

Moving to Work Plan FY2017 Public Housing Division

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I.	Introduction	
A.	Table of Contents	
B.	Goals	v
B.1	Overview	v
B.2	Long Term Plan	vii
II.	General Housing Authority Operating Information.....	8
A.	Housing Stock Information.....	8
A.1	Planned New Public Housing Units to be Added During the Fiscal Year.....	8
A.2	Planned Public Housing Units to be Removed During the Fiscal Year.....	8
A.3	New Housing Choice Vouchers to be Project-Based During the Fiscal Year	8
A.4	Other Changes to the Housing Stock Anticipated During the Fiscal Year	8
A.5	General Description of All Planned Capital Fund Expenditures During the Plan Year	9
B.	Leasing Information.....	9
B.1	Planned Number of Households Served at the End of the Fiscal Year.....	9
B.2	Reporting Compliance with Statutory MTW Requirements.....	9
B.3	Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers, and/or Local, Non-Traditional Units and Possible Solutions.....	9
C.	Wait List Information	10
III.	Proposed MTW Activities.....	11
IV.	Approved MTW Activities.....	11
A.	Implemented	11
	2010-5 HQS Inspections	11
	2010-6 HQS Inspections on AHFC Properties	12
	2010-7 Project-Based Vouchers – Owner-Managed Waiting Lists	12
	2010-9 Prisoner Re-Entry.....	13
	2010-10 Moving Home Program	13
	2011-1 Simplification of Utility Allowance Schedules.....	14
	2011-2 Local Payment Standards.....	15
	2011-3 Project-Based Vouchers – Waiver of Tenant-Based Requirement	15
	2011-5 Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building.....	16
	2012-1 Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent.....	16
	2012-2 Nonpayment of Rent	17
	2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor	18
	2013-1 Youth Aging Out of Foster Care	18
	2013-2 Empowering Choice Housing Program (ECHP).....	19

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative	19
2014-1a Population Definitions.....	20
2014-1b Minimum Rent.....	21
2014-1c Utility Reimbursement Payments	21
2014-1d Jumpstart Program.....	22
2014-1e Family Choice of Rent and Flat Rents.....	23
2014-1f Ineligible Noncitizen Proration	24
2014-1g Annual Recertification Requirement.....	24
2014-1h Annual and Adjusted Annual Income Calculation	25
2014-1i Portability	26
2014-1j Income from Assets.....	27
2014-1k Earned Income Disallowance	27
2014-1l Hardship Policy and Process	28
2014-3 PBV Inspection Requirements.....	29
2014-4 Ridgeline Terrace and Susitna Square	29
B. Not Yet Implemented	30
2015-1 Modify Reasonable Rent Procedure for 5 Percent FMR Decrease.....	30
2016-1 Homeless Sponsor-Based Assistance RFP.....	31
C. On Hold	31
2010-11 Project-Based Voucher Assistance in Transitional Housing.....	31
2010-13 Homeownership Program.....	32
D. Closed Out	33
2010-1 Reexamination of Income.....	33
2010-4 Rent Simplification	33
2010-8 Live-In Aides.....	34
2010-12 Local Preferences	34
2010-14 AHFC Alternate Forms.....	35
2011-4 Establish a Sponsor-Based Rental Assistance Program	35
2012-3 Waiver of Automatic Termination of HAP Contract	35
2013-3 Income Limits	36
2014-2 Use of TIC Sheets for PBV Income Calculations.....	36
V. MTW Sources and Uses of Funds.....	37
A. Estimated Sources of MTW Funding for the Fiscal Year	37
B. Estimated Uses of MTW Funding for the Fiscal Year.....	37
C. Activities Using Only MTW Single Fund Flexibility	38
D. Local Asset Management Plan.....	38
VI. Administrative	38
A.1 Board Resolution	39
A.2 Certifications of Compliance	40
B. Public Review Process.....	42
B.1 Public Notice (FY2017 Plan)	42
B.2 Public Comments from the March 16, 2016 Public Hearing.....	43

B.3	Written Public Comments.....	44
B.4	Resident Advisory Board Comments	44
C.	PHA Evaluations	44
D.	Appendix – Non-MTW Activities	45
D.1	Preliminary Development Activities	45
D.2	On-Going Activities	45
	2014N-1 Smoke Free Housing	45
	2014N-2 Electronic Fund Transfers for All HAP Distributions	46
	Ongoing Activities Table.....	46
E.	Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2015	47

B. Goals

B.1 Overview

"THERE IS NO SUBSTITUTE FOR HARD WORK." – THOMAS A. EDISON

This year was our second full year of Rent Reform, and initial results have confirmed we are on the right track. Going into year two, we have been able to determine that incomes have risen as have number of work hours for work-able families. Having these kinds of results has energized us as we launch **Jumpstart**, our expanded family self-sufficiency program. We hired a Jumpstart Statewide Program Manager, staffed up with three additional self-sufficiency case managers, and implemented our Action Plan for increased case management.

As the State of Alaska’s only Public Housing Authority, we continue to manage approximately 1,600 rental units and administer 4,700 vouchers in Alaska. Each night we are providing over 11,000 Alaskans with a place to lay their head. AHFC PHD is in sixteen locations throughout the state, most of which are only accessible by plane or boat and are separated by hundreds or even thousands of miles. With locations that are above the Arctic Circle and in rain forests that are closer to Seattle than to our headquarters in Anchorage, our management costs are very high. Despite this fact, we strive to provide the best possible service that we can to each family that we assist, regardless of where they live.

Fiscal year 2017 will provide AHFC with its ninth year as a Moving to Work agency. As an MTW Agency, we always keep in mind the three statutory goals:

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

Our focus this past year was on providing the tools to create incentives for families to work, seek work, or prepare for work.

“UNLESS SOMEONE LIKE YOU CARES A WHOLE AWFUL LOT, NOTHING IS GOING TO GET BETTER. IT’S NOT.” – DR. SEUSS

Our guiding principles continue to be as follows:

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

Year in Review

“THE ONLY SOURCE OF KNOWLEDGE IS EXPERIENCE.” – ALBERT EINSTEIN

This past year was spent staying the course with our Rent Reform program, maintaining and strengthening outside partnerships, and developing our **Jumpstart** self-sufficiency program. Toward these goals we did the following:

- Fully implemented year two of our Rent Reform program, including moving all families in the Step program to their second year, rent-based subsidy schedule.
- Launched the Moving Home Voucher program, a set aside voucher program in partnership with the Department of Health and Social Services for persons experiencing a disability, dedicating 150 vouchers to the program.
- Received two new Veterans Affairs Supportive Housing (VASH) awards of 16 and 17, bringing the total number of VASH in Alaska to 247 with utilization rates in the ninety percentile.
- Broke ground on our two new developments, Susitna Square which will have 18 new units, and Ridgeline Terrace which will have 70 new affordable units.
- Earned high Real Estate Assessment Center scores in all areas, averaging in the high 80% throughout the state.

B.2 Long Term Plan

For FY2017, AHFC plans to have its five goals align with its long term plan. In this section AHFC explains its long-term MTW Plan and includes its non-MTW activities. We believe that the inclusion of both MTW and non-MTW activities in this section clarifies our vision for AHFC and its subsidiary, ACAH.

AHFC's Goals and Proposed Activities

"I WAS ALWAYS TAUGHT THAT THE WAY OF PROGRESS WAS NEITHER SWIFT NOR EASY. "
- MARIE CURIE

1. Reduce cost and achieve greater cost effectiveness in federal expenditures.
2. Create incentives through our **Jumpstart** program 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. Increase the supply of affordable housing in the state of Alaska using our subsidiary the Alaska Corporation for Affordable Housing, as well as other partnerships.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

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

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

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

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

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

Property Name	Number of New PBV Vouchers	Description of Project
N/A	0	N/A

Anticipated Total New Vouchers to be Project-Based	0	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	0
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	0

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

AHFC is in the process of completing an extensive evaluation of its housing portfolio and Alaskan housing needs to determine which community has the greatest need for affordable housing. We are considering development of new units with a private developer, possible expansion of our Public Housing portfolio through use of our Faircloth units, and submission of a Rental Assistance Demonstration Program application.

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

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

B. Leasing Information

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

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased ¹	1,217	14,604
Federal MTW Voucher (HCV) Units to be Utilized ²	4,309	51,708
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs ³	45	540
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs ⁴	469	5,628
Total Households Projected to be Served	6,040	72,480

1 – Public Housing (98% of 1,242)

2 – Moving to Work (98% of 4,397); includes TBRA Re-Entry-Anchorage

3 – Karluk Manor (98% of 46)

4 – (98% of 479) - Empowering Choice Housing Program (254), Moving Home Program (150), and Tenant-Based Rental Assistance (75).

Note: NonElderly Disabled (45) and Veterans Affairs Supportive Housing (247) vouchers administrative costs are supported with MTW funds; however, these are not included in the totals.

B.2 Reporting Compliance with Statutory MTW Requirements

AHFC is currently in compliance with statutory MTW requirements.

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
N/A	N/A
N/A	N/A
N/A	N/A

C. Wait List Information

As of 01/01/2016, AHFC had the following waiting list statistics.

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Anchorage Housing Choice Voucher	Community-Wide	936	Closed	No
Anchorage Public Housing	Community-Wide	1368	Partially Open	Yes
Bethel Public Housing	Community-Wide	44	Open	Yes
Cordova Public Housing	Community-Wide	0	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide	336	Open	Yes
Fairbanks Public Housing	Community-Wide	98	Open	Yes
Homer Housing Choice Voucher	Community-Wide	118	Open	Yes
Juneau Housing Choice Voucher	Community-Wide	158	Open	Yes
Juneau Public Housing	Community-Wide	163	Partially Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide	139	Open	Yes
Ketchikan Public Housing	Community-Wide	163	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide	40	Open	Yes
Kodiak Public Housing	Community-Wide	21	Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide	241	Open	Yes
Mat-Su Public Housing	Community-Wide	94	Open	Yes
Nome Public Housing	Community-Wide	36	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide	1	Open	Yes
Sitka Housing Choice Voucher	Community-Wide	3	Open	Yes
Sitka Public Housing	Community-Wide	55	Partially Open	Yes
Soldotna Housing Choice Voucher	Community-Wide	234	Open	Yes
Valdez Housing Choice Voucher	Community-Wide	12	Open	Yes
Valdez Public Housing	Community-Wide	16	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide	7	Open	Yes
Wrangell Public Housing	Community-Wide	27	Open	Yes

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

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

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

N/A

If Other Wait List Type, please describe:

N/A

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

No changes during this reporting period

III. PROPOSED MTW ACTIVITIES

No new activities are proposed for the FY2017 fiscal year.

IV. APPROVED MTW ACTIVITIES

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

A. Implemented

2010-5 HQS Inspections

Description and Status

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

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.405

2010-6 HQS Inspections on AHFC Properties**Description and Status**

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.507

2010-7 Project-Based Vouchers – Owner-Managed Waiting Lists**Description and Status**

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

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.
- Susitna Square in Anchorage – 18 units – ready for occupancy September 1, 2015
- Ridgeline Terrace in Anchorage – 63 units – ready for occupancy early January 2016

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 983.251

2010-9 Prisoner Re-Entry

Description and Status

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

- HOME Funding
Operational and staff costs are supported with MTW funds. AHFC has a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet HOME income eligibility limits. Numbered Memo 09-30 issued on November 25, 2009 began the program.
- MTW Funding
AHFC set aside a portion of its Moving to Work Block Grant to assist parolees/probationers released into Anchorage's jurisdiction. This program is modeled on the current HOME-funded program. AHFC anticipates serving an initial population of 20 families. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet Housing Choice Voucher income eligibility limits.

Changes or Modifications

Numbered Memo 15-31 was issued on November 20, 2015 with a start date of December 1, 2015 for the program expansion into Anchorage.

Authorization

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

2010-10 Moving Home Program

Description and Status

This activity was formerly called Use of HCV Program for Persons with Disabilities. The Moving Home Program is a referral-based rental assistance program designed to enable persons with disabilities to rent affordable housing.

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

- Eligible for community-based, long-term services as provided through Medicaid waivers, Medicaid state plan options, state funded services, or other appropriate services related to the target population, **and**
- Meet the U.S. Department of Housing and Urban Development's definition of a disabled family (24 CFR 5.403), **or**
- Are an Alaska Mental Health Trust Authority beneficiary
- Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

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

2011-1 Simplification of Utility Allowance Schedules

Description and Status

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.517

2011-2 Local Payment Standards

Description and Status

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

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

Changes or Modifications

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

Authorization

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

Regulation Citation

24 CFR 982.503.

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

Description and Status

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph D.1 (no change)

Regulation Citation

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

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

Allow AHFC to project-base vouchers at market rental properties it owns and exceed the building cap in project-based voucher developments. This waiver was requested as part of the development of Loussac Place (replaced the old public housing development Loussac Manor). In accordance with AHFC's PBV policy, rent to owner will be determined by an independent entity approved by HUD. Activity is ongoing.

- **Loussac Place** contains 120 affordable housing units of which 60 are project-based vouchers (replaces 60 former Public Housing units at this site). 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.
- **MainTree Apartments** contains 10 affordable housing units reserved for persons with developmental disabilities. All units are subsidized with a project-based voucher.
- **Susitna Square** contains 18 affordable housing units in three buildings (replaces 16 former Public Housing units at this site). All units are subsidized with project-based vouchers and were available for occupancy on September 1, 2015.
- **Ridgeline Terrace** contains 70 affordable housing units in 14 buildings (new development). Sixty-three units will have project-based voucher assistance attached with 20 units reserved for seniors (age 55 and older). Units were available for occupancy on January 8, 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 983.56

2012-1 Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent**Description and Status**

Waive HUD regulations at 24 CFR 982.508 which limit a family to paying no more than 40 percent of their adjusted monthly income toward their rental portion at initial leasing of a

unit. AHFC allows families to contribute up to 50 percent of their monthly income. This activity was implemented with Numbered Memo 12-09 on February 14, 2012 with a start date of February 16, 2012.

With implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was slightly modified to account for Step Program families that transition to a fixed HAP subsidy. Once on a fixed subsidy amount, these families will no longer be subject to a maximum family contribution if they decide to move as their subsidy decreases each year. This activity is included as part of AHFC's rent reform activity (Activity 2014-1, reference activity 2014-1h). Activity is ongoing.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.508

2012-2 Nonpayment of Rent

Description and Status

Waive HUD regulations at 24 CFR 966.4(l)(3)(i)(A) that require AHFC to allow 14 days for Public Housing tenants to cure nonpayment of rent. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord-Tenant Act. In addition, the grace period for payment of rent without a penalty was extended to the 7th calendar day of each month. The net result is that residents have the first 14 calendar days of each month to pay their rent.

AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. The new lease was offered to each family at their annual anniversary appointment. AHFC began this activity on September 1, 2013 with Numbered Memo 13-36. A letter was sent to all public housing residents in July 2013 to remind them of their lease provision and the new shortened period to pay their late rent. Activity is ongoing.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 966.4(l)(3)

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

Description and Status

Fund rental assistance outside Section 8 rules consistent with 'broader uses of funds' authority in Attachment D of the Agreement. Provide the funding equivalent for rental assistance at a Housing First development, Karluk Manor. Funding requests are submitted to AHFC each month for review and approval. AHFC conducts an annual review of this program.

Effective July 1, 2015, assistance was extended to all 46 units with an amendment to the sponsor-based contract. Those units occupied by persons with Housing Choice Voucher assistance are excluded. Activity is ongoing.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

2013-1 Youth Aging Out of Foster Care

Description and Status

A time-limited (three years), tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the State of Alaska Department of Health and Social Services, Office of Children's Services.

Due to the success of the 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 with Numbered Memo 12-37 issued on October 24, 2012. Activity is ongoing.

- HOME Investment Partnership Program funds pay for the monthly HAP for vouchers leased outside the Anchorage jurisdiction. Operational and staff costs are supported with MTW funds. AHFC has developed a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630.
- The State of Alaska Department of Health and Social Services provides a small amount of funding to assist ten youth families in Anchorage. The number of families assisted each year is contingent upon available funding. For purposes of consistency and administrative efficiencies, family annual income is calculated using the rules at 24 CFR 5.630.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

2013-2 Empowering Choice Housing Program (ECHP)**Description and Status**

In partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault (ANDVSA), a set aside of MTW vouchers to exclusively serve families displaced due to domestic violence. This is a time-limited (36 month) program for families referred directly from an ANDVSA member agency. The State of Alaska provides an appropriation each year to expand the number of available units under this program. Continuing operation of additional units is contingent upon available funding.

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative**Description and Status**

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

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

transitioning families began with annual examinations effective August 1, 2014 and later.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph C.4 and paragraph C.11 (no change)

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

2014-1a Population Definitions

Description and Status

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

1. **Classic Program Family** is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time dependent students.
2. **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
3. **Set Aside Program Family** – these are families using special purpose or direct referral vouchers which are using AHFC's simplified income calculation method. This includes the Empowering Choice Housing Program, Moving Home Program, NonElderly Disabled Vouchers, Port-in Vouchers, Project-Based Vouchers, and Veterans Affairs Supportive Housing Vouchers.
4. **Step Program Family** is defined as any household that does not meet the definition of a Classic Program family.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing – Attachment C, paragraph C.2. (no change)

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

Requested Regulation Waiver

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

2014-1b Minimum Rent

Description and Status

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing – Attachment C, paragraph C.11. (no change)

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

Requested Regulation Waiver

24 CFR 5.630.

2014-1c Utility Reimbursement Payments

Description and Status

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing – Attachment C, paragraph C.11. (no change)

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

Requested Regulation Waiver

Housing Choice Voucher - 24 CFR 982.517.

Public Housing –24 CFR 960.253, 965.502 through 965.506, and 966.4.

Both –24 CFR 5.632.

2014-1d Jumpstart Program**Description and Status**

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

The Jumpstart Program was proposed in AHFC's FY2016 Moving to Work Annual Plan, Amendment One. It was approved by AHFC's Board of Directors with Resolution 2015-24 on July 29, 2015. Implementation of the Jumpstart Program began on November 1, 2015 with notification to all families subject to Moving to Work rent reform activities.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph E. (no change)

Requested Regulation Waiver

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

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

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

2014-1e Family Choice of Rent and Flat Rents

Description and Status

This supporting activity waives the annual requirement to offer a public housing family the choice of a flat or income-based rent. AHFC currently sets a contract rent rate for its Public Housing units. This contract rent replaces the flat rent. If a family’s income rises to a point where their required income-based contribution would exceed the contract rent, AHFC offers the family the contract rent. With the implementation of subsidy steps, families are allowed to keep any earnings over their required contribution. The need for a maximum rent cap is eliminated through the new rent calculation method.

Changes or Modifications

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

AHFC will continue to compare the fair market rent, current family rent contributions, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable contract rent. AHFC will also continue to add an affordability factor as these rents are meant for low-income families. As an internal control, AHFC will set its contract rents within 15 percent of the DOL market survey rate.

Authorization

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

Requested Regulation Waiver

24 CFR 960.253.

2014-1f Ineligible Noncitizen Proration

Description and Status

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

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph C.4 and paragraph C.11. (no change)

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

Requested Regulation Waiver

24 CFR 5.520.

2014-1g Annual Recertification Requirement

Description and Status

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

- **Classic Program** – these families are moved to a triennial (every three years) examination schedule. In the no examination years for Public Housing, AHFC will continue to verify household composition and certify compliance with community service obligations.
- **Step Program** – these families receive an income examination at time of admission to determine eligibility under income limit guidelines and set their income-based rent for the first year. Each year, AHFC 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.

- **Set Aside Program** – these families receive an income examination every year.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing - Attachment C, paragraph C.4 and paragraph C.11. (no change)

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

Requested Regulation Waiver

Public Housing – 24 CFR 960.257

Housing Choice Voucher – 24 CFR 982.516

2014-1h Annual and Adjusted Annual Income Calculation

Description and Status

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

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

AHFC has previously requested waivers for the following regulations and has absorbed them into this activity.

- Activity 2014-1j.raising the asset threshold from \$5,000 to \$10,000. Formerly Activity 2010-2.
- Activity 2014-1k eliminating the Earned Income Disallowance program for persons with disabilities and families engaging in work activities. Formerly Activity 2010-3.

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

- Elimination of the annual \$400 allowance for an elderly/disabled family.
- Elimination of the allowance of \$480 for each minor dependent in a household.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.
- Elimination of the handicap allowance for out-of-pocket expenses which allow a person with disabilities to engage in work activities.
- Elimination of the childcare allowance for out-of-pocket expenses for care of minors under the age of 13 to allow an adult household member to engage in work activities.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Requested Regulation Waiver

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
Both Programs - 24 CFR 5.611, 24 CFR 5.617, and 24 CFR 5.628

2014-1i Portability

Description and Status

This supporting activity changes AHFC's Housing Choice Voucher Administrative Plan requirements that Step Program families must meet before allowing a family to port AHFC's voucher to another housing authority's jurisdiction. These changes will not impact current HUD regulations regarding portability for Nonelderly Disabled (NED) Vouchers or Veterans Affairs Supportive Housing (VASH) Vouchers. AHFC will continue to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified as Classic Program.

AHFC did not make any changes to the rules governing port-in vouchers, except to streamline the calculation of family income as specified in Activity 2014-1h. AHFC continues to enforce the regulations regarding nonresident applicants under 24 CFR 982.353(c). AHFC also continues to enforce the regulations regarding income eligibility under 24 CFR 982.353(d). AHFC does not propose any changes to the regulations under 24 CFR 982.355 regarding administration by receiving PHAs.

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Requested Regulation Waiver
24 CFR 982.353

2014-1j Income from Assets

Description and Status

AHFC allows a family to self-certify total family assets up to \$10,000 and excludes the income generated from a family's total assets when assets total less than \$10,000. This was implemented on October 26, 2009 with Numbered Memo 09-28.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 5.609

2014-1k Earned Income Disallowance

Description and Status

Eliminate the Earned Income Disallowance (EID) and its associated tracking/paperwork times. Existing clients are allowed to finish the program. This was implemented on October 26, 2009 with Numbered Memo 09-28. As of the FY2012 MTW Report, no enrollees remained.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 5.617 and 960.255

2014-1I Hardship Policy and Process

Description and Status

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

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

AHFC's hardship policy is called the Bridge Process and can be found in Chapter 10 of AHFC's Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy. Families transitioning from the traditional rent calculation method to AHFC's rent reform model have access to a one-time "Safety Net". Each of these hardship policies is summarized below. AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the minimum rent.

Bridge Policy

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

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

In addition, all families must:

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

Safety Net

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 5.617 and 960.255

2014-3 PBV Inspection Requirements**Description and Status**

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

AHFC is basing its initial and annual inspection requirement on the needs of each individual development. AHFC reserves the right to inspect any time it suspects that the owner is not in compliance with Housing Quality Standards (HQS) or if the failure rate reaches 20 percent at the development. AHFC will continue to investigate tenant complaints regarding the condition of a PBV unit. AHFC will also continue to conduct the initial property and unit inspections before entering into a HAP Contract for the development.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Requested Regulation Waiver

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

2014-4 Ridgeline Terrace and Susitna Square**Description and Status**

This activity was formerly named Mountain View and San Roberto Development. AHFC has updated the name to match the newly named developments. AHFC will use its MTW funds and its development expertise to support affordable housing acquisition and development.

AHFC will also pursue disposition and redevelopment of its current Public Housing portfolio through its subsidiary entity, Alaska Corporation for Affordable Housing (ACAH).

Construction of the new units and buildings continues at both Ridgeline Terrace and Susitna Square. Susitna Square was ready for occupancy September 1, 2015. All units at Ridgeline Terrace are scheduled to be ready for occupancy in early January 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

B. Not Yet Implemented

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

Description and Status

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

AHFC will continue to evaluate rent reasonableness prior to signing any new HAP contracts for families that wish to move and for landlord rent increase requests. AHFC evaluates the market rents for a jurisdiction before setting its payment standard. Staff will be provided with guidance upon issuance of revised payment standards.

Reason for Hold

AHFC still plans to implement this waiver in its policy. Rent reform activities have delayed the implementation of this activity.

Implementation Plan and Timeline

Based on the current timeline, AHFC anticipates that this will be ready for implementation by March 1, 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

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

2016-1 Homeless Sponsor-Based Assistance RFP**Description and Status**

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

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

Reason for Hold

AHFC is currently in the process of drafting the Request for Proposal. We anticipate releasing the RFP at the end of May, early June 2016.

Implementation Plan and Timeline

Based on the current timeline, AHFC anticipates the RFP will be ready for implementation by the end of May, early June 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

C. On Hold

2010-11 Project-Based Voucher Assistance in Transitional Housing**Description and Status**

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

Reason for Hold

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

Implementation Plan and Timeline

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

Attachment C, paragraph B.4 (no change)

Regulation Citation

24 CFR 983.53

2010-13 Homeownership Program**Description and Status**

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

Reason for Hold

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

Implementation Plan and Timeline

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 982.625

D. Closed Out

2010-1 Reexamination of Income

Description and Status

Transition elderly and disabled families on fixed income to a biennial examination schedule. This activity was implemented by staff with Numbered Memo 10-45 on December 7, 2010. After comments from staff, AHFC implemented this for elderly/disabled Public Housing residents only with Numbered Memo 11-08 on January 27, 2011.

Reason for Closure and Year Closed

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

Metrics, Baselines, Benchmarks

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

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

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

Authorization

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

Regulation Citation

24 CFR 960.257

2010-4 Rent Simplification

Description and Status

This was the start of AHFC's plans for an alternate rent structure. This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency, this activity is no longer needed. This activity is now closed.

Reason for Closure and Year Closed

This activity was closed in the FY2013 MTW Report for the period ending June 30, 2013.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 5.609

2010-8 Live-In Aides**Description and Status**

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

Reason for Closure and Year Closed

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

Authorization and Changes to Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 982.316

2010-12 Local Preferences**Description and Status**

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

Reason for Closure and Year Closed

On July 1, 2012, AHFC altered its application process to remove the availability of preferences in favor of a list that is ranked by date and time of application. AHFC continues to honor those families who applied for a preference-based waiting list. Because AHFC is exhausting those lists, this activity is no longer necessary. This activity is closed.

Authorization and Changes to Authorization

Attachment C, paragraph C.2 (no change)

Regulation Citation

24 CFR 982.205

2010-14 AHFC Alternate Forms

Description and Status

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

Reason for Closure and Year Closed

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

Attachment C, paragraph D.1 (no change)

2011-4 Establish a Sponsor-Based Rental Assistance Program

Description and Status

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

Reason for Closure and Year Closed

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

Authorization and Changes to Authorization

Attachment D signed by HUD on January 30, 2012

2012-3 Waiver of Automatic Termination of HAP Contract

Description and Status

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

Reason for Closure and Year Closed

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

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

Authorization and Changes to Authorization

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

Regulation Citation

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

2013-3 Income Limits**Description and Status**

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

Reason for Closure and Year Closed

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

Authorization and Changes to Authorization

Attachment C, paragraph C.5 (Public Housing admission) (no change)

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

Regulation Citation

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

2014-2 Use of TIC Sheets for PBV Income Calculations**Description and Status**

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

Reason for Closure and Year Closed

AHFC began talks with the operator for its project-based vouchers and discovered after further consultation that AHFC staff would prefer to mirror traditional Classic and Step Program calculations for ease of administration. AHFC began the process of converting its current traditional project-based voucher families to a streamlined rent calculation instead.

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

Authorization and Changes to Authorization

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

Requested Regulation Waiver

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

V. MTW SOURCES AND USES OF FUNDS**A. Estimated Sources of MTW Funding for the Fiscal Year**

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$6,996,189.00
70600	HUD PHA Operating Grants	\$54,079,149.00
70610	Capital Grants	\$0.00
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	\$0.00
71100+72000	Interest Income	\$7,726.00
71600	Gain or Loss on Sale of Capital Assets	\$17,995.00
71200 + 71300 + 71310 + 71400 + 71500	Other Income	\$263,881.00
70000	Total Revenue	\$61,364,940.00

B. Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	\$8,045,099.00
91300 + 91310 + 92000	Management Fee Expense	\$2,336,008.00
91810	Allocated Overhead	\$0.00
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	\$467,623.00
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	\$3,455,465.00
93500 + 93700	Labor	\$0.00
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	\$5,033,135.00
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	\$0.00
96100 (96110 + 96120 + 96130 + 96140)	Total insurance Premiums	\$1,042,035.00
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	\$378,963.00
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	\$0.00

FDS Line Item	FDS Line Item Name	Dollar Amount
97100 + 97200	Total Extraordinary Maintenance	\$6,383.00
97300 + 97350	Housing Assistance Payments + HAP Portability-In	\$35,310,274.00
97400	Depreciation Expense	\$5,289,955.00
97500 + 97600 + 97700 + 97800	All Other Expenses	\$0.00
90000	Total Expenses	\$61,364,940.00

C. Activities Using Only MTW Single Fund Flexibility

N/A.

D. Local Asset Management Plan

Is the PHA allocating costs within statute?

Yes	or	<input type="checkbox"/>
-----	----	--------------------------

Is the PHA implementing a local asset management plan (LAMP)?

<input type="checkbox"/>	or	No
--------------------------	----	----

Has the PHA provided a LAMP in the appendix?

<input type="checkbox"/>	or	No
--------------------------	----	----

VI. ADMINISTRATIVE

- A. Board Resolution and Certifications of Compliance
- B. Public Review Process
- C. PHA Evaluations
- D. Appendix Items – Non-MTW Activities
- E. Annual Statement/Performance and Evaluation Reports for period ending December 31, 2015

A.1 Board Resolution

ALASKA HOUSING FINANCE CORPORATION

RESOLUTION 16-07

RESOLUTION APPROVING THE STATE FISCAL YEAR 2017 MOVING TO WORK AND CAPITAL FUND PLAN

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

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

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

WHEREAS, in accordance with the MTW Agreement, a draft plan was published on February 21, 2016 allowing for a 30-day comment period with a public hearing held on March 16, 2016; and

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

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

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

This resolution shall take effect immediately.

PASSED AND APPROVED this 27th day of April, 2016.



Brent LeValley, Chair
Board of Directors

A.2 Certifications of Compliance

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

Annual Moving to Work Plan Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2016, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with

Attachment B

1

- restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

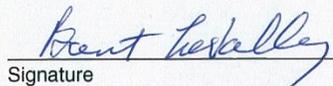
Alaska Housing Finance Corporation (AHFC)
PHA Name

AK001 / AK901
PHA Number/HA Code

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

Brent LeValley
Name of Authorized Official

Chair
Title


Signature

4/27/2014
Date

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

Attachment B
2

B. Public Review Process

B.1 Public Notice (FY2017 Plan)

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2017 Annual Plan in the *Alaska Dispatch News*. In addition, AHFC published the public comment notice on its web site. The notice was published on February 21, 2016.

Public Comment and Hearing Notice

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

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2017 Moving to Work (MTW) Plan and Capital Fund Program.

The Plan is available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. The public may also obtain a copy of the 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, March 23, 2016**. Please submit comments to pstantorf@ahfc.us or mail to:

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

AHFC has scheduled a public hearing to accept public comments on the Plan. Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the "**meeting number**" to the hearing is **925127679**. No password is required. The hearing is scheduled for:

Wednesday, March 16, 2016, 4:00-6:00 p.m.
4300 Boniface Parkway, Anchorage
First Floor Conference Room

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

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

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AFFIDAVIT OF PUBLICATION

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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

February 21, 2016, March 09, 2016

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 Emma Dunlap

Subscribed and sworn to before me this 9th day of March, 2016

Britney Thompson

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

2/23/2019

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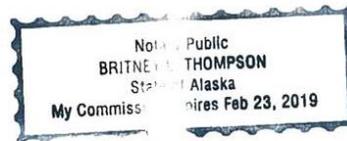
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Published: February 21 & March 9, 2016



B.2 Public Comments from the March 16, 2016 Public Hearing

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

Catherine Stone provided an introduction to the public hearing and explained the purpose of the hearing. Ms. Stone also provided information to the public on the progress of the Jumpstart program and staffing levels.

Monte Hawver, Brother Francis Shelter, Kodiak, commented:

Mr. Hawver expressed concerns with the Step Program and the increasing portion of rent families must pay. Mr. Hawver believes that having families pay an increasing portion of the rent is a hardship and is discouraging people from applying for rental assistance.

Mr. Hawver also expressed concerns about older students, particularly single mothers, not having a rental assistance program that they can use to finish their schooling and go onto a career. Mr. Hawver also expressed concerns about the program “sunsetting” in 2018 and that, nationwide, some housing authorities have dropped out.

AHFC: AHFC thanked Mr. Hawver for his comments.

AHFC clarified that the only families subject to the Step Program are those with a work-able adult. Elderly and disabled families are classified as Classic, and their rent continues to calculate as a percentage of their income. AHFC also clarified that families were formerly penalized by moving an adult into their household that had income as AHFC would then raise the portion of rent they were required to pay. Under the new program, families keep that additional money. AHFC added that the Bridge Process is available to any family in the Step or Classic Program that feels they are in a hardship situation and cannot pay their rent.

AHFC then provided information to Mr. Hawver about recent legislation extending and expanding the Moving to Work Program until 2028.

Lastly, AHFC clarified that the Student Rule only applies to single individuals under the age of 24 in the Housing Choice Voucher Program. Single mothers who live in public housing are not subject to the rule. AHFC also explained AHFC’s expanded family self-sufficiency program, Jumpstart, is available to all Classic and Step Program families to help them achieve economic and educational goals through financial rewards and counseling.

B.3 Written Public Comments

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

B.4 Resident Advisory Board Comments

AHFC conducted a quarterly Resident Advisory Board meeting on January 27, 2016. The Board members were given an overview of the proposed plan and given the opportunity to provide comment. Electronic and paper copies of the Plan were distributed to the members in conjunction with the publication of the Public Comment Notice.

C. PHA Evaluations

None.

D. Appendix – Non-MTW Activities

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

D.1 Preliminary Development Activities

AHFC is in the process of completing an extensive evaluation of its housing portfolio and Alaskan housing needs to determine which community has the greatest need for affordable housing. We are considering development of new units with a private developer, possible expansion of our Public Housing portfolio through use of our Faircloth units, and submission of a Rental Assistance Demonstration Program application.

D.2 On-Going Activities

2014N-1 Smoke Free Housing

Description and Status

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

As a responsive and responsible landlord, AHFC is committed to decent, safe, sanitary housing for all its residents. Sanitary housing includes reduction of indoor air pollution. To increase the quality of indoor air, reduce smoking-related fires, and reduce maintenance costs associated with units occupied by smokers, AHFC is considering a “smoke-free” environment in all its units, buildings, and common areas.

Maintenance Costs

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

- Applying additional primer products that cover stains and odors that have discolored unit walls.
- Replacing materials such as carpeting and blinds that absorb odors, as the odor cannot be eliminated.
- Replacing unit carpet, Formica, or linoleum that has been damaged by burns or dropped cigarettes. Often, these cannot be patched.
- Increased common area cleaning required for common areas and entryways used by smokers. The curb appeal is diminished by discarded smoking materials in these areas.

- Significant damage to building siding around units that house a heavy or chain smoker.

Anticipated Impact

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

Plan

AHFC sent a second survey regarding smoke-free units to its residents in April 2014. AHFC is currently following the progress of HUD's proposed rule for smoke-free housing and supports the proposed rule. AHFC plans to address this issue during FY2017.

2014N-2 Electronic Fund Transfers for All HAP Distributions

Description and Status

AHFC would like to pay 100 percent of its Housing Assistance Payment (HAP) distributions through direct deposit to vendor accounts. With the implementation of its new software program, AHFC began offering direct deposit to vendors in 2012. At the time, AHFC requested that all vendors new to AHFC sign up for the electronic fund transfer method, but it allowed current vendors to continue receiving a printed check.

Anticipated Impact

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

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

The numbers shown above account for one processing run, once per month. As a courtesy to vendors, AHFC runs the payment process several times per month to accommodate new lease-ups which occur during the month. Those additional processing runs only increase AHFC's postage and administrative costs.

Plan

AHFC transitioned a majority of its landlords to the electronic process. For those landlords that have not yet switched to electronic deposit, AHFC will be contacting each landlord individually to address their concerns and switch them to electronic deposit.

Ongoing Activities Table

Activity	Description	Status
2010N-7 Designated Housing	Designation of certain Public Housing buildings as elderly or disabled only	<p>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.</p> <p>Numbered Memo 12-10 dated February 24, 2012 with an effective date of March 1, 2012 issued waiting list and operational procedures for staff.</p> <p>Activity ongoing.</p>
2010N-8 Recognition of Outstanding Performance	Recognition of staff innovations and outstanding performance	Activity ongoing.
2011N-2 Utilize HUD's Operating Subsidy-Only Regulation	Use the "banked" units (Faircloth Amendment) under Annual Contribution Contract (ACC) and apply them to existing units in the market using a competitive procurement process	<p>AHFC continues to investigate available properties and possible development options.</p> <p>Activity ongoing.</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>

E. Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2015

Capital Fund Program

- AK06P001501-12
- AK06P001501-13
- AK06P001501-14
- AK06P001501-15
- AK06P001501-16

Replacement Housing Factor Grants

- AK06R001501-14
- AK06R001502-14
- AK06R001501-15
- AK06R001502-15
- AK06R001501-16

Part I: Summary

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

Type of Grant

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: December 31, 2015
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,980,102.00	\$1,980,102.00	\$1,980,102.00	\$1,904,774.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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	\$1,980,102.00	\$1,980,102.00	\$1,904,774.00
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: AK06P001501-12 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: FFY 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Moving to Work Demonstration	1492	HA Wide	\$1,980,102.00	\$1,980,102.00	\$1,980,102.00	\$1,904,774.00	On-going

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

Part I: Summary

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

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2015**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,755,016.00	\$1,755,016.00	\$1,755,016.00	\$1,397,015.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Part I: Summary

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

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: December 31, 2015
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,897,158.00	\$1,897,158.00	\$1,897,158.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,897,158.00	\$1,897,158.00	\$1,897,158.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Part I: Summary

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

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2015**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,877,019.00	\$1,877,019.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,877,019.00	\$1,877,019.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-16 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2016 FFY of Grant Approval: 2016
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Type of Grant

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,913,480.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,913,480.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Capital Fund Program - Five-Year Action Plan

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

Part I: Summary

PHA Name/Number		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No: _____	
ALASKA HOUSING FINANCE CORPORATION - AK001		ALASKA					
Development Number and Name	FFY	Work Statement for Year 1 2016	Work Statement for Year 2 FFY Grant: 2017 PHA FY: 2018	Work Statement for Year 3 FFY Grant: 2018 PHA FY: 2019	Work Statement for Year 4 FFY Grant: 2019 PHA FY: 2020	Work Statement for Year 5 FFY Grant: 2020 PHA FY: 2021	
A.	HA - WIDE : Moving to Work Demonstration	Annual Statement	\$2,030,247	\$2,030,247	\$2,030,247	\$2,030,247	
B.	Physical Improvements Subtotal		\$0	\$0	\$0	\$0	
C.	Management Improvements		\$0	\$0	\$0	\$0	
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0	\$0	\$0	\$0	
E.	Administration		\$0	\$0	\$0	\$0	
F.	Other		\$0	\$0	\$0	\$0	
G.	Operations		\$0	\$0	\$0	\$0	
H.	Demolition		\$0	\$0	\$0	\$0	
I.	Development		\$0	\$0	\$0	\$0	
J.	Capital Fund Financing --Debt Service		\$0	\$0	\$0	\$0	
K.	Total CFP Funds (estimated)		\$2,030,247	\$2,030,247	\$2,030,247	\$2,030,247	
L.	Total Non-CFP Funds		\$0	\$0	\$0	\$0	
M.	Grand Total		\$2,030,247	\$2,030,247	\$2,030,247	\$2,030,247	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Physical Needs Work Statement(s)

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 2016	Activities for Year 2 FFY Grant: 2017 PHA FY: 2018			Activities for Year 3 FFY Grant: 2018 PHA FY: 2019		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration	\$2,030,247.00	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,247.00
		Subtotal of Estimated Cost	\$2,030,247.00		Subtotal of Estimated Cost	\$2,030,247.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Physical Needs Work Statement(s)

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 2016	Activities for Year 4 FFY Grant: 2019 PHA FY: 2020			Activities for Year 5 FFY Grant: 2020 PHA FY: 2021		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,247.00	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,247.00
		Subtotal of Estimated Cost	\$2,030,247.00		Subtotal of Estimated Cost	\$2,030,247.00

**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

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 2016	Activities for Year 2 FFY Grant: 2017 PHA FY: 2018			Activities for Year 3 FFY Grant: 2018 PHA FY: 2019		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						

**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 2016	Activities for Year 4 FFY Grant: 2019 PHA FY: 2020			Activities for Year 5 FFY Grant: 2020 PHA FY: 2021		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-14 Date of CFFP: _____	FFY of Grant: <u>2014</u> FFY of Grant Approval: <u>2014</u>
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2015** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$115,681.00	\$115,681.00	\$115,681.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$115,681.00	\$115,681.00	\$115,681.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Part I: Summary

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

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2015**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$114,193.00	\$114,193.00	\$114,193.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$114,193.00	\$114,193.00	\$114,193.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

form HUD-50075.1 (4/2008)

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06R001501-15 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2015</u> FFY of Grant Approval: <u>2015</u>
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2015** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$114,807.00	\$114,807.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$114,807.00	\$114,807.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06R001502-15 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2015</u> FFY of Grant Approval: <u>2015</u>
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2015** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$64,945.00	\$64,945.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$64,945.00	\$64,945.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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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: AK06R001502-15 CFFP (Yes/No): No Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2015
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Moving to Work Demonstration	1492	HA Wide	\$64,945.00	\$64,945.00	\$0.00	\$0.00	On-going

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

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-16 Date of CFFP:	FFY of Grant: 2016 FFY of Grant Approval: 2016
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Type of Grant

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$116,767.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$116,767.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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