

Public Housing Division

Moving To Work Program Annual Report for Fiscal Year 2013

Original Submission: 03/06/2014
HUD Comments: 09/15/2014
AHFC Response: 10/06/2014

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I.	Introduction	
	A. Table of Contents	
	B. Overview	7
II.	General Operating Information.....	8
	A. Housing Stock Information.....	8
	A.1 New Public Housing Units by Development.....	9
	A.2 Public Housing Units Removed by Development	9
	A.3 Sponsor-Based Housing.....	11
	B. Leasing Information, Actual	12
	B.1 Non-MTW Public Housing Inventory	12
	B.2 Issues Related to Leasing.....	13
	B.3 New PBV Units	13
	C. Waiting List Information	14
III.	Non-MTW Related Information	20
	2010N-2 Self-Certification of Repairs	22
	2010N-5 Modifications to the Preference System.....	23
	2010N-6 Implementation of New Information Technology Systems	23
	2010N-7 Designated Housing	23
	2010N-8 Recognition of Outstanding Performance.....	24
	2011N-1 Redevelop Loussac Manor.....	24
	2011N-2 Utilize HUD's Operating Subsidy-Only Regulation.....	24
	2011N-3 Bond Financing for Rebuilding of the Anchorage San Roberto Properties.....	24
	2011N-4 Relocation of the Anchorage Family Investment Center.....	25
	2011N-6 Elder Housing Preference	25
	2011N-8 Late Fee for Late Rent Payment.....	25
IV.	Long-Term MTW Plan	26
V.	Proposed MTW Activities	27
VI.	On-Going MTW Activities.....	27
	2010-1 Reexamination of Income.....	27
	2010-2 Income from Assets	28
	2010-3 Earned Income Disallowance	28
	2010-4 Rent Simplification	29
	2010-5 HQS Inspections	30
	2010-6 HQS Inspections on AHFC Properties	30
	2010-7 Project-Based Vouchers.....	31
	2010-8 Live-In Aides.....	31
	2010-9 Prisoner Re-Entry.....	31
	2010-10 Use of HCV Program for Persons with Disabilities.....	32

2010-11 Project-Based Voucher Assistance in Transitional Housing.....	33
2010-12 Local Preferences	33
2010-13 Homeownership Program.....	33
2010-14 AHFC Alternate Forms.....	34
2011-1 Simplification of Utility Allowance Schedules.....	34
2011-2 Local Payment Standards.....	35
2011-3 Project-Based Vouchers – Waiver of Tenant-Based Requirement	35
2011-4 Establish a Sponsor-Based Rental Assistance Program	36
2011-5 Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building.....	36
2012-1 Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent.....	37
2012-2 Nonpayment of Rent	37
2012-3 Waiver of Automatic Termination of HAP Contract	38
2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor	38
2013-1 Youth Aging Out of Foster Care	39
2013-2 Empowering Choice Housing Program (ECHP).....	40
2013-3 Income Limits	40
VII. Sources and Uses of Funding	41
A. Cost Allocation or Fee-for-Service Deviation from 1937 Act.....	44
B. Planned vs. Actual Use of Single-Fund Flexibility.....	44
VIII. Administrative.....	45
A – Correction or Elimination of Observed Deficiencies.....	45
B – Agency-Directed Evaluations	45
C – Performance and Evaluation Reports.....	46
D – Agency Certification	46

Table Locations

Table 1 - MTW Public Housing Units as of 06/30/2013	8
Table 2 - Capital Projects Funded with CFP & RHF Funds	9
Table 3 - Planned vs. Actual Capital Expenditures by Development	9
Table 4 - MTW Voucher Units as of 06/30/2013	10
Table 5 - Non-MTW Voucher Units as of 06/30/2013.....	11
Table 6 - MTW Project-Based Voucher Units as of 06/30/2013	11
Table 7 - MTW Public Housing Units Leased in FY2013	12
Table 8 - MTW Voucher Units Leased in FY2013	12
Table 9 - Non-MTW Voucher Units Leased in FY2013	13
Table 10 - MTW Project-Based Voucher Units Leased in FY2013.....	14

Table 11 - Number and Characteristics of Waiting List Households.....	14
Table 12 - Waiting List Descriptions	18
Table 13 - Section 8 New Multifamily Housing Units as of 06/30/2013.....	20
Table 14 - Unassisted Family Housing Units as of 06/30/2013	21
Table 15 - Other Subsidized Units	21
Table 16 - Planned vs. Actual Sources and Uses of Non-MTW Funds (Operating, Capital, HCV).....	21
Table 17 - Planned vs. Actual Sources and Uses of FY2013 MTW Funds (Operating, Capital, HCV).....	41
Table 18 - Planned vs. Actual Sources and Uses of State or Local Funds	42
Table 19 - Planned vs. Actual Sources and Uses of the COCC	44
Table 20 - Planned vs. Actual Sources and Uses of MTW Reserve Funds.....	44

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B. Overview

This past year was AHFC's fortieth birthday. We can now report that for more than 40 years, Alaska Housing Finance Corporation has provided housing to low-income Alaskans. We have done this in the largest state in the country, where most of our offices and programs are in communities that are only accessible by airplane or boat trip. We have also done this in a place with severe weather, some of our housing is above the Arctic Circle; other housing is in rain forests. These geographic and economic challenges have not stopped AHFC from remaining dedicated to the citizens of Alaska and our mission to provide affordable decent, safe, and affordable housing to the citizens of Alaska.

Highlights of accomplishments from AHFC's FY2013 MTW Plan include the following:

- Rent Reform team formation and initial planning stages
- Youth Aging Out of Foster Care
- Empowering Choice Housing Program
- Establishment of ACAH
- Mountain View/San Roberto moving forward
- Loussac Place completed

Youth Aging Out of Foster Care

This program was modeled on the successful Tenant-Based Rental Assistance Program for Parolees/Probationers. In partnership with the State of Alaska Department of Health and Social Services, Office of Children's Services, a direct referral system for time-limited rental assistance was established. Youth receive life-based skills counseling and assistance from an independent living caseworker, and AHFC provides up to three years of rental assistance. The partnership is designed to catch these individuals early, allow them the opportunity to fulfill career goals for financial security, and help them transition from the foster care system to independent living.

Empowering Choice Housing Program

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

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

This program began in November 2012, and with the support of two legislative appropriations (one in July 2012, the other in July 2013), AHFC had 57 families leased and 38 families out shopping as of June 30, 2013. AHFC has targeted 214 families for assistance during the initial year of operation.

Loussac Place Completion

Loussac Manor, a former public housing property consisting of 62 ACC units (60 dwelling units and two non-dwelling units), was demolished and replaced with 120 units of affordable housing. AHFC agreed to project-base 60 vouchers at the site. The project completed ahead of schedule in November 2012, and all PBV units were filled by December 31, 2012.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

AHFC owned and operated 1,262 Public Housing units at the start of FY2013.

- Five (5) units were HUD-approved non-dwelling units used for various resident services and self-sufficiency programs: three in Anchorage used as a computer lab and Family Self Sufficiency hub; one in Juneau used for resident services; and one in Sitka used for resident activities at the Swan Lake Terrace elderly development.
- The Anchorage Self-Sufficiency office was relocated to the Benson Street office. Of the three HUD-approved non-dwelling units, one was converted back into a resident apartment, one was taken off line for an office, and one was retained for resident services.

As of June 30, 2013, AHFC's Public Housing inventory is 1,261.

Table 1 - MTW Public Housing Units as of 06/30/2013

	Units on 07/01/2012	Deletions/ Additions	Units on 06/30/2013
Anchorage	505	+1	506
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	1,257	1	1,258
Non-dwelling	5	-2	3
Total	1,262	- 1	1,261

Table 2 - Capital Projects Funded with CFP & RHF Funds

Fund Name	Total Funding	Expended	Balance	Proposed Work for FY13	Estimated Cost	Actuals
FY 07 CFP/RHF	2,640,722	2,460,234	180,488	San Roberto redevelopment	180,488.00	0.00
FY 08 CFP/RHF	2,783,264	2,623,070	160,194	San Roberto redevelopment	160,194.00	0.00
FY 09 CFP/RHF	2,612,535	2,582,666	29,869	EM Site & Dwelling; A&E Fees; San Roberto redevelopment	166,745.00	23,375.60
FY 10 CFP/RHF	2,963,210	862,384	2,100,826	Anch Site & Dwelling upgrades; A&E Fees; Operations	800,000.00	164,711.00
FY 11 CFP/RHF	2,902,308	83,897	2,818,411	Anch Site & Dwelling upgrades	775,000.00	5,194.70
FY 12 CFP/RHF	2,401,040	-	2,401,040	TBD	-	0.00
FY 13 CFP/RHF	2,215,118	-	2,215,118	TBD	-	0.00
Total:	18,518,197	8,612,251	9,905,946	Total FY13 Construction	2,082,427.00	193,281.30

Table 3 - Planned vs. Actual Capital Expenditures by Development

Development	Proposed Work	Fund Year	Amount	Percentage of Total	Actuals	Percentage of Total
No development receiving over 30% for capital projects		2008, 2009, 2010, 2011	0.00		0.00	
Non-Capital						
HA-Wide	A&E Fees and Costs - allocated to AMP as needed	2008, 2009	200,000.00	31%	28,570.30	1%
HA-Wide	Computer network upgrades	2008, 2009, 2010	20,000.00	3%	5,366.00	0%
HA-Wide	Management Fee to COCC	2011	245,678.00	38%	245,678.00	10%
HA-Wide	Transfer to Operations	2010, 2011	182,500.00	28%	2,280,414.48	89%
Total			648,178.00		2,560,028.78	

A.1 New Public Housing Units by Development

As shown in Table 1 above, one public housing unit formerly used for HUD-approved resident service activities was returned to service as an ACC dwelling unit.

AMP 274, Anchorage East

In the FY2013 Plan, AHFC was in the process of securing permission to rezone the public housing property at 1021 Boston Street to build a four-plex in that location. The request was not approved by the Municipality. AHFC is still pursuing options for that parcel.

A.2 Public Housing Units Removed by Development

One non-dwelling public housing unit formerly used for HUD-approved resident service activities was removed from the ACC for use as an office. This is shown in Table 1.

AMP 274, Anchorage East

AHFC has a current application in process with HUD's SAC office for approval to demolish and reconstruct public housing units on San Roberto Avenue. This demolition and reconstruction project is tied to the development of a parcel in Mountain View (see New PBV units in section B.3 below).

Table 4 - MTW Voucher Units as of 06/30/2013

AHFC began FY2013 with an allocation of 4,281 vouchers.

- 15 vouchers were received from HUD when Kashevaroff Villa opted out of its Section 8 contract. Two vouchers were assigned to Kodiak and the remaining 13 assigned to Anchorage.
- 11 vouchers were received from HUD when McKay Villa opted out of its Section 8 contract. All 11 vouchers were assigned to Anchorage.

	Allocation on 07/01/2012	Additions/ Deletions	Allocation on 06/30/2013
Anchorage	2,261		2,285
Kashevaroff Villa opt-out		13	
McKay Villa opt-out		11	
Fairbanks	324		324
Homer	105		105
Juneau	334		334
Ketchikan	95		95
Kodiak	100		102
Kashevaroff Villa opt-out		2	
Mat-Su	416		419
North Slope Borough*	10		7
Petersburg	52		52
Sitka	44		44
Soldotna	299		299
Valdez	45		45
Wrangell	31		31
Port Outs	95		95
Subtotal	4,211	26	4,237
Anchorage PBV	60		60
Homer PBV	10		10
Total	4,281	26	4,307
*AHFC is phasing out its current program in Barrow (North Slope Borough), which was operated with the Tagiugmiullu Nunamiullu Housing Authority (TNHA). The availability of other housing assistance and lack of interest in AHFC's program			

	Allocation on 07/01/2012	Additions/Deletions	Allocation on 06/30/2013
culminated in a joint decision to discontinue the arrangement. AHFC will continue to administer the vouchers of current participants until they choose to leave or are terminated for some other reason. These vouchers are managed from AHFC's Valdez office.			

Table 5 - Non-MTW Voucher Units as of 06/30/2013

AHFC administers 45 Nonelderly Disabled vouchers in Fairbanks. These vouchers were awarded as a result of a senior preference implementation at the Golden Towers multifamily project-based development.

AHFC administers 195 Veterans Affairs Supportive Housing (VASH) vouchers in cooperation with the Veterans Administration. AHFC and AVAHS expanded the availability of VASH vouchers, and we now serve homeless veterans in Anchorage, Fairbanks, Juneau, Mat-Su, and Soldotna jurisdictions. AHFC is pending an award of 15 additional vouchers in late September 2013.

	Allocation on 07/01/2012	Additions/Deletions	Allocation on 06/30/2013
Nonelderly Disabled (Fairbanks)	45	0	45
Veterans	195	0	195
Total	240	0	240

Table 6 - MTW Project-Based Voucher Units as of 06/30/2013

With the authority granted in the Plan, AHFC set aside 70 of its MTW vouchers as project-based vouchers.

- The Loussac Place development in Anchorage received 60 vouchers. The entire complex was completed in November 2012.
- Main Tree in Homer, a development reserved for occupancy by persons with disabilities, received 10 project-based vouchers. This development began leasing activities in February 2012.

	Allocation on 07/01/2012	Additions/Deletions	Allocation on 06/30/2013
MainTree, Homer	10	0	10
Loussac Place, Anchorage	60	0	60
Total	70	0	70

A.3 Sponsor-Based Housing

AHFC has an approved Attachment D to its Moving to Work Agreement for Broader Uses of Funds. AHFC entered into a contract with a private development entity, Rural Community Action Program (RuralCAP) in Anchorage, for its Karluk Manor project. This 48 unit

development serves chronically homeless individuals. 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.

B. Leasing Information, Actual

Table 7 - MTW Public Housing Units Leased in FY2013

	Units Available for Occupancy* 7/1/2012	Leased** on 06/30/2013	Percent Leased for FY2013
Anchorage	506	498	98.6%
Bethel	117	114	97.4%
Cordova	16	15	93.8%
Fairbanks	165	163	98.8%
Juneau	206	205	99.5%
Ketchikan	73	73	100.0%
Kodiak	40	40	100.0%
Nome	33	30	90.9%
Sitka	43	43	100.0%
Valdez	7	7	100.0%
Wasilla	32	32	100.0%
Wrangell	20	20	100.0%
Total	1,258	1,240	98.57%
*This column does not include the three special use units used for self-sufficiency activities.			
**Includes units in a vacancy exemption status.			

B.1 Non-MTW Public Housing Inventory

AHFC does not have any non-MTW public housing units.

Table 8 - MTW Voucher Units Leased in FY2013

	Allocation on 6/30/2013	Leased on 06/30/2013	Percent Leased for FY2013
Anchorage	2,285	2,219	97.1%
Fairbanks	324	326	100.6%
Homer	105	112	106.7%
Juneau	334	321	96.1%
Ketchikan	95	95	100.0%
Kodiak	102	92	90.2%
Mat-Su	419	413	98.6%
North Slope Borough	7	5	71.4%
Petersburg	52	50	96.2%

	Allocation on 6/30/2013	Leased on 06/30/2013	Percent Leased for FY2013
Sitka	44	34	77.3%
Soldotna	299	285	95.3%
Valdez	45	40	88.9%
Wrangell	31	27	87.1%
Port Outs	95	115	121.1%
Subtotal	4,237	4,134	97.57%
Anchorage PBV	60	60	100.0%
Homer PBV	10	9	90.0%
Total	4,307	4,203	97.57%

Table 9 - Non-MTW Voucher Units Leased in FY2013

	Allocation on 6/30/2013	Leased on 6/30/2013	Percent Leased for FY2013
Nonelderly Disabled (Fairbanks)	45	43	95.56%
Veterans	195	139	71.28%
Total	240	182	75.83%

B.2 Issues Related to Leasing

Due to sequestration, AHFC issued a temporary hold on the issuance of vouchers to families from the waiting list. This hold began in March 2013, and budgetary cuts equaled approximately 222 vouchers. AHFC remained on hold through the end of December 2013.

B.3 New PBV Units

AHFC purchased a 6.5 acre parcel in the Mountain View neighborhood in Anchorage. AHFC is in the process of finalizing a development agreement under its subsidiary corporation, Alaska Corporation for Affordable Housing (ACAH). The plan is to build 70 units of affordable housing for seniors, persons with disabilities, and families. Some of the units will be subsidized through a conversion of existing tenant-based vouchers to project-based vouchers.

AHFC also has a current project-based voucher application into HUD for approval to convert four tenant-based vouchers to project-based vouchers for the four new units at 1248 East 9th Avenue in Anchorage.

Table 10 - MTW Project-Based Voucher Units Leased in FY2013

	Allocation on 6/30/2013	Leased on 6/30/2013	Percent Leased for FY2013
Loussac Place, Anchorage	60	60	100%
MainTree, Homer	10	9	90%
Total	70	69	98.57%

C. Waiting List Information

Table 11 - Number and Characteristics of Waiting List Households

As of February 2014, there were 4,000 applicants on Housing Choice Voucher Program waiting lists and 3,730 applicants on Public Housing Program waiting lists.

	Public Housing	% of Total	HCV	% of Total	Public Housing	% of Total	HCV	% of Total
Anchorage				Bethel				
Total Number of Families (1)	2,517		1,633		62			
Extremely Low Income < 30%	2,068	82.2	1,465	89.7	48	77.4		
Very Low Income >30% and <50%	379	2.8	168	10.3	9	14.5		
Low Income >50% and <80%	70	15.1	0		5	8.1		
Families	1,298	51.6	847	51.9	62	100		
Elderly (2)	331	13.2	88	5.4	0			
Disabled Head/Co-head (3)	422	16.8	337	20.6	0			
Other	466	18.5	361	22.1	0			
White	947	37.6	564	34.5	1	1.6		
Black/African American	387	15.4	294	18.0	0			
American Indian/Alaska Native	425	16.9	320	19.6	30	48.4		
Asian	236	9.4	69	4.2	0			
Native Hawaiian/Pacific Islander	212	8.4	75	4.6	0			
Other/Unknown	310	12.3	311	14.0	31	50.0		
Not Hispanic (4)	1,986	91.0	1,542	94.4	62	100		
Hispanic	227	9.0	91	5.6	0			
Cordova				Fairbanks				
Total Number of Families	5				357		555	
Extremely Low Income < 30%	3	60.0			276	77.3	470	84.7
Very Low Income >30% and <50%	2	40.0			68	19.0	85	15.3
Low Income >50% and <80%	0				13	3.6	0	
Families	5	100			187	52.4	251	45.2
Elderly	0				57	16.0	45	8.1
Disabled Head/Co-head	0				94	26.3	120	21.6
Other	0				19	5.3	139	25.0
White	2	40.0			187	52.4	258	46.5
Black/African American	0				28	7.8	65	11.7

	Public Housing	% of Total	HCV	% of Total	Public Housing	% of Total	HCV	% of Total
American Indian/Alaska Native	1	20.0			92	25.8	157	28.3
Asian	0				2	0.6	7	1.3
Native Hawaiian/Pacific Islander	0				3	0.8	3	0.5
Other/Unknown	2	40.0			45	12.6	65	11.7
Non-Hispanic	4	80.0			336	94.1	525	94.6
Hispanic	1	20.0			21	5.9	30	5.4
Homer				Juneau				
Total Number of Families			121		217		235	
Extremely Low Income < 30%			101	83.5	181	83.4	201	85.5
Very Low Income >30% and <50%			20	16.5	28	12.9	34	14.5
Low Income >50% and <80%			0		8	3.7	0	
Families			56	46.3	72	33.2	107	45.5
Elderly			5	4.1	5	2.3	4	1.7
Disabled Head/Co-head			13	10.7	43	19.8	48	20.4
Other			47	38.8	97	44.7	76	32.3
White			97	80.2	27	12.4	46	19.6
Black/African American			2	1.7	3	1.4	3	1.3
American Indian/Alaska Native			14	11.6	22	10.1	41	17.4
Asian			0		1	0.5	2	0.9
Native Hawaiian/Pacific Islander			1	0.8	6	2.8	7	3.0
Other/Unknown			7	5.8	148	65.9	136	57.9
Non-Hispanic			119	98.3	216	99.5	232	98.7
Hispanic			2	1.7	1	0.5	3	1.3
Ketchikan				Kodiak				
Total Number of Families	147		235		84		77	
Extremely Low Income < 30%	126	85.7	185	78.7	61	72.6	59	76.6
Very Low Income >30% and <50%	19	12.9	50	21.3	11	13.1	18	23.4
Low Income >50% and <80%	2	1.4	0		12	14.3	0	
Families	29	19.7	118	50.2	44	52.4	42	54.5
Elderly	29	19.7	20	8.5	8	9.5	8	10.4
Disabled Head/Co-head	43	29.3	30	12.8	9	10.7	9	11.7
Other	46	31.3	67	28.5	23	27.4	18	23.4
White	87	59.2	133	56.6	25	29.8	26	33.8
Black/African American	4	2.7	7	3.0	5	6.0	5	6.5
American Indian/Alaska Native	33	22.4	48	20.4	11	13.1	19	24.7
Asian	10	6.8	7	3.0	33	39.3	21	27.3
Native Hawaiian/Pacific Islander	0		2	0.9	4	4.8	2	2.6
Other/Unknown	13	8.8	38	16.2	6	7.1	4	5.2
Non-Hispanic	140	95.2	228	97.0	79	94.0	71	92.2
Hispanic	7	4.8	7	3.0	5	6.0	6	7.8

	Public Housing	% of Total	HCV	% of Total	Public Housing	% of Total	HCV	% of Total
Nome				North Slope Borough				
Total Number of Families	15						3	
Extremely Low Income < 30%	15	100					3	100
Very Low Income >30% and <50%							0	
Low Income >50% and <80%							0	
Families	15	100					1	33.3
Elderly							0	
Disabled Head/Co-head							0	
Other							2	66.7
White	0						0	
Black/African American	0						0	
American Indian/Alaska Native	13	86.7					3	100
Asian	0						0	
Native Hawaiian/Pacific Islander	0						0	
Other/Unknown	2	13.3					0	
Non-Hispanic	15	100					3	100
Hispanic	0						0	
Petersburg				Sitka				
Total Number of Families			35		139		88	
Extremely Low Income < 30%			30	85.7	120	86.3	67	76.1
Very Low Income >30% and <50%			5	14.3	16	11.5	21	23.9
Low Income >50% and <80%			0		3	2.2	0	
Families			8	22.9	27	19.4	36	40.9
Elderly			3	8.6	17	12.2	7	8.0
Disabled Head/Co-head			11	31.4	41	29.5	14	15.9
Other			13	37.1	54	38.8	31	35.2
White			23	65.7	79	56.8	45	51.1
Black/African American			6	17.1	5	3.6	3	3.4
American Indian/Alaska Native			1	2.9	41	29.5	30	34.1
Asian			0		4	2.9	3	3.4
Native Hawaiian/Pacific Islander			0		1	0.7	1	1.1
Other/Unknown			5	14.3	9	6.5	6	6.8
Non-Hispanic			32	91.4	134	96.4	80	90.9
Hispanic			3	8.6	5	3.6	8	9.1
Soldotna				Valdez				
Total Number of Families			312		13		28	
Extremely Low Income < 30%			252	80.8	12	92.3	25	89.3
Very Low Income >30% and <50%			60	19.2	1	7.7	3	10.7
Low Income >50% and <80%			0		0		0	
Families			134	42.9	12	92.3	14	50.0

	Public Housing	% of Total	HCV	% of Total	Public Housing	% of Total	HCV	% of Total
Elderly			11	3.5	0		2	7.1
Disabled Head/Co-head			100	32.1	1	7.7	4	14.3
Other			67	21.5	0		8	28.6
White			213	68.3	5	38.5	16	57.1
Black/African American			6	1.9	0		1	3.6
American Indian/Alaska Native			41	13.1	1	7.7	1	3.6
Asian			3	1.0	0		0	
Native Hawaiian/Pacific Islander			6	1.9	1	7.7	0	
Other/Unknown			43	13.8	6	46.2	10	35.7
Non-Hispanic			301	96.5	13	100	28	100
Hispanic			11	3.5	0		0	
Wasilla/Mat-Su				Wrangell				
Total Number of Families	153		678		21		19	
Extremely Low Income < 30%	107	69.9	547	80.7	17	81.0	14	73.7
Very Low Income >30% and <50%	36	23.5	131	19.3	4	19.0	5	26.3
Low Income >50% and <80%	10	6.5	0		0		0	
Families	0		374	55.2	6	28.6	6	31.6
Elderly	86	56.2	91	13.4	5	23.8	3	15.8
Disabled Head/Co-head	65	42.5	119	17.6	4	19.0	6	31.6
Other	2	1.3	94	13.9	6	28.6	4	21.1
White	130	85.0	521	76.8	11	52.4	10	52.6
Black/African American	5	3.3	22	3.2	4	19.0	4	21.1
American Indian/Alaska Native	6	3.9	61	9.0	1	4.8	1	5.3
Asian	1	0.7	3	0.4	0		0	
Native Hawaiian/Pacific Islander	1	0.7	9	1.3	0		0	
Other/Unknown	10	6.5	64	9.4	5	23.8	4	21.1
Non-Hispanic	150	98.0	657	96.9	21	100	19	100
Hispanic	3	2.0	21	3.1	0		0	
Statewide - Combined								
Total Number of Families	3,730		4,000					
Extremely Low Income < 30%	3,034	81.3	3,405	85.1				
Very Low Income >30% and <50%	573	15.4	595	14.9				
Low Income >50% and <80%	123	3.3	0					
Families	1,757	47.1	1,995	49.9				
Elderly	538	14.4	284	7.1				
Disabled Head/Co-head	722	19.4	802	20.1				
Other	713	19.1	919	23.0				
White	1,501	40.2	1,933	48.3				
Black/African American	441	11.8	413	10.3				
American Indian/Alaska Native	676	18.1	741	18.5				

	Public Housing	% of Total	HCV	% of Total	Public Housing	% of Total	HCV	% of Total
Asian	287	7.7	116	2.9				
Native Hawaiian/Pacific Islander	228	6.1	107	2.7				
Other/Unknown	587	15.7	692	17.3				
Non-Hispanic	3,460	92.8	3,821	95.5				
Hispanic	270	7.2	179	4.5				

- 1) Applicants can apply for multiple waiting lists
- 2) Head, spouse, or co-head is elderly
- 3) Head, spouse, or co-head is disabled
- 4) Non-Hispanic is the 'default' when no selection is noted on the application—data represents HOH.

Table 12 - Waiting List Descriptions

In many small communities with one or two developments, the waiting lists are 'site-based' by default. In larger communities (Anchorage, Fairbanks, and Juneau), the waiting lists are divided by program and/or family type (i.e., Public Housing Family, Public Housing Elder/Disabled, Multifamily projects).

City	Program	Description	Changes in Last FY?
Anchorage	Housing Choice Voucher	Community-wide	Yes. Waiting list was opened for one month in October 2012. A lottery system was used to assign waiting list positions.
Anchorage	Multifamily Housing	Segregated by bedroom size, site-based	No
Anchorage	Public Housing	Segregated by bedroom size, community-wide	No
Anchorage	Senior/Disabled Housing	Multifamily Housing, site-based	No. Chugach View has a "senior" preference for admission.
Anchorage	Senior/Disabled Housing	Public Housing, site-based	No. Chugach Manor is designated as an "elderly" building
Anchorage	Unassisted	Site-based	No
Bethel	Public Housing	Segregated by bedroom size, community-wide	No
Cordova	Public Housing	Segregated by bedroom size, community-wide	No
Cordova	Senior/Disabled Housing	Multifamily Housing, site-based	No
Fairbanks	Housing Choice Voucher	Community-wide	No

City	Program	Description	Changes in Last FY?
Fairbanks	Public Housing	Segregated by bedroom size, community-wide	No
Fairbanks	Senior/Disabled Housing	Public Housing, community-wide	No
Fairbanks	Senior/Disabled Housing	Multifamily Housing, site-based	No. Golden Towers has a "senior" preference for admission.
Homer	Housing Choice Voucher	Community-wide	No
Juneau	Housing Choice Voucher	Community-wide	No
Juneau	Public Housing	Segregated by bedroom size, community-wide	No
Juneau	Senior/Disabled Housing	Public Housing, site-based	No
Ketchikan	Housing Choice Voucher	Community-wide	No
Ketchikan	Public Housing	Segregated by bedroom size, community-wide	No
Ketchikan	Senior/Disabled Housing	Public Housing, site-based	No
Kodiak	Housing Choice Voucher	Community-wide	No
Kodiak	Public Housing	Segregated by bedroom size, community-wide	No
Nome	Public Housing	Segregated by bedroom size, community-wide	No
North Slope	Housing Choice Voucher	Community-wide	No
Petersburg	Housing Choice Voucher	Community-wide	No
Seward	Senior/Disabled Housing	Multifamily Housing, site-based	No
Sitka	Housing Choice Voucher	Community-wide	No
Sitka	Public Housing	Segregated by bedroom size, community-wide	No
Sitka	Senior/Disabled Housing	Public Housing, site-based	No
Valdez	Housing Choice Voucher	Community-wide	No
Valdez	Public Housing	Segregated by bedroom size, community-wide	No
Wasilla	Housing Choice Voucher	Community-wide	No
Wasilla	Senior/Disabled Housing	Public Housing, site-based	No
Wrangell	Housing Choice Voucher	Community-wide	No
Wrangell	Public Housing	Segregated by bedroom size, community-wide	No
Wrangell	Unassisted Housing	Site-based	No

City	Program	Description	Changes in Last FY?
Statewide	Qualified Medicaid Waiver Voucher	Statewide, monitored through Central Office	No

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.

Development Options

The new Alaska Corporation for Affordable Housing continues to pursue affordable housing development options. Its first project, the development of 70 units in Mountain View, is moving smoothly with the selection of a development partner. Development agreements and architectural plans are the focus at this time.

AHFC occupied the building at 400 East Benson Blvd in Summer of 2012. The Gateway Learning Center was relocated from Park View Manor to that location approximately one month later. AHFC had an initial offer for the old AFIC location at 624 West International Airport Road, but that sale fell through. AHFC continues to pursue the sale of that building.

Designated Housing

AHFC plans to study this issue at a few of its other public and S8N Multifamily housing buildings. Conflicts still arise due to the mix of younger, disabled tenants and senior, largely female, populations. AHFC continues to monitor its buildings and the impact of the new “elderly only” designation on the population at Chugach Manor.

Other Housing

Table 13 - Section 8 New Multifamily Housing Units as of 06/30/2013

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.

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

Table 14 - Unassisted Family Housing Units as of 06/30/2013

AHFC owns and operates four developments as market rate housing. Alpine Terrace, East 9th Avenue, and Etolin Heights accept Housing Choice Voucher clients.

- Alpine Terrace consists of two-bedroom units and is close to Joint Base Elmendorf/Fort Richardson in Anchorage.
- 1248 East 9th Avenue consists of two efficiency units and two one-bedroom units. One unit in each size meets UFAS standards as a mobility accessible unit.
- Etolin Heights is a mixture of 32 two and three bedroom units in Wrangell.
- Lastly, AHFC owns and operates a single family home in Bethel that was built as a demonstration unit for weatherization. It is currently rented at market rates.

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

Table 15 - Other Subsidized Units

AHFC and Anchorage NeighborWorks cooperate in administration of 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 currently operates a time-limited, tenant-based rental assistance program targeting prisoners re-entering the community (see Activity 2010-9) and youth aging out of foster care (see Activity 2013-1). Funding for the rental assistance comes from the federal HOME program, administered by the Planning & Program Development Department. In addition a small grant from the State of Alaska supports the youth program in Anchorage.

	Allocation on 7/1/2012	Additions/Deletions	Allocation on 6/30/2013
Adelaide SRO Mod Rehab (Anchorage)	70	0	70
HOME TBRA (Prisoners, not in Anchorage)	60	0	60
HOME TBRA (Youth, all locations)	0	20	20
Total	130	20	150

Table 16 - Planned vs. Actual Sources and Uses of Non-MTW Funds (Operating, Capital, HCV)

REVENUE (Sources)	Planned	Actuals
Section 8 New Const Program	4,412,680	4,403,188
Section 8 SRO Program	465,509	468,477
Weatherization - ARRA	16,202,044	5,794,928

REVENUE (Sources)	Planned	Actuals
PHD - Capital Improvement Projects	-	1,543,945
PHD - COCC (Mgmt Fees)	2,809,020	2,993,492
AHFC - COCC (less PHD) (Mgmt Fees)	30,434,266	29,272,642
Total Revenue	54,323,519	44,476,671
EXPENSES (Uses)	Planned	Actuals
Construction Activities	16,202,044	5,794,928
Personal Services	26,926,691	27,463,472
Travel & Training	838,512	573,158
Contractual	8,238,428	6,207,218
Supplies & Materials	995,381	438,439
Equipment	111,100	222,172
Grants (HAP)	-	1,543,945
Total Expenses	53,312,156	42,243,332
Operating Transfers In/(Out)	-	-
NET INCOME (LOSS)	1,011,363	2,233,339

Activities Implemented

AHFC has numbered 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.

2010N-2 Self-Certification of Repairs

Description

HCV owners and tenants certify to repairs without AHFC follow-up inspection.

Status

This activity was started with Numbered Memo 12-13 dated April 17, 2012. The new policy started May 1, 2012. Owners will self-certify to minor fail items by cashing the HAP check each month.

- AHFC will continue to re-check all fail items prior to a new HAP contract.
- Tenants can continue to request a complaint inspection if an owner is not maintaining a unit in accordance with HQS.

During the period July 1, 2012 through June 30, 2013, AHFC conducted the following inspections:

- Initial – 1,882 inspections; of those, 264 failed (14 percent)
- Annual – 2,097 inspections; of those, 343 failed (16 percent)
- Special – 31 inspections; of those, 17 failed (55 percent)
- Quality Control – 114 inspections; of those, 16 failed (14 percent)
- Reinspection – 468 reinspections were conducted; of those, 29 failed (6 percent)

During that same period for the inspection types above (excluding initial inspections), 207 were annotated as “pass with comment” (7.6 percent) where the owner and tenant self-certified to the repairs. Staff appear cautious about letting owners self-certify to repairs and are continuing to check back for most failed items. Activity is on-going.

2010N-5 Modifications to the Preference System

Description

Explore modifications to current preference system

Status

- AHFC introduced the elimination of its preference-based points system for applicants during the FY2013 Moving to Work Annual Plan process.
- A Public Notice advising applicants of the elimination of preferences was placed on AHFC’s web site and in the newspapers on June 10, 2012.
- Numbered Memo 12-27 dated July 2, 2012 eliminated the application of preferences for all applications received on or after July 1, 2012.

AHFC continues to work on old preference-based waiting lists to exhaust them before moving to the waiting lists ordered by date/time. Activity is ongoing.

2010N-6 Implementation of New Information Technology Systems

Description

Procurement of new software for Public Housing and HCV Programs.

Status

“Go live” occurred October 3, 2011. This activity is complete.

2010N-7 Designated Housing

Description

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

Status

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.

Staff continues to study whether this would be an appropriate action for other senior/disabled buildings. Activity is ongoing.

2010N-8 Recognition of Outstanding Performance

Description

Recognition of staff innovations and outstanding performance.

Status

As part of the annual training workshop in October 2012, PHD recognized employees with outstanding performance during the year. Activity is ongoing.

2011N-1 Redevelop Loussac Manor

Description

Replace the existing 8-acre Loussac Manor Public Housing project with a mixed-income development of approximately 120 units.

Status

The first project-based voucher families were housed in July 2012. The entire project finished ahead of schedule in November 2012. This activity is complete.

2011N-2 Utilize HUD's Operating Subsidy-Only Regulation

Description

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.

Status

AHFC received legislative approval and formed its development subsidiary, Alaska Corporation for Affordable Housing (ACAH). AHFC continues to investigate available properties and possible development options. Activity is ongoing.

2011N-3 Bond Financing for Rebuilding of the Anchorage San Roberto Properties

Description

Work with the Municipality on increased code enforcement and develop a strategy for assembling contiguous parcels for redevelopment to spur neighborhood revitalization.

Status

With the formation of its development subsidiary, ACAH, AHFC is moving forward on development strategies. AHFC is in the process of selecting a developer and development options. Activity is ongoing.

2011N-4 Relocation of the Anchorage Family Investment Center

Description

AHFC is seeking approval from the Alaska Legislature for either the purchase or design/build of a new Anchorage intake office.

Status

After legislative approval was granted, AHFC purchased a building (440 East Benson Blvd.) under a competitive process. Staff relocated to the new building in August 2012.

The Gateway Learning Center, formerly housed in three ACC non-dwelling units at Park View Manor, relocated to the Benson building one week later. This activity is complete.

2011N-6 Elder Housing Preference

Description

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.

Status

AHFC is monitoring its use of the “super elderly” preference at its buildings in Fairbanks and Anchorage. AHFC will be investigating elder/disabled buildings in other communities to research if this option is appropriate for those communities. Activity is ongoing.

2011N-8 Late Fee for Late Rent Payment

Description

Implementation of a Late Fee in Public Housing.

Status

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.

On July 20, 2013, AHFC sent letters to all its public housing clients reminding them of the late fee provision in their lease and advising them that AHFC was beginning the late fee on September 1, 2013. On August 20, 2013, AHFC issued Numbered Memo 13-36 to staff with an effective date of September 1, 2013.

Staff is monitoring the late fee activity to see if it helps reduce the number of late rent notices. Activity is ongoing.

IV. LONG-TERM MTW PLAN

AHFC has established guiding principles for its MTW activities. These principles augment the three statutory objectives of the MTW program and ensure that AHFC's MTW and non-MTW activities are reflective of AHFC's mission and goals.

- 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.
- 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.
- Policy changes shall contribute to the achievement of excellence in asset management and administration of the Housing Choice Voucher program.

Capital expenditures shall be dictated by physical needs assessments and the opportunity to maximize housing choice among low-income families.

In FY2013 AHFC proposed four MTW activities:

- Youth Aging Out of Foster Care
- Empowering Choice Housing Program
- Income Limits
- Local Payment Standards

Two of these activities were created to address AHFC's elimination of the preference system. They were also targeted to vulnerable populations where rapid or streamlined administrative functions could help reduce the family's risk.

AHFC also concentrated on completing several of its activities so that its staff could focus on rent reform in the FY2014 fiscal year. AHFC also wanted to begin work on development and partnership opportunities.

Rent Reform

AHFC formed a team of employees and began working with a rent reform consultant to analyze and discuss rent reform options. AHFC finished development of several "big picture" goals and is now analyzing the financial impacts. AHFC plans to publish its initial rent reform activities in its FY2014 Plan.

Developments

In FY2011 AHFC received legislative authorization to use the HUD Capital Fund Financing Program for tax-exempt bond financing. This will augment \$2.3 million of corporate receipts and other federal resources to redevelop properties in East Anchorage's Russian Jack neighborhood. Further, in the last legislative session, AHFC received approval to establish a subsidiary housing entity. This new subsidiary will enter into agreements with syndicators to access other means of financing such as the 4 and 9 percent Low Income Housing Tax Credits.

As part of AHFC's overall development plan, AHFC has engaged a consultant to investigate ways to make small, isolated developments self-sustaining and to develop strategies for scattered site properties.

V. PROPOSED MTW ACTIVITIES

All four activities proposed by AHFC and approved by HUD in the FY2013 Moving to Work Plan were implemented during FY2013. The activities are discussed in Section VI below.

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.

Benchmarks

This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. This activity is completed.

Hardship Requests

AHFC has not received any hardship requests as a result of this activity.

Authorization and Changes to Authorization

Attachment C, paragraph C.4 (changed, HCV eliminated). Because this activity was changed from all elderly/disabled households to just Public Housing elderly/households, the original benchmark was revised.

Regulation Citation

24 CFR 960.257

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.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Decrease time spent performing asset verifications for small asset accounts	PH – 1,048 clients with assets entered (as of 10/31/2009)	Reduction of 10 percent of the total transaction time to compute tenant rent.	As of 06/30/2010, only 53 clients had assets of \$10,000 or more. Transaction time reduced by 23.08 staff hours
Decrease time spent performing asset verifications for small asset accounts	HCV – 1,580 clients with assets entered (as of 10/31/2009)	Reduction of 10 percent of the total transaction time to compute tenant rent.	As of 06/30/2010, only 104 clients had assets of \$10,000 or more. Transaction time reduced by 117.08 staff hours

This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. This activity is completed.

Hardship Requests

AHFC has not received any hardship requests as a result of this activity.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 5.609

2010-3 Earned Income Disallowance

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

Status

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2011 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. Activity completed.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Eliminate EID calculation times	PH – 29 clients at 20 hours per client (as of 10/31/2009)	Zero	As of October 2011, there are no clients left on the EID. At this same time, 1,497 adults were in housing; at 20 hours per adult, this is a savings of 29,940 staff hours for the next four-year period.
Eliminate EID calculation times	HCV – 13 clients at 20 hours per client (as of 10/31/2009)	Zero	As of October 2011, there are no clients left on the EID. At this same time, 1,984 disabled adults were in housing; at 20 hours per adult, this is a savings of 39,680 staff hours for the next four-year period.

In order to calculate a time savings, AHFC calculated that staff spent an average of 20 hours total per adult during an EID activity. AHFC has calculated a general estimate of the time savings incurred by assuming that each adult in public housing and each disabled adult in the voucher program would eventually participate. It is difficult to provide a measure of actual time saved for an activity that does not occur.

Hardship Requests

AHFC has not received any hardship requests as a result of this activity.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 5.617 and 960.255

2010-4 Rent Simplification

Alternate rent structure.

Status

This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-1, 2010-2, and 2010-3. This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. This activity is completed.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 5.609

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.

The initial year of inspection scheduling has completed, and all families, where appropriate, have been transitioned to the biennial schedule. This activity has reduced AHFC's inspection activity significantly. This activity is ongoing.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduction of number of annual inspections.	As of 06/30/2013, AHFC had 4,112 units under lease and anticipated performing that number of annual inspections.	Reduction of 50 percent of annual inspections.	As of 06/30/2013, AHFC staff conducted 2,097 annual inspections. These inspections represented 51.4 % of the leased population.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 982.405

2010-6 HQS Inspections on AHFC Properties

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

Status

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

Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduction in the costs of annual voucher inspections in AHFC-owned properties.	75 unassisted units in Anchorage and Wrangell. Contract inspections for voucher holders have risen to \$150 per inspection.	\$150 per voucher inspection; potential savings of \$11,250 if all 75 units are leased by voucher holders.	As of 06/30/2013, 19 voucher holders are leased (the remaining population is unassisted); this is a savings of \$2,850 per year.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 982.507

2010-7 Project-Based Vouchers

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

Status

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

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

Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduction of time to fill PBV units	Time for AHFC to work a waiting list and interview a successful applicant can take up to 30 days per unit.	15 days for turnaround.	As of 6/30/2013, 67 move-ins were performed with an average leasing time of 19 days.

Authorization and Changes to Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 983.251

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. This activity is 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.

Benchmarks

Metric	Baseline	Revised Benchmark	Outcome
Increase rental assistance opportunities for families.	Zero	Originally, 10 families per year. Now, 20 families per year.	As of 06/30/2013, 55 families were leased with 17 shoppers.

The original benchmark was to serve 10 families per year. AHFC set a new benchmark of 20 families per year as the eligibility criteria for families was expanded to include all families meeting State of Alaska Department of Corrections release criteria. Specifically, the requirement that prisoners be persons with disabilities was eliminated. Activity is ongoing.

Authorization and Changes to Authorization

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

New authorization: Attachment D of the MTW Agreement 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. These clients receive a regular MTW voucher.

- Anchorage reserves 20 vouchers for Chronically Mentally Ill (ACMI) individuals referred through Anchorage Community Mental Health Services. This is a set aside of MTW vouchers for this population.
- Statewide, 96 vouchers (DIS-SW) are reserved for persons with disabilities. This is a set aside of MTW vouchers for this population.

Activity is ongoing.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Increase housing opportunities for special needs populations	37 families per year	37 families per year	As of 06/30/2013: QMV – 20 families leased ACMI – 11 families leased DIS-SW – 79 families leased

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. At this time, AHFC is addressing part of this population through its Prisoner Re-Entry Program (Activity 2010-9).

This activity is still in development.

Authorization and Changes to Authorization

Attachment C, paragraph B.4 (no change)

Regulation Citation

24 CFR 983.53

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

Preliminary policy prepared; however, a broader discussion of preferences with community stakeholders began in late 2011/early 2012. As a result of discussions, AHFC eliminated its preference-based waiting lists effective July 1, 2012. This activity is completed.

Authorization and Changes to Authorization

Attachment C, paragraph C.2 (no change)

Regulation Citation

24 CFR 982.205

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.

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

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 982.625

2010-14 AHFC Alternate Forms

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

Status

For the fiscal year ending June 30, 2013, no new forms were created. Activity is 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. Activity is ongoing.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduce shopping time by creating one schedule per community	New Shoppers: <ul style="list-style-type: none"> Anchorage-47 days Mat-Su-38 days Valdez-22 days 	Reduce shopping time by 5 days	As of 06/30/2013: <ul style="list-style-type: none"> Anchorage had 843 shoppers averaging 64 days Mat-Su had 152 shoppers averaging 44 days Valdez had 14 shoppers averaging 44 days

Although the benchmark was not met in this activity, staff has noticed that participants are having an easier time with the leasing process by only having one utility sheet to use. Feedback from shoppers has been universally positive as many were confused by the multiple schedules and rates.

In Anchorage, our largest voucher community, the extremely low vacancy rates contributed to the increased shopping time. Anchorage has an average vacancy rate of 2.6 percent with an average rent of \$1,154 including utilities. Lack of available rentals and high rental rates are making it more difficult for persons at 30 percent of area median income to lease.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 982.517

2011-2 Local Payment Standards

This activity was formerly called “Payment Standard Exemption” in the FY2011 MTW Plan distributed for public comment. AHFC withdrew this activity in its FY2011 plan after the public comment period as regulatory authority at that time was sufficient.

This revised activity proposes establishing payment standards that do not rely on HUD’s Fair Market Rents for AHFC housing choice voucher jurisdictions.

Status

This activity will be started with the MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduce voucher turn-back rate to less than five (5) percent.	Currently, a 21.8 percent turn-back rate.	Less than five (5) percent for inadequate payment standard	New rates will be implemented as part of rent reform in FY2014.

Regulation Citation

HUD regulations at 24 CFR 982.503.

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

The project-based voucher policy was approved by AHFC’s Board of Directors and implemented. AHFC monitors the turnover at the development. Activity is ongoing. During the period July 1, 2012 to June 30, 2013:

- Loussac Place (60 units) – four (4) families have ended PBV assistance
- MainTree (10 units) – five (5) families have ended PBV assistance

Authorization and Changes to Authorization

Attachment C, paragraph D.1 (no change)

Regulation Citation

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

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. AHFC recently received Attachment D authorization from HUD for its Karluk Manor program. As additional opportunities are identified, AHFC will seek individual approval. Reporting on these funds has been moved to Sources and Uses of Funds. This activity is complete.

Authorization and Changes to Authorization

None

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.

Loussac Place contains 120 affordable housing units of which 60 are project-based vouchers in use. The vouchers are distributed throughout the bedroom sizes (one through four bedroom units) in a variety of buildings throughout the development. Based on the configuration of the development (townhouse-style units), it would have been impossible to successfully use project-based vouchers without this waiver. The units have been fully occupied since November 2012.

For Alpine Terrace and Etolin Heights, the activity is still in development. AHFC is also looking at this option as part of its financing for its upcoming development in Mountain View.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 983.56

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

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. This activity will be continued as part of MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative.

Metric	Baseline	Benchmark	Outcome
Increase the number of voucher clients able to lease due to increased income contribution from families.	Zero	No rejections due to units being more than 40 percent of income.	As of 06/30/2013, 214 clients were leased between 40 and 50 percent of AMI (4 percent of AHFC's voucher portfolio).

Authorization and Changes to Authorization

Attachment C, paragraph D.2.a.

Regulation Citation

24 CFR 982.508

2012-2 Nonpayment of Rent

Waive HUD regulations at 24 CFR 966.4(l)(3)(i)(A) that require that AHFC 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 will be offered to each family at their annual anniversary appointment.

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

Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduce the amount of rent owed by vacated tenants	36 percent of annual vacated tenant debt is rent.	Reduce rent to 25 percent of annual vacated tenant debt	As of 06/30/2013, AHFC had not started this activity. Tenant notification was in July 2013 with a start date is set for September 1, 2013.

Authorization and Changes to Authorization

Attachment C, paragraph C.9.b.

Regulation Citation

24 CFR 966.4(l)(3)

2012-3 Waiver of Automatic Termination of HAP Contract

Waive HUD regulations at 24 CFR 982.455 that require AHFC to automatically terminate a HAP contract 180 days after the last housing assistance payment to the owner. AHFC would like to terminate a contract 120 days after the last housing assistance payment to the owner.

Status

AHFC proposed this activity in its FY2012 plan with the intention of creating quicker turnover in its voucher program to assist more families on its waiting list. AHFC is developing its rent reform activities during FY2013, and staff decided to hold further development of this activity pending the new rent structure and hardship policies. This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. This activity is completed.

Regulation Citation

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

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. Provide the funding equivalent for rental assistance of 35 project-based voucher units.

Status

AHFC’s Attachment D was effective January 30, 2012. Karluk Manor has leased 48 units, of which 35 are supported with MTW funding. AHFC continues to closely monitor the funds requests during this initial period of operation. Activity is ongoing.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Serve 35 chronic homeless individuals with a physical or mental disability, substance abuse, or chronic health condition.	Zero	Fill 35 units each year	AHFC monitors the occupancy of Karluk Manor each month to ensure payment equivalent to 35 vouchers. For FY2013 average HAP per month is \$20,115 or \$575 per voucher per month.

Authorization and Changes to Authorization

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

2013-1 Youth Aging Out of Foster Care

Description

Develop a tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program would serve direct referrals from the State of Alaska Department of Health and Social Services. These referrals are eligible for three years of rental assistance.

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

Status

AHFC began this activity with Numbered Memo 12-37 effective November 1, 2012. The State of Alaska Office of Children's Services provided additional monies for rental assistance for the Anchorage jurisdiction. Activity is ongoing.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Serve 40 youth aging out of foster care through direct referral from the State of Alaska Office of Children's Services.	Zero	40 per year	As of 06/30/2013: <ul style="list-style-type: none">• Outside Anchorage: 9 youth leased, 4 youth shopping• Anchorage: 6 youth leased, 2 youth shopping

At this time, the Office of Children's Services has only three representatives to provide the specialized case work needed to support these youth. We anticipate that as the program develops, additional youth will be housed.

Authorization and Changes to Authorization

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

2013-2 Empowering Choice Housing Program (EHP)

Description

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

Status

This proposal was approved by the AHFC Board of Directors with Resolution 2012-29 and begun on November 1, 2012 with Numbered Memo 12-42. AHFC received two legislative appropriations for additional rental assistance. Activity is ongoing.

Benchmarks

Metric	Baseline	Benchmark	Outcome
Serve 150 families with monies provided by the State of Alaska.	Zero	250 per year	As of 06/30/2013, 57 families were leased in nine voucher communities. An additional 38 were shopping.
Serve 100 families with monies provided in AHFC's MTW Block Grant.			

From November 2012 through May 2013, initial leases were running well above AHFC's average voucher HAP (over \$800 per unit); AHFC had calculated \$580 per unit per month. These above average figures dictated a cautious approach to leasing.

In June and July 2013, the average HAP decreased to approximately \$765 per unit. As of the end of September 2013, HAP was averaging \$716 per unit. AHFC and its partners anticipate an increase in the leasing rates for FY2014 to get closer to our benchmark.

Authorization and Changes to Authorization

Attachment C of the MTW Agreement, 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 is proposing to lower its income limits to serve those populations most in need.

Benchmarks

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

Hardship Requests

AHFC has not received any hardship requests as a result of this activity.

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).

Regulation Citation

Moving to Work Agreement (Section II.D), AHFC agreed to ensure that at least 75 percent of families assisted are very low income (50 percent of area median income) families. AHFC currently meets that target.

VII. SOURCES AND USES OF FUNDING

**Table 17 - Planned vs. Actual Sources and Uses of FY2013 MTW Funds
(Operating, Capital, HCV)**

REVENUE (Sources)	Planned	Actuals
CFP - 2013	2,215,118	0
CFP - 2007 Through 2012	2,082,427	2,731,862
HCV HAP	31,327,086	29,365,345
HCV Admin Fee	2,940,000	3,489,649
Operating Fund	16,866,991	15,794,503
Operating Transfers In/(Out)	1,309,712	1,955,604
Total Revenue	56,741,334	53,336,963
EXPENSES (Uses)	Planned	Actuals
Construction Activities	4,297,545	193,281
Personal Services	12,633,426	10,543,875
Travel & Training	220,505	33,296
Contractual	7,015,499	8,979,321
Supplies & Materials	959,900	1,036,457
Equipment	179,000	59,524
Grants (HAP)	30,017,374	30,855,702
Total Expenses	55,323,249	51,701,455
NET INCOME (LOSS)	1,418,085	1,635,508

Table 18 - Planned vs. Actual Sources and Uses of State or Local Funds

Fund Name	Total Funding	Expended	Balance	Proposed Work for FY13	Estimated Cost	Actuals
FY 06 CO Detectors Statewide- Low Rent/Sec 8	330,000	253,345	76,655	Replace plug-in CO detectors w/hard wired	54,916	42,893.00
FY 06 Statewide Improvements	150,000	150,000	0	Anchorage siding replacement	0	0.00
FY 07 Anchorage Rental Reallocation & Dispersal	1,000,000	836,455	163,545	Pending E. 9th property redevelopment	1,000,000	604,154.20
FY 07 Facility Management Monitoring	250,000	171,013	78,987	Pending completion of software	50,000	14,485.30
FY 07 Statewide Fire Protection System Investigation	510,000	510,000	0	Priority sprinkler repairs	0	0.00
FY 07 Statewide Improvements - Low Rent/Sec 8	2,000,000	2,000,000	0	Anchorage dwelling & site upgrades	0	0.00
FY 08 Facility Management Monitoring	250,000	48,633	201,367	Develop data base information	50,000	1,256.40
FY 08 Statewide Improvements - Low Rent/Sec 8	2,000,000	1,457,638	542,362	*Bethel heating fuel system		243,902.90
FY 08 Loussac Manor Renovation & Replacement	2,336,000	1,916,692	419,308	*Valdez driveway repairs		443,601.00
FY 09 Loussac Manor Renovation & Replacement	2,336,000	0	2,336,000	*Anchorage elevator repairs, siding/windows"	700,000	0.00
FY 09 Bethel Community Room & Shop	2,000,000	1,817,423	182,577	Preliminary planning, design & development	0	234,090.70
FY 09 Statewide ADA Improvements	500,000	288,029	211,971	Demolition and redevelopment		127,561.80
FY 09 Statewide Energy Improvements	500,000	0	500,000	Construction	1,112,083	0.00
FY 09 Statewide Proj. Improvements - Low Rent/Sec 8	2,500,000	1,578,416	921,584	UFAS compliance	300,000	194,652.80
FY 10 Statewide Fire Protection System Upgrades	1,380,000	1,375,945	4,055	Energy efficient HVAC/windows/insulation		28,322.80
FY 10 Building System Replacement	1,000,000	786,610	213,390	AMP allocation, Anchorage Foundations, Riverbend Drainage	892,451	20,405.80
FY 10 Loussac Manor Redevelopment	5,656,000	3,267,609	2,388,391	Mtn. View, Sprinkler systems	131,926	0.00
FY 10 Statewide Proj. Imp. - Low Rent/Sec 8	2,000,000	663,865	1,336,135	Cedar Park sidewalks, Mt. View siding/paint	269,206	177,461.10
FY 10 Statewide Security System Upgrades	300,000	143,513	156,487	Redevelop Loussac Manor	0	17,413.60
ARRA Funds (DOE Weatherization	10,436,330	9,774,976	661,354	**Cordova-Relevel entry porch		836,454.40

Fund Name	Total Funding	Expended	Balance	Proposed Work for FY13	Estimated Cost	Actuals
ARRA Funds (HUD) Public Housing	3,306,953	3,306,953	0	*Geneva Woods-paint siding, sidewalks, retaining wall/fencing		0.00
FY11 San Roberto Revelopment Project	9,708,000		9,708,000	*Riverbend HRV		0.00
FY11 Building System Replacement	1,500,000	826,536	673,464	*Cedar Park foundation		54,509.40
FY11 Statewide Fire Protection System Upgrades	2,200,000	1,993,997	206,003	*Chugach View central elevators"	1,500,000	575,852.30
FY11 Statewide Security System Upgrades	500,000	232,375	267,625	Golden Towers/Southall Manor/Golden Ages	196,519	52,784.20
FY 11 Statewide Proj. Imp. - Low Rent/Sec 8	2,000,000	491,841	1,508,159	Mechanical systems replacement statewide, air-sealing, insulation and ventilation upgrades	3,070,477	306,486.60
FY 11 Statewide ADA Improvements	500,000	208,781	291,219	Anchorage parking, painting, siding		47,122.70
FY 12 Statewide Project Improvements	2,000,000	9,300	1,990,700	Redevelop San Roberto Street	1,900,000	9,475.50
FY 12 Building System Replacement	1,500,000	218,442	1,281,558	"*Chugach View roof		157,467.50
FY 12 Statewide Fire Protection System Phase III	2,200,000	762,777	1,437,223	*Riverbend siding/paint"	774,497	760,598.60
FY 12 Statewide Security System Replacement/Upgrades	500,000	743	499,257	Mt. View, Golden Towers sprinkler systems	1,200,000	743.10
FY 12 Statewide ADA Improvements	500,000	109,367	390,633	Fbks Golden Ages, Q Bldg security upgrades	215,500	109,116.30
FY 13 Building System Replacement Program	1,500,000		1,500,000	"*Anchorage citywide sidewalks, kitchen/bath cabinets, fences, carpet, elevators		0.00
FY 13 Fire Protection Systems Phase III	2,200,000		2,200,000	*Nome arctic entry, shop power/heat		0.00
FY 13 Security Systems Replacement/Upgrades	500,000		500,000	*Sitka bldg. skirting		0.00
FY 13 Statewide ADA Improvements	500,000	6,849	493,151	*Ptarmigan Park siding"	1,000,000	6,849.40
FY 13 Statewide Project Improvements - Low Rent/Sec 8	2,000,000		2,000,000	UFAS compliance	100,000	0.00
Total	18,518,197	8,612,251	9,905,946	Total FY13 Construction	15,647,575	5,067,661.40

Table 19 - Planned vs. Actual Sources and Uses of the COCC

REVENUE (Sources)	Planned	Actual
Management Fees - PHD Programs	2,809,020	2,993,492
Management Fees - Non-PHD Programs	28,443,000	29,272,642
Total Revenue	31,252,020	32,266,134
Operating Transfers In/(Out)	0	0
EXPENSES (Uses)	Planned	Actual
Personal Services	22,939,900	22,499,197
Travel & Training	851,131	544,090
Contractual	6,518,000	6,777,123
Supplies & Materials	837,100	428,286
Equipment	88,100	222,172
Grants	0	0
Total Expenses	31,234,231	30,470,868
Net Income (Loss)	17,789	1,795,266

A. 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.

B. Planned vs. Actual Use of Single-Fund Flexibility

Funding fungibility has allowed AHFC to utilize funding to meet the administrative requirements of AHFC's MTW programs. Due to program prorations and other factors, HCV Administrative Fee revenue is insufficient to cover expected expenses. AHFC used \$1,085,539 of an MTW equity account to augment the HCV program Administrative Fee revenue funding, as evidenced in Table 20 (shown below).

Table 20 - Planned vs. Actual Sources and Uses of MTW Reserve Funds

OPERATING RESERVE LEVELS	Planned	Actuals
Low Rent Operating Fund	11,181,794	14,435,396
Housing Choice Voucher Admin Fee	(2,697,068)	(1,754,707)
Housing Choice Voucher HAP	4,590,496	3,504,957
Total Reserves	13,075,222	16,185,646
PLANNED OPERATING RESERVE USES	Planned	Actuals
FY2013 Low Rent Operating Supplement	2,702,000	0
FY2013 Administrative Fee Supplement	1,024,417	1,085,539

Extraordinary Maintenance Projects	1,200,000	159,231
2 Mths Admin Fee Expense Reserves	340,000	(1,754,707)
1/2 Mths HAP Expense Reserves	1,243,692	3,504,957
5 Mths Operating Fund Expense Reserves	6,565,113	13,190,625
Total Planned Uses	13,075,222	16,185,646
Net Total Extra Remaining Reserves	0	0

VIII. ADMINISTRATIVE

A – Correction or Elimination of Observed Deficiencies

AHFC conducted three Fair Housing and Reasonable Accommodation training sessions for staff as shown below. Staff invited the AHFC Board of Directors to attend a training session of their choice.

- Housing Choice Voucher Program Staff – August 13, 2013
- AHFC-Owned Housing Staff – August 15, 2013
- Make-up Session – September 3, 2013

AHFC conducts internal Quality Control procedures each quarter. At the start of each quarter, activity from the previous quarter is reviewed. A random sampling of applications, interim examinations, annual examinations, and waiting list admissions are generated based on the activity during the previous quarter. The sampling program generates samples based on the regulations listed at 24 CFR 985.2 (quality control sample). A listing of required reviews is sent to each office location. All reviews are returned to the Central Office for tracking and follow-up.

B – Agency-Directed Evaluations

AHFC's Internal Audit Department conducted the following audits of Public Housing Division's program areas:

- Anchorage – the Housing Choice Voucher Program, Asset Management Properties 247, 271, and 274.
- Central Office – the Housing Choice Voucher Portability Management section
- Fairbanks – Asset Management Property 275
- Homer – the Housing Choice Voucher Program
- Petersburg – the Housing Choice Voucher Program
- Seward – S8N Multifamily Housing Program
- Soldotna – the Housing Choice Voucher Program
- Wrangell – Asset Management Property 213

PHD Quality Assurance conducted the following independent reviews during this period.

- Anchorage – Asset Management Property 271, waiting list management, public housing unit inspections
- Anchorage – Project-Based Voucher Program at Loussac Place (file reviews and waiting list management)
- Anchorage – Section 8 Moderate Rehabilitation Program (Adelaide single room occupancy program) – file reviews and waiting list management
- Cordova – Asset Management Property 216, Section 8 New Multifamily Housing Program, and the intake/eligibility function
- Homer – Project-Based Voucher Program at MainTree Apartments (file reviews and waiting list management)
- Valdez – Housing Choice Voucher Program, Asset Management Property 263, and the intake/eligibility function

AHFC also conducted two New Hire Assessments for the Anchorage Housing Choice Voucher Program, which were independent of the other reviews.

C – Performance and Evaluation Reports

AHFC does not have any capital fund activities not in the MTW Block Grant for which we produce Performance and Evaluation Reports.

D – Agency Certification

For FY2013, AHFC admitted 1,027 new families from the waiting lists. Of those:

- 736 (71.7 %) were extremely low income (30 percent of area median income)
- 267 (26.0 %) were very low income (50 percent of area median income)
- 24 (2.3%) were low income (80 percent of area median income)

Alaska Housing Finance Corporation (AHFC) certifies:

At least 75 percent of the families assisted by the Agency are very low-income families;

We continue to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined;

A comparable mix of families (by family size) is served, as would have been provided had the amounts not been used under the demonstration.

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