FOR AMENDMENT ONE

The following is a summary of the written comments received during the public comment period and AHFC's responses to each.

Lisa Mariotti, Policy Director, Alaska Network on Domestic Violence & Sexual Assault

The Alaska Network on Domestic Violence and Sexual Assault (ANDVSA) appreciates AHFC recognizing the VAWA rights contained in 24 CFR 982.353(b) allowing victims of domestic violence, dating violence, and stalking to port HCV vouchers in order to protect their health or safety. These comments are being provided to address an ambiguity in the drafting of the amendment and to make as part of the record certain new provisions that were part of the Violence Against Women Act Reauthorization Act of 2013 (VAWA 2013) that apply to victims requesting to port Housing Choice Vouchers (HCV). In the first statement, AHFC indicates that it will continue to allow portability of HCV vouchers in accordance with the VAWA rights contained in 24 CFR 982.353(b). However, in the next statement, AHFC is requesting a waiver of all the regulations found at 24 CFR 982.353, which includes this VAWA rights provision. We request that AHFC amend its regulation waiver request to explicitly exclude the provision located at 24 CFR 982.353(b) related to victim's VAWA rights.

AHFC Response

AHFC thanks Ms. Mariotti for her comments and will respond separately in writing to her as follows.

AHFC recognizes ANDVSA's concern that AHFC is asking for a waiver of the provision that contains the VAWA rights AHFC will be recognizing as a portability reason for work-able families. Unfortunately, AHFC cannot exclude 24 CFR 982.353(b) from the waiver as that is the portion of the regulations that specifically addresses portability of tenant-based vouchers. The regulations do not have any subsections in this specific section to allow AHFC to separate out the VAWA rights and exclude it from the waiver.

AHFC intends to continue to comply with the provisions of VAWA and extend its protections to all qualifying applicants and participants.

AMENDMENT TWO PUBLIC HEARING – DECEMBER 18, 2013

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters.

Michael Courtney, Housing Operations Director, opened the meeting outlining its purpose, giving general information about the plan contents, and offering a brief overview of the proposed plan amendment as posted on the AHFC web site on December 3, 2013.

AHFC received no public comments during the public hearing.

WRITTEN COMMENTS RECEIVED FOR AMENDMENT TWO

As of the date of the preparation of this plan for AHFC Board consideration, no written public comments have been received.

ATTACHMENT E - APPENDIX

1. Replacement Housing Factor Fund Plan
2. Bridge Policy and Process
3. Family Self-Sufficiency Plan
4. Capital Fund and Performance and Evaluation Reports

REPLACEMENT HOUSING FACTOR (RHF) PLAN

A. 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.

B. 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.

HARDSHIP POLICY AND PROCESS

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.

A. 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 hardship request with appropriate documentation.

A.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.

A.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 request to begin the

Bridge Process. The request 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.

A.2.1 Local AHFC Office

Local AHFC offices will collect hardship requests 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.

A.2.2 Request 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

A.2.3 Request 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 Hardship Request 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;
- if the Preliminary Review determination was that the family's Bridge Hardship Request did not meet qualify as a hardship, should the Bridge Committee uphold the determination, the family will be required to pay AHFC back any difference in rent or

housing assistance paid on their behalf due to temporary adjustments applied while they awaited the Bridge Committee's decision.

A.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 the following information for the Committee:

- A family biography containing a breakdown of minors and adults,
- The family's admission date,
- The family's classification,
- The family's gross income at admission, at the last examination, and at the time of request,
- Facts regarding the family's participation in any Family Self-Sufficiency activities, and
- The family's hardship request and supporting documentation.

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.

A.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 Hardship Request and remain in effect until the Committee's written decision has been rendered.

A.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.

A.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.

A.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 hardship Committee if the decision falls outside of the Committee's authority.

A.5.3 Hardship Request Decision

Once a decision has been made, a *Bridge Program Hardship Request 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 Committee's decision.
- The family's rent and rent period will be specified.
- The family's right to submit a new hardship request with additional facts or documentation.

B. MINIMUM RENT HARDSHIP EXEMPTION

In the 1998 Quality Housing and Work Responsibility Act (QHWRA, in regulation at 24 CFR 5.630), Congress dictated that the following situations are eligible for a hardship exemption:

- The family has lost eligibility for or is waiting on an eligibility determination for a federal, state, or local assistance program.
- The family would be evicted as a result of the minimum rent requirement.
- The income of the family has decreased because of changed circumstances, including loss of employment.
- A death in the family has occurred.
- Such other circumstances as determined by HUD or a PHA.

AHFC will also consider the following situations as eligible financial hardships:

- Families paying more than 50 percent of their monthly adjusted income towards unreimbursed childcare or medical expenses.
- Families who have incurred additional expenses as the result of a family emergency.
- Other good cause as determined by AHFC.

B.1 HARDSHIP EXEMPTION REQUESTS

In order to qualify for a hardship exemption, the family must complete and submit the Hardship Exemption from Paying Minimum Rent Request (form PW324). The request must be submitted within fourteen (14) calendar days of:

- the date of a Notice of Rent Change, OR
- the date of a Notice to Quit: Notice of Lease Termination for Nonpayment of Rent, OR
- the date of the financial hardship event.

If the family does not submit the supporting documentation with their request, they have an additional five (5) calendar days to submit it to staff.

B.2 SUSPENSION OF MINIMUM RENT

Once the request has been submitted, AHFC must suspend the minimum rent beginning the first of the month following the request. The suspension will remain in effect until a determination has been made regarding the family's request.

B.3 PROHIBITION AGAINST EVICTION

Once the request has been submitted, AHFC is prohibited from evicting the family for nonpayment of rent. This prohibition lasts for 90 days from the first of the month following the family's request. This prohibition remains in place even if AHFC finds that a hardship does not exist.

B.4 HARDSHIP EXEMPTION COMMITTEE

AHFC has established a Hardship Exemption Committee. This Committee will meet once a month, as needed, to evaluate and issue determinations on hardship exemption requests.

B.4.1 Exemption Options

Once a decision to grant a hardship exemption is made by the Committee, the Committee may decide to:

- Reduce the family's rent portion to 30 percent of monthly adjusted income;
- Reduce the family's rent portion to 10 percent of monthly gross income;
- Reduce the family's rent to a minimum of \$25;
- Grant additional income allowances for unreimbursed, verified childcare or medical expenses;
- Waive the minimum rent requirement;
- Any combination of the above.

B.4.2 Hardship Exemption Decision

Once a decision has been made, a Hardship Exemption Decision (form PW326) will be issued to the family. A copy will be provided for the file. The Decision will include:

- The date of the family's request.
- The family's reason for the hardship exemption request.
- The exemption period requested.
- The determination of whether the financial hardship is short or long term.
- The determination of whether the exemption is approved or denied.
- The family's right to grieve the decision.

The Public Housing Division Director has the discretion to overrule a decision of the Hardship Exemption Committee.

B.4.3 Short-Term or Temporary Hardship

If AHFC determines a financial hardship is temporary or short-term:

1. The minimum rent will be reinstated once the 90-day period has expired.
2. The family will not be subject to a late rent fee for the suspended period.
3. The family will be responsible for paying for any rent or late fees accrued prior to the hardship exemption request.
4. The family will sign a Repayment Agreement with AHFC for the suspended minimum rent and any accrued rent or late fees at the conclusion of the hardship exemption.
5. The family will meet with AHFC to review the family's circumstances after 90 days.

B.4.4 Long-Term Hardship

If AHFC determines a hardship is long-term:

1. The minimum rent will be suspended until the end of the qualifying financial hardship.
2. The family will not be subject to a late rent fee for the suspended period.
3. The family will be responsible for paying for any rent or late fees accrued prior to the hardship exemption request.
4. The family will sign a Repayment Agreement with AHFC for the suspended minimum rent and any accrued rent or late fees at the conclusion of the hardship exemption.
5. The family will meet with AHFC to review the family's circumstances after 90 days.

B.4.5 No Financial Hardship

If AHFC determines the family does not have a qualifying financial hardship:

1. The minimum rent will be reinstated the first of the month following the Hardship Exemption Committee's decision.
2. The family will not be subject to a late rent fee for the suspended period.
3. The family will be responsible for paying for any rent or late fees accrued prior to the hardship exemption request.
4. The family will sign a Repayment Agreement with AHFC for the suspended minimum rent and any accrued rent or late fees.

C. SAFETY NET

For families transitioning from the current public housing or voucher 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.

C.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 request the change by completing a *Transition Safety Net Request*

C.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 January 1, 2014. Families housed from the waiting list after January 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.

FAMILY SELF-SUFFICIENCY PROGRAM

A. FSS GOALS

The objective of the AHFC FSS program is to reduce the dependency of low-income families on welfare assistance and rental subsidies under the Housing Choice Voucher (HCV) and Public Housing programs (24 CFR 984.102). AHFC's FSS program is designed to help participants set and fulfill interim and long-term goals toward achieving economic self-sufficiency. FSS participants, under an individualized participation agreement with AHFC, work towards goals in education, job training, and employment to increase their household earned income.

Authority and guidance for the Family Self-Sufficiency (FSS) Program is established in 24 CFR 984. The FSS program is operated by AHFC within the Public Housing Division. A portion of the program is operated in partnership with the State of Alaska, Department of Health and Human Services, and local tribal entities.

B. ELIGIBILITY

All applicants must be in good standing in either the Housing Choice Voucher or Public Housing Program.

B.1 NEW APPLICANTS

1. Must complete all motivational screening tasks; and
2. May be receiving cash assistance from Alaska Temporary Assistance Program (ATAP), Tribal Temporary Assistance to Needy Families (TANF), or Adult Public Assistance (APA).

B.2 APPLICANTS TERMINATED FROM FORMER FSS PROGRAM BECAUSE OF MTW RENT REFORM CHANGES

1. Will be considered for enrollment in the new program if their previous contract was less than 5 years; and
2. Will be subject to the same conditions as New Applicants.

B.3 CONDITIONALLY ELIGIBLE APPLICANTS

Applicants in this category will be allowed to enroll on a space-available basis. Enrollment will be subject to the applicants' submission of a letter explaining reasons behind their desire to reenroll, what has changed since prior enrollment, and how they see the program being of benefit to them now. Conditionally Eligible Applicants may include:

1. Successful FSS graduates from the former FSS program; and
2. Unsuccessful FSS graduates whose contracts were terminated.

B.4 OUTREACH

AHFC will conduct outreach and recruitment as needed to maintain an adequate applicant pool representative of the eligible population. AHFC staff will encourage FSS participation for families enrolled in AHFC's time-limited Step Program.

B.5 FSS PARTICIPANT SELECTION PROCEDURES

1. Families wishing to participate in the FSS program must attend an orientation session.
2. An AHFC FSS application must be completed. AHFC staff will provide assistance with completion of the application.
3. AHFC will accept FSS enrollment through Community Referral Applications. These are enrollments done in partnership with agencies operating a case management program and working with AHFC under a Memorandum of Agreement (i.e. Department of Health and Human Services, local tribal entities).
4. The FSS Case Manager will schedule an individual intake interview with the family or enroll the family according to the Community Referral Application Procedure.

If AHFC must limit the number of FSS slots available for program participation, staff will add the applicant's name to the FSS waiting list within the AHFC database. Conditionally Eligible Applicants (see earlier section) will also be placed on this waiting list.

B.6 PARTICIPATION AGREEMENT REQUIREMENTS

The Participation Agreement is signed as the final step of the FSS application process. Once the FSS Coordinator or designee signs the agreement, the participant is then considered enrolled in the program. The participant becomes enrolled effective the first day of the month after the agreement is signed by the FSS Coordinator or designee. The Participant Agreement term will coincide with the subsidized housing term.

C. PARTICIPATION AGREEMENT COMPLIANCE

Compliance with the Participation Agreement requires the following family actions. The family must:

1. Maintain contact with FSS Case Manager;
2. Set specific achievable goals in the ITSP;
3. Achieve Milestones;
4. Remain in good standing with the rental assistance program; and
5. Eliminate or reduce welfare cash assistance.

C.1 SUCCESSFUL COMPLETION

The family is eligible to receive long-term financial incentives upon successful completion of the Participation Agreement. The Agreement will be considered complete and successful if:

1. The family has fulfilled the obligations under the agreement at the expiration of the contract. This encompasses the interim and final goals as outlined in the head of household's ITSP.
2. The participant elects to end voucher participation or moves out of public housing and has fulfilled the obligations under the Agreement.
3. The family is receiving subsidized housing the month they complete the agreement and is in good standing with AHFC.

C.2 UNSUCCESSFUL COMPLETION OF PARTICIPANT AGREEMENT

An unsuccessful completion of the Participant Agreement will cause the FSS family to forfeit any long-term financial incentives. The family's FSS Participation Agreement will be considered unsuccessful if:

- The family and AHFC mutually agree to terminate the Agreement; and
- The family no longer receives rental assistance from the voucher or public housing program.

D. RESOURCES AND REFERRALS

In the AHFC FSS program, case managers work with families to help them develop individualized goals. To assist FSS families, AHFC has developed relationships to coordinate resources and compiled a list of statewide government agencies, social service programs, and educational organizations that provide services throughout Alaska. AHFC will also utilize local or regional resource lists and the knowledge of AHFC personnel at each office as a guide when referring FSS participants to other services.

E. PORTABILITY

Voucher families may be eligible to port their FSS Participation Agreement to other housing authorities offering an FSS Program. Families must request to port their voucher assistance and FSS participation in advance. See the Housing Choice Voucher Administrative Plan for porting eligibility and procedures.

F. SELF-SUFFICIENCY INCENTIVES

Under Moving to Work (MTW), AHFC has developed the Step Program that separates the calculation of subsidy from individual household income after the first year of a work-able family's participation. Therefore, the traditional HUD FSS escrow account program has been eliminated from AHFC's FSS Program.

AHFC will offer FSS participants both short and long-term financial incentives as they work toward graduating from rental assistance in five years. FSS financial incentives have been designed to support and encourage each participant's investment in his/her own immediate employment and development for longer-term economic well-being.

The CEO/Executive Director of AHFC or the Public Housing Division Director may waive all or part of these financial incentives if necessary due to limited resources or budgetary constraints.

F.1 WORK REWARDS

Work incentives will be available to families who are verified to be working less than thirty (30) hours a week at the signing of the FSS Participation Agreement.

1. Initial Employment: To receive this one-time \$250 reward, the family must obtain and maintain employment averaging at least 30 hours a week for three (3) consecutive months.
2. Sustained Employment: To receive this one-time \$250 reward, the family must maintain employment averaging a minimum of 30 hours a week for nine months in a one year period.

F.2 EDUCATIONAL INCENTIVES AND REWARDS

1. Tuition Assistance: AHFC will provide tuition assistance of up to \$1,000 dollars for each family. Tuition assistance must be utilized for a course/training program that will support employment opportunities or career advancement of the family. Courses must help the family work toward, or reach, an identified goal in their ITSP.
2. Educational Rewards: Families providing verification of the completion of courses/training programs that will support employment opportunities or career advancement may earn up to \$500.
 - a. GED Completion: \$500 reward.

- b. College Courses/Vocational Training Completion: AHFC will pay up to \$100 per credit/credit equivalent.
3. AHFC Resident Scholarship Program: Although not exclusively set aside for FSS participants, AHFC offers scholarships for participants in rental assistance programs annually as funds are available. This scholarship will not count toward the maximum incentive explained below.

F.3 LONG-TERM FINANCIAL INCENTIVES

Developing savings habits to meet long-term financial needs is a critical component of self-sufficiency. To support efforts to establish savings and establish good financial management skills, AHFC will provide a matched savings incentive to households who participate in the FSS program.

Once families have completed AHFC's required financial literacy course, they will be eligible to enroll in the Savings Match Program. AHFC will match the household's savings up to \$300 each year for a maximum savings of \$1,500 per participating FSS household. Households will only be eligible to receive the savings match upon successful completion of the FSS program and ending their participation in the AHFC housing assistance program.

F.4 MAXIMUM INCENTIVE

An FSS program family can receive a maximum of \$3,000 in Work, Education, and Savings Match Incentives during the term of their FSS participation.

F.5 INCENTIVE PORTABILITY

If a voucher family moves outside AHFC's jurisdiction and continues their housing assistance, they will not be eligible to receive the Savings Match or any payments under the work or education incentives/rewards.

G. GRIEVANCE PROCEDURES

Any adverse action taken by AHFC due to the family's action or inaction is subject to AHFC's Grievance Procedures outlined in the Housing Choice Voucher Administrative Plan or the Public Housing Program Admissions and Occupancy Policy.

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Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-13 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2013 FFY of Grant Approval: 2013
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Type of Grant

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 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	\$1,980,102.00	\$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
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)	\$1,980,102.00	\$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.

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 FY 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	
	OPERATIONS							
HA Wide Operations	Operations	1406	HA Wide	\$182,500.00	\$0.00	\$0.00	\$0.00	
	TOTAL OPERATIONS	Total 1406		\$182,500.00	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS							
HA Wide Mgmt.		1408		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	
	ADMINISTRATIVE COSTS							
HA Wide Admin.	Management Fees	1410.01		\$198,010.00	\$0.00	\$0.00	\$0.00	
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$198,010.00	\$0.00	\$0.00	\$0.00	
	FEES & COSTS							
AK001000 - 247/271/274/275/277 257/265	A&E fees for Anchorage, Fairbanks, Juneau, Bethel, Kodiak	1430.01		\$225,992.00	\$0.00	\$0.00	\$0.00	
HA Wide	Sundry planning	1430.02 1430.19		\$0.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	TOTAL FEES & COSTS	Total 1430		\$235,992.00	\$0.00	\$0.00	\$0.00	

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 FY 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	
	PHYSICAL IMPROVEMENTS							
HA Wide	Extraordinary Maintenance	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	
HA Wide	Extraordinary Maintenance	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL HA-WIDE Extraordinary Maintenance			\$100,000.00	\$0.00	\$0.00	\$0.00	
Anchorage Central AK001000247 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$76,000.00 \$19,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Anchorage South AK001000271 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$140,000.00 \$35,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Anchorage East AK001000274 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$180,000.00 \$45,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Bethel Heights AK001000257 Bethel	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$60,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000263 Valdez	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$9,500.00 \$9,200.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Eyak Manor AK001000216 Cordova	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$26,000.00 \$14,400.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000275 Fairbanks	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$60,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000265 Kodiak	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$28,000.00 \$24,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000277 Juneau	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$60,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Beringue AK001000260 Nome	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$72,000.00 \$18,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000279 Ketchikan	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$29,200.00 \$7,300.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000280 Sitka	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$32,000.00 \$8,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Williw Manor I & II AK001000244 Wasilla	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$24,000.00 \$6,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Etolin Heights AK001000213 Wrangell	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$14,000.00 \$3,500.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	TOTAL PHYSICAL IMPROVEMENTS			\$1,045,100.00	\$0.00	\$0.00	\$0.00	

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 FY 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	
	NONDWELLING EQUIPMENT							
HA-Wide	1. Vehicles to improve PHD maintenance operations	1475		\$30,000.00	\$0.00	\$0.00	\$0.00	
	2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475		\$10,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$40,000.00	\$0.00	\$0.00	\$0.00	
	RELOCATION COSTS							
HA Wide	1. Relocation costs	1495.1		\$17,500.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide	2. Property managers' salary for relocation work	1495.5		\$6,000.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL RELOCATION COSTS	Total 1495		\$23,500.00	\$0.00	\$0.00	\$0.00	
	Contingency	1502		\$155,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL CONTINGENCY	Total 1502		\$155,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2013 COSTS			\$1,980,102.00	\$0.00	\$0.00	\$0.00	

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 2013	Activities for Year 2 FFY Grant: 2014 PHA FY: 2015			Activities for Year 3 FFY Grant: 2015 PHA FY: 2016		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000260, Beringvue	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Beringvue:	\$144,000 \$36,000 <hr/> \$180,000	AK001000277, Cedar Park/ Cedar Park Annex	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Cedar Park Annex:	\$78,400 \$19,600 <hr/> \$98,000
	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	\$600,000 <hr/> \$600,000	AK001000277, Riverbend	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Riverbend	\$56,000 \$14,000 <hr/> \$70,000
	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	\$88,000 \$22,000 <hr/> \$110,000	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	\$96,000 \$24,000 <hr/> \$120,000
	AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	\$96,000 \$24,000 <hr/> \$120,000	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	\$600,000 <hr/> \$600,000
				AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	\$96,000 \$24,000 <hr/> \$120,000

**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 2013	Activities for Year 4 FFY Grant: 2016 PHA FY: 2017			Activities for Year 5 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	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	\$194,930 \$48,733 <hr/> \$243,663	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	\$157,500 \$39,375 <hr/> \$196,875
	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	\$600,000 <hr/> \$600,000	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	\$600,000 <hr/> \$600,000
	AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	\$134,625 \$33,656 <hr/> \$168,281	AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	\$168,750 \$42,188 <hr/> \$210,938

**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

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 2013	Activities for Year 2 FFY Grant: 2014 PHA FY: 2015			Activities for Year 3 FFY Grant: 2015 PHA FY: 2016		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Extraordinary Maintenance - 1450	\$45,000	HA - WIDE	Extraordinary Maintenance - 1450	\$45,000
		Extraordinary Maintenance - 1460	\$45,000		Extraordinary Maintenance - 1460	\$45,000
		Total Extraordinary Maintenance:	\$90,000		Total Extraordinary Maintenance:	\$90,000
	HA - WIDE	Accessibility issues - 1450	\$45,000	HA - WIDE	Accessibility issues - 1450	\$45,000
		Accessibility issues - 1460	\$45,000		Accessibility issues - 1460	\$45,000
	Total Code Compliance:	\$90,000	Total Code Compliance:	\$90,000		
HA - WIDE	Nondwelling Equipment:			HA - WIDE	Nondwelling Equipment:	
	1. Vehicles to improve public housing maintenance operations	\$30,000	1. Vehicles to improve public housing maintenance operations		\$30,000	
	2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000	2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)		\$10,000	
Total NDE:	\$40,000	Total NDE:	\$40,000			

**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 2013	Activities for Year 4 FFY Grant: 2016 PHA FY: 2017			Activities for Year 5 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	Extraordinary Maintenance - 1450	\$45,000	HA - WIDE	Extraordinary Maintenance - 1450	\$45,000
		Extraordinary Maintenance - 1460	\$45,000		Extraordinary Maintenance - 1460	\$45,000
		Total Extraordinary Maintenance:	\$90,000		Total Extraordinary Maintenance:	\$90,000
	HA - WIDE	Accessibility issues - 1450	\$45,000	HA - WIDE	Accessibility issues - 1450	\$45,000
		Accessibility issues - 1460	\$45,000		Accessibility issues - 1460	\$45,000
	Total Code Compliance:	\$90,000	Total Code Compliance:	\$90,000		
HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations	\$30,000	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations	\$30,000	
		\$10,000			2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000
		Total NDE:			\$40,000	Total NDE:

Part I: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: AK06R001501-13	
				FFY of Grant: 2013	FFY of Grant Approval: 2013
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	\$109,182.00	\$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)	\$109,182.00	\$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.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No:		CFFP (Yes/No): No		2013		
Replacement Housing Factor Grant No:		AK06R001501-13						
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	
AK001000271/274	PHYSICAL IMPROVEMENTS Demolition/replacement of units	1499		\$109,182.00				
Anchorage								
TOTAL 1499		Total 1499		\$109,182.00				
TOTAL FFY 2013 COSTS				\$109,182.00	\$0.00	\$0.00	\$0.00	

Part I: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: AK06R001502-13	
				FFY of Grant: <u>2013</u>	FFY of Grant Approval: <u>2013</u>
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	\$125,834.00	\$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
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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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