



**Alaska Housing Finance Corporation
Public Housing Division**

**Moving To Work Program
Annual Plan for Fiscal Year 2011**



Riverbend, Juneau



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Executive Summary

During Fiscal Year 2011, the Alaska Housing Finance Corporation (AHFC) Public Housing Division will continue to address a range of Moving to Work (MTW) related activities that it proposed in the FY 2010 plan. Only modest changes are proposed in this year's plan. During the past nine months since approval of the first plan, staff has learned valuable lessons about the time needed to execute policy changes that fall outside the 1937 Housing Act or corresponding regulations. Among those challenges are the additional staff time needed to compose new procedures readily understandable to the public and staff. One such example is the recent change in the policy governing interim reexaminations of income. AHFC now allows families to retain additional earned or unearned income until their next annual reexamination. That benefit is a valuable tool to encourage employment, but required considerable detail in execution to ensure outcomes meet the goals of MTW and produce measurable results.

In FY 2011:

- AHFC will continue to provide Public Housing and Housing Choice Voucher subsidies for low-income families throughout Alaska with an occupancy goal of 99 percent in Public Housing and a statewide lease-up rate of 100 percent in the Housing Choice Voucher program.
- AHFC will continue implementing initiatives designed to reduce administrative costs and achieve greater cost efficiencies. In general, these efficiencies are designed to allow staff to assume a more proactive role when addressing local unmet needs and the provision of greater support to families seeking economic self-sufficiency. Included among these initiatives is a software upgrade that is expected to increase efficiency and accuracy of the Public Housing Division database, providing AHFC with a much improved report writing capability.
- In addition to the MTW initiatives, AHFC is proposing several changes to its business practices authorized under existing regulation. These include use of corporate capital receipts to fund renovations such as Loussac Manor and the San Roberto properties in Anchorage; updated sprinkler systems in multifamily developments across the state; a designated housing plan to address the needs of elders and people with disabilities; and renovation of properties to ensure that they are compliant with the Americans with Disabilities Act.
- Included in the proposed MTW initiatives are reductions in the number of inspections conducted, reductions in the number of annual reexaminations for families on fixed income, rent simplification techniques, transitioning waiting list intake and management functions to some or all Project-Based Voucher (PBV) project owners, consistent with existing multi-family industry practice, and continued measures to help special needs populations such as re-entry programs for individuals coming out of prison.

Proposed program changes that require MTW flexibility to implement are more fully described in Sections V and VI. Non-MTW changes are summarized in Section IV. As proposed policies are

implemented, the new policies are incorporated into the Public Housing Program *Admissions and Occupancy Plan (ACOP)* and the *Housing Choice Voucher Program Administrative Plan*.

I. Introduction

On June 24, 2008, the Alaska Housing Finance Corporation (AHFC) entered into a Moving to Work Agreement (MTW Agreement) with the U.S. Department of Housing and Urban Development (HUD). MTW is a demonstration program authorized by Congress through which participating agencies are given the flexibility to waive certain statutes and HUD regulations. The goal is to design and test approaches for providing housing assistance that meet one or more of the “MTW statutory objectives” contained in the authorizing legislation.

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

The initial reason for seeking Moving to Work status is Alaska’s expansive geography and its affect on operating costs with offices in 15 statewide communities. Upon examination of operation expenses, staff requirements, and public input, it became apparent that AHFC could derive numerous benefits from MTW status. Policy changes resulting from MTW will be guided by one or more of the following AHFC goals:

1. Reforms in the calculation of family income and rent shall be designed with the purpose of reducing administrative costs, making the program more transparent to the user, and as close to revenue neutral as possible.
2. AHFC shall provide housing assistance to the neediest, eligible populations in each community, with acknowledgement that multiple ‘categories’ of need exist among extremely low income families.
3. Policy changes shall contribute to the achievement of excellence in asset management or administration of the Housing Choice Voucher Program.
4. Capital expenditures shall be dictated by physical needs assessments and the opportunity to maximize housing choice among low-income families.

The MTW Agreement provides AHFC with the flexibility to: (1) test new approaches consistent with the MTW statutory objectives, and (2) expand the MTW demonstration to include all Public Housing and tenant-based Housing Choice Vouchers administered by AHFC with certain exceptions. Those exceptions are vouchers under the Veterans Affairs Supportive Housing and Family Unification Program, which are excluded from the flexibilities under the MTW Agreement.

Under the terms of the MTW Agreement, AHFC is required to prepare and submit to HUD an MTW Annual Plan and Annual Report. The required form and content of the Annual Plan and Report are defined by HUD in HUD Form 50900 “Elements for the Annual MTW Plan and Annual MTW Report.” A copy of the form is located in the MTW Agreement found on the AHFC web page at www.ahfc.us; click on “Reference Materials,” then click on “Plans.” The HUD form is Attachment B of the MTW Agreement. For purposes of this document and the required submission to HUD, an “MTW activity”

is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements.

This document is AHFC's MTW Annual Plan for Fiscal Year 2011, i.e., the period from July 1, 2010 through June 30, 2011. While the Annual Plan focuses primarily on describing planned "MTW activities", it also summarizes changes proposed to AHFC's Public Housing policies as detailed in its *ACOP* and the *HCV Administrative Plan* that do not specifically require MTW authority to implement. AHFC Board of Director Resolutions approving changes to AHFC's *Public Housing ACOP* and *HCV Administrative Plan* are included as Attachment C.

Prior to submission to HUD, AHFC is making the Annual Plan available for public review and comment. In addition, AHFC will conduct a public hearing on April 15, 2010 from 3:00 PM to 5:00 PM, at the AHFC headquarters, 4300 Boniface Parkway in Anchorage. Persons outside Anchorage may participate telephonically by calling toll-free at 1-888-422-7128, access code 956216. Announcement of the hearing is via numerous list serves, a display ad in the *Anchorage Daily News*, and a newsletter to housing participants.

These opportunities enable the public and program participants to provide comments on the proposed activities described herein. All written comments must be received at AHFC by the close of business on May 2, 2010. Prior to submitting the final MTW Annual Plan to HUD, AHFC will review and consider all written and verbal comments received during the review period. A summary of comments and responses will be presented to the Board of Directors at its May 4, 2010 meeting.

A. Why Moving to Work (MTW)?

For AHFC, the key reason for becoming an MTW site is the opportunity to combine Public Housing operating assistance, capital funds, and tenant-based voucher funds into a single agency-wide source. The anticipated outcome is economic efficiencies in operation of its assisted housing portfolio. Free of "one size fits all" regulatory constraints, the 30 plus MTW sites around the country have implemented innovative housing and self-sufficiency strategies that address housing needs in locally determined ways.

The pooling of funds allows for more flexible spending – one consequence being a greater opportunity to repair or expand AHFC's affordable housing stock through mixed-finance options or other locally determined means. This option cannot be overemphasized given the current financial climate. Under the formula used to fund Public Housing, AHFC was at risk of losing the largest percentage of subsidy in the nation. It avoided that predicament by satisfying HUD rules for conversion to a system of 'asset management,' holding its loss at five percent from previous years' funding. Compounding this issue is the fact that Congress has funded Public Housing, nationwide, at about 88 percent of the full formula in recent years.

Why else is Moving to Work important to AHFC? Based upon knowledge gained from other MTW sites, MTW may: (1) enable AHFC to address housing needs in locally determined ways; (2) enable AHFC to examine alternative rent and income policies to increase the number of housing choices

among the low income families; and (3) provide AHFC the flexibility necessary to realize administrative efficiencies and cost savings.

The remainder of this introduction is meant to provide the reader a better understanding of the logistics that AHFC faces in administration of its Public Housing and Housing Choice Voucher program. AHFC and its Public Housing predecessor, the Alaska State Housing Authority, have a long history of attempting to meet the housing needs of both urban and rural low-income families. At full-formula funding, small rural developments that were once viable in rural Alaska are now at risk. A reduction in administrative fees for the Housing Choice Voucher Program is also an issue. In communities with fewer than 100 vouchers, administrative costs exceed revenue. Many of the strategies proposed in Section V of the plan focus on economic efficiencies for these very reasons. It is AHFC's hope that MTW becomes a tool to ensure the financial feasibility of assisted housing in all the communities currently served by AHFC.

B. Alaska Housing Finance Corporation – A Brief History

The Alaska Housing Finance Corporation is a public corporation and government instrumentality, but for bonding purposes, has legal existence independent and separate from the State of Alaska. AHFC was created in 1971 by the State to provide Alaskans with low cost mortgage financing, with the majority of funds used to purchase mortgage loans generated through the issuance of taxable and tax-exempt bonds. Historically, the Corporation has served as a major source of residential mortgage loan financing in the State. Mortgages that meet applicable federal income tax requirements are financed by selling tax-exempt bonds. Other mortgages are generally financed through the issuance of taxable bonds or from internal funds. A substantial portion of the Corporation's mortgage purchase activities were funded in the taxable debt markets, including issuance of taxable bonds and the sale of securities.

In June 1992, the State Legislature consolidated statewide housing functions under AHFC by merging the Alaska State Housing Authority and the energy and rural housing programs of the Department of Community & Regional Affairs. AHFC authority has expanded to provide for the financing, acquisition, rehabilitation, construction, weatherization, and operation of housing for low- and moderate-income Alaskans, rural Alaskans, those with special needs, and senior citizens. AHFC continues to review ways to institute mortgage finance, refinance, and housing assistance programs to address the changing economic and housing-related environment.

AHFC continually monitors, evaluates, and modifies its business activity to use its resources most effectively. Staff is organized into departments with responsibilities and duties that avoid duplication of services. AHFC focuses on three main functions or divisions: Operations (including mortgage, finance, and administrative support), Rural, and Public Housing. These divisions cannot and do not function independently. Each department heavily relies on the talents, background, abilities, technical help, and support of the adjoining departments to deliver services to Alaska residents under its purview.

The Corporation has elected to convert many of its business activities to HUD’s Asset Management Model. On July 1, 2006, AHFC converted not just its Public Housing Division, but the entire central office function, to a Central Office Cost Center funded by management fees. The Public Housing Division is supported mainly by federal housing program management fees, while the rest of the Central Office Cost Center is funded through other management fees charged to programs such as the Mortgage Loan Portfolio. The entire Central Office Cost Center is budgeted and accounted for through respective financial statement activity according to the HUD model. This model has eliminated the need to allocate cost to many different programs. The following is a schedule of AHFC’s current business activity and/or major programs.

C. AHFC Business Activities

Public Housing Programs

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|---|--|
| Capital Fund Program | Public Housing Program |
| Energy Conservation Retrofit | Public Housing Renovation/Reconstruction Program |
| Environmental Cleanup and Abatement | Resident Services Program Grants |
| Family Investment Centers | Section 8 Moderate Rehabilitation Program |
| Family Self-Sufficiency Program | Section 8 Multifamily Housing Program |
| Gateway Literacy Program | Senior and Statewide Deferred Maintenance |
| HCV Homeownership Program (under review) | Service Coordination for Public Housing and Section 8 Multifamily Programs |
| Housing Choice Voucher Program | State Lease Building Program |
| Mental Health Voucher Program | Veterans Administration Supportive Housing |
| Project-Based Section 8 Contract Administration Program | |

Energy Programs

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|--|--|
| Builder & Rater Education Program | Low-Income Home Energy Assistance Program (LIHEAP) |
| Building Energy Efficiency Standard (BEES) | Research Information Center (RIC) |
| Consumer Education Program | State Energy Plan (SEP) |
| Low-Income & Enhanced Weatherization Program | Supplemental Housing Development Program |

Grant Programs

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

Loan Programs

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

D. MTW Goals and Objectives for FY2011

The MTW program provides AHFC with two unique opportunities. The first is the ability to test solutions to address the unique challenges associated with operating Public Housing and HCV programs over such long distances in both urban and remote rural locations. Second, the MTW program will allow AHFC to further enhance its program operations by implementing initiatives designed to improve and enhance the programs.

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

- MTW activities will be supportive of elderly and disabled families, continuing AHFC's longstanding tradition of ensuring that elderly and disabled families are served by our programs.
- MTW initiatives will be designed to ensure the stability of AHFC's low income housing programs and to increase the stability of the families it serves.
- In designing, operating, and evaluating MTW initiatives, AHFC will leverage the network of Alaskan service organizations and agencies.
- MTW activities will be designed to promote tighter linkages and synergies between the Public Housing/HCV programs and the operations and mission of AHFC by providing affordable housing to low income residents of Alaska.

In FY2010, many of the MTW initiatives and non-MTW initiatives were designed to meet the statutory goal of achieving administrative efficiencies in program operations. In general, the initiatives were designed to relieve staff of some of the less productive and routine work. In return, AHFC expects staff to redirect resources to the more difficult cases, as well as assist families in their move towards stabilization and self-sufficiency.

In FY2011, AHFC will continue to explore strategies to determine if the existing preference systems for Public Housing and the HCV program should be modified. Since AHFC is able to use the flexibilities authorized under its MTW contract, AHFC will investigate not only its preference structure, but alternate methods of meeting the needs of special populations and ways to address the individual needs in the more remote and rural jurisdictions.

Second, in FY2011, AHFC will begin exploring a comprehensive rent reform program. Although this MTW Plan contains several small but important initiatives associated with rent reform, AHFC intends to undertake a broad review of the Public Housing and HCV rent structures with an eye toward developing a system that is easy to understand and administer as well as fair. AHFC's analysis of alternate rent systems will include an impact analysis on both the residents/participants as well as the administrative and financial impact on the agency.

Many of the initiatives proposed in this MTW Plan are designed to improve the relationship AHFC has with its various customers. By reducing the number of inspections and re-inspections, reducing the number of annual reexaminations for elderly/disabled families, and allowing for self-certification of certain types of income, AHFC hopes to improve the customer experience. This may translate into increasing housing choice by increasing the number of owners willing to participate in the HCV program.

Objectives to meet the FY2011 Plan goals include the following:

- 1) Research and submit designated housing plans for the three largest elderly properties in the Public Housing portfolio.
- 2) Complete the capital projects funded by ARRA.
- 3) Implement the MTW bi-annual re-examination of income activity and other remaining proposals.
- 4) Purchase and implement the new Public Housing software.
- 5) Select a development team for the Loussac Manor project and obtain HUD approval for the mixed finance proposal.
- 6) Obtain legislative approval of a statutory change to enable AHFC to form a housing subsidiary to address future re-development options.
- 7) Revise the Public Housing preference system in collaboration with partner agencies.
- 8) Increase AHFC's voucher allocation through the HUD NOFA process.

E. Property Summaries and Strategies

The following is a discussion of each Alaskan community AHFC serves, the rental housing programs available, and the long-term plans for its housing stock. The communities are arranged in alphabetical order.

ANCHORAGE, AK

AMPs (Asset Management Properties) 247, 271, 274

The Anchorage Public Housing inventory equals 569 units - 342 of the units are located among scattered site developments, predominately four, six, and eight-plex apartment buildings. The remainder of the units is comprised of a 120 unit senior/disabled complex, a 60-unit row/townhouse complex, and a 47-unit elevator complex. The latter complex also contains the Gateway Learning Center, home to the Family Self Sufficiency program staff.

For Fiscal Year 2011, AHFC has reorganized its Anchorage AMPs to account for changes at Loussac Manor. Beginning July 1, 2010, AMP 273 will be distributed among AMP 271 and AMP 274. AHFC feels that this distribution will increase operating and staff efficiencies.

In addition to Public Housing, AHFC manages a 120-unit Section 8 New Multifamily Housing elderly/disabled complex, a 17-unit Section 8 New Multifamily Housing family development; a 48-unit market rent development, 2,361 Housing Choice Vouchers, and 60 Veterans Affairs Supportive

Housing Vouchers. The four AMPs and the other assisted housing programs are served by a local Family Investment Center that houses intake and HCV staff.

Loussac Manor

This is a 60-unit townhouse-style family complex constructed in 1965; it consists of 21 multi-plex buildings, a childcare center, a community building, and a maintenance shop constructed in 1999. A site assessment was completed by DEAN Design in 2007. . Replacement costs are estimated \$15,050,000 in 2007 construction dollars or \$250,834 per unit. Renovation costs were virtually the same as replacement costs, and it was recommended the buildings be replaced.

Plans are currently underway to renovate the Loussac Manor. The acreage and zoning allows for redevelopment of up to 120 units without rezoning. The site is an ideal for a mixed-finance development. AHFC is seeking legislative authorization for capital funds to leverage private investment. Redevelopment will require considerable community input once AHFC funding is secured. Further discussion is found in Section III, part A, of the plan.

Fairmount

This is a scattered site development comprised of 69 family housing units. Properties are configured as four-plexes, eight-plexes, and one nine-plex. Fairmount properties date back to the late 1960s, and others have unknown dates of origin. A professional site assessment occurred in 1997 by Koonce Pfeffer and was updated by USKH in 2002. Generally, the four-plexes were recommended for renovation, and the larger buildings recommended for replacement. The first phase of a renovation program was completed in 2005. The 5-year physical needs required to keep these properties viable are approximately \$1,605,400 or \$23,266 per unit. Replacement/ renovation of the remaining units are approximately \$5,040,000 or \$90,000 per unit.

Park View Manor

Park View Manor is an elevator building consisting of 47 family units with interior corridor access on two floors. It was constructed in 1980. Contained within the building is the Gateway Learning Center, a computer lab/education facility that houses the Anchorage Family Self-Sufficiency staff. A site assessment was completed by Koonce Pfeffer in 1997, and a major renovation of the building based on the site assessment was completed in 2003. The 5-year physical needs for this property total \$188,500 or \$4,011 per unit.

Central Terrace

Central Terrace was comprised of 99 units. This is a scattered site family development of nine four-plexes, in various sizes and layouts. The properties are some of the agency's oldest family housing units with construction dating back to the late 1960s. A professional site assessment was conducted in 1996 and updated in 2004 by USKH, Inc., with a recommendation to replace the majority of the properties as renovation costs exceeded 80 percent of replacement. Generally, the housing units are in fair to poor condition. The 5-year physical needs required to keep these properties viable are approximately \$2,597,800 or \$26,240 per unit. Replacement of these units is estimated at \$24,750,000 or \$250,000 per unit.

Chugach Manor

The Manor is a 120-unit elderly/disabled housing facility. It was constructed in 1987 and underwent a major interior renovation, completed in 2005. The exterior of the building still requires renovation. The 5-year physical needs for this property total \$340,000 or \$2,834 per unit. The property maintains a viable waiting list, and turnover is relatively low. It is located in an excellent mid-town location, across from the Anchorage Senior Center.

New Willows

New Willows consisted of 150 units in scattered sites. Property configuration includes single family, duplexes, triplexes, and four-plexes. The properties were constructed in the 1970s and 1980s. A professional site assessment was conducted in 1999 by USKH. This site assessment needs an update to comply with current codes before a determination is made to renovate or replace these units. Generally, the units are in fair to poor condition with only some viable for renovation. The 5-year physical needs required to keep the properties viable is estimated at \$973,900 or \$6,493 per unit.

Family Self Sufficiency Incentive Units

These family housing units consisted of 12 duplexes scattered throughout South and East Anchorage. One of the duplexes was converted to a single-family five-bedroom unit because of access issues. The properties recently underwent major interior renovations with the units completed in 2006 and 2007. The remaining 5-year physical needs assessment for these units is estimated to cost \$142,100 or \$6,178 per unit. The properties are in good condition and attractive to renters.

Long Term Objectives: The Anchorage Public Housing portfolio is subject to some uncertainty with regard to major renovations required at Central Terrace, New Willows, and Loussac Manor. The elderly population in Anchorage is growing, and the demand for units should remain high. The waiting list in Anchorage is well over 1,000 families, so lease-up is expected to remain stable. While some properties are in neighborhoods that tend to discourage renters, overall, AHFC properties are attractive and viable rentals.

Chugach Manor is adjacent to the 120-unit Chugach View, an elderly/disabled Section 8 New Multifamily Housing development owned by AHFC. Recent renovations and their proximity to the senior center ensures that stable occupancy make it a viable development.

Strategies: A site review was conducted in late fall 2008, covering all the family housing located in Anchorage. Over the next year, AHFC will develop an asset-repositioning plan for each property. To begin the planning process, AHFC will closely examine each property in terms of its current physical condition, planned modifications, site budget, and other factors impacting the property. Second, AHFC will explore the various options available for financing low-income housing. AHFC can begin making strategic decisions regarding the long-term prospects for its scattered site inventory upon completion of the plan. Cooperation from the Municipality of Anchorage is essential because any plan for demolition, disposition, or conversion to vouchers will require a certificate of consistency with their Consolidated Plan. That plan currently calls for no net loss of assisted units. In addition, we will be examining the staffing levels of management and maintenance at each AMP to ensure that the appropriate number and mix of staff is in place.

BETHEL, AK AMP 257

Bethel is a predominately Yupik Eskimo community of approximately 5,600 residents. It is located 400 miles west of Anchorage. There is no road or ferry access to Bethel, so travel requires a flight of more than one hour. Cargo transit is by air or barge in the summer months. In the winter months, travel delays occur regularly, thus requiring a larger than normal stock of maintenance materials and supplies be kept on-hand. When central office staff conducts management reviews of the site, their return travel can be unexpectedly delayed due to the unanticipated and sudden changes in weather making travel impossible. In addition, if either the maintenance or the management staff member is out for a prolonged period or must be replaced, there is a considerable expense incurred for replacement or staff training. Computer connectivity is an issue, since many software packages are designed to work on a LAN, not via the Internet. All of the small, remote, rural sites rely more heavily on central office staff for technical support than do urban developments.

Bethel Heights

The development consists of 118 single-family houses. The original construction dates back to the late 1960s with the development of Turnkey III units. A substantial number of occupants failed to achieve homeownership, and the units reverted to Public Housing. A major renovation occurred in four phases during the mid 1990s. A site assessment was performed by ASCG, Inc., in 2004, which identified approximately \$3,000,000 of additional renovations. The 5-year physical needs to keep this property viable until renovation is approximately \$710,000 or \$6,068 per unit. There are several vacant lots within the development, and one former Turnkey III property is boarded up and planned for demolition. The bedroom configuration consists of 92 three-bedroom, 20 four-bedroom units, and 5 five-bedroom units. The waiting list for the property is minimal, often falling below a half dozen families. The absence of two-bedroom units and utility costs negatively affect the waiting list.

Long Term Objectives: Climate and permafrost conditions exert a disproportionately high construction cost compared to all other Alaskan locations. The absence of a strong waiting list imposes a negative impact upon the cash flow of this remote development due to extended vacancies. The state wage differential in Bethel is 38 percent compared to Anchorage, which results in disproportionately high personnel costs.

Strategies: Continue to address the short-term physical needs of the development. AHFC will assess whether this development should have been designated a separate AMP and take appropriate action whenever the opportunity arises. Funding options for renovation are uncertain. If renovation is contemplated, an examination of the rental market must occur to assess housing demand and bedroom configurations. The last remaining Turnkey III unit is boarded up and requires demolition. The ratio of staff to unit count is high, requiring further analysis to determine whether cost savings are attainable.

CORDOVA, AK AMP 216

Cordova is a coastal community with a population of about 2,500. Its economy is seasonal, based upon fishing and canning. It is accessible only by ferry or air. By air, it is about a 50-minute flight from Anchorage. Beside Public Housing, AHFC owns and operates a 22-unit Section 8 New Multifamily Housing development serving elderly/disabled families.

Eyak Manor

Eyak Manor is a 16-unit family complex. Original construction was in 1967. Several modernization projects have occurred since then with the most recent one completed in 2000. The 5-year physical needs for this property totals \$43,500 or \$2,719 per unit. All of the units are three-bedroom, which creates an occupancy problem when AHFC is approached by smaller families requiring fewer bedrooms. There are currently no families on the waiting list due to this anomaly.

Long Term Objectives: In the near term, maintain the property to its highest standard and retain operations. The state wage differential in Cordova is 11 percent higher than Anchorage, which results in disproportionately high personnel costs. Although AHFC does not use state funding to pay staff salaries, it is required by state law to pay the cost differentials.

Strategies: Rental-housing demand in Cordova is low due to a very strong economy. However, the economy of the area is very volatile, and major changes in the fishing industry for one season can quickly change the need for low-income housing. This is another small rural property where HUD insisted it be designated an AMP based upon geography; however, with so few units, it is difficult for it to remain viable under asset management. At the very least, AHFC may petition HUD to realign the property with other rural communities to comprise a new AMP.

FAIRBANKS, AK AMP 275

Fairbanks is 364 miles north of Anchorage. By car, Fairbanks is a seven hour-plus drive; by air, it is a 50-minute flight. Besides Public Housing, AHFC manages a 96-unit Section 8 New Multifamily Housing development for elderly/disabled residents, 369 Housing Choice vouchers, and 35 Veterans Affairs Supportive Housing vouchers.

Southall Manor

The development is located just south of the downtown business district. It is a four-story elevator building comprised of 40 one-bedroom units for elderly/disabled residents. The building was originally constructed in 1983. A site assessment was conducted in 1998, and a major renovation based on that assessment was completed in 2001. The 5-year physical needs for this property total \$18,000 or \$450 per unit. A small office is located on the premises. A service coordinator serves this building, the Golden Ages, and Golden Towers, the 96-unit Section 8 New Multifamily Housing development.

Golden Ages

The development is two-story elevator building consisting of 20 one-bedroom units for elderly/disabled residents. A site assessment was conducted by Design Alaska with a major renovation completed in 1997. The 5-year physical needs for this property total \$259,900 or \$12,995 per unit. The small on-site office is available for rent collection.

Spruce Park

The development contains 30 townhouse-style units of family housing. The complex was demolished and replaced in 2000. The 5-year physical needs for this property total \$300,000 or \$10,000 per unit. The development consists of 20 three-bedroom units, 6 four-bedroom, and 4 five-bedroom units. The Fairbanks Family Investment Center is located in close proximity to Spruce Park.

Birch Park I/Birch Park II

Birch Park I and II are townhouse-style family units – 47 of the units are at Birch Park I, 28 units in Birch Park II – totaling 75 family units. The properties were constructed in 1993 and 1995, respectively. The two properties are approximately a mile apart. There is a site manager office at Birch Park I, but not at II. The buildings remain in average to good condition. The 5-year physical needs for this property total \$1,031,000 or \$13,747 per unit. Like Spruce Park, all the units are three, four, or five-bedroom units. Only 24 of the 28 Birch Park II units are available for rent due to fire destruction at the remaining four. Currently under construction are four two-bedroom units. It is expected that these will be ready to rent in September 2010.

Long Term Objectives: Maintain all the Fairbanks properties to their highest standard and retain operations. Housing demand remains strong in Fairbanks, and all four of the properties are attractive and in good locations. The waiting list for the elderly/disabled properties is usually in excess of 80 families; the same is true for the family units. The state wage differential in Fairbanks is 4 percent higher compared to Anchorage, thus increasing the personnel costs.

Strategies: With the recent renovations, the properties should have a useful life of 20+ years. The quality of construction of the family units has posed some issues with general upkeep. The fact that there are no two-bedroom units in the inventory poses a problem for low-income families of smaller size. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent. The ratio of staff to unit count will require further examination.

HOMER, AK

Homer is 225 miles south of Anchorage. By car, Homer is a four hour-plus drive; by air, it is a 40-minute flight. The economy is largely based on the seasonal fishing and tourism industries. The town has a population of over 4,000 residents with another 8,000 living beyond the city limits. AHFC administers 105 vouchers, and the office is staffed by one person. This office is supervised by HCV staff in Soldotna.

JUNEAU, AK AMP 277

Juneau is the state capital, with a population of about 31,000. It is accessible only by ferry or air. It is 571 miles from Anchorage and takes about 1½ hours to reach by plane. In addition to Public Housing, AHFC also administers 334 vouchers in Juneau.

Cedar Park/Cedar Park Annex

The development is a townhouse-style, 74-unit family complex that was originally developed under two Annual Contribution Contracts. Cedar Park Annex, consisting of 25 units, was constructed in 1982 and underwent a major renovation in the late 1990s. Cedar Park was demolished and replaced in 1997. The 5-year physical needs for this property total \$162,500 or \$2,167 per unit. The property is located on Douglas Island across the Gastineau Channel from Juneau. It is located on a highly appraised site with a commanding view of the channel and downtown Juneau. The property contains a good mix of one, two, three, and four-bedroom units. The waiting list for the family properties averages nearly 250 families. One unit is used for economic development activities in cooperation with the Southeast Regional Resource Center. The unit houses a federal Even Start Program and a computer lab. AHFC was awarded a three-year ROSS Neighborhood Network grant to support these activities. The Juneau Family Investment Center is located here.

Mountain View/Mountain View Annex

The development is a four-story elevator building of 62 elderly/disabled one-bedroom housing units. While the property is contained under one roofline, it was constructed in two phases with completion dates of 1976 and 1983. GDM conducted a site assessment and a major renovation, based on that site assessment, was performed in 2000-2002. The 5-year physical needs for this property total \$35,500 or \$573 per unit. The property is located near the Juneau/Douglas High School and within easy walking distance of downtown Juneau. The waiting list averages 50 or more families, and turnover is low. The kitchen facilities in this complex have been leased to an agency that offers a “meals on wheels” program to AHFC residents as well as seniors in the Juneau community.

Geneva Woods

This housing complex is located on Douglas Island across Gastineau Channel from downtown Juneau. It consists of 25 family units located in five buildings. It was originally constructed in 1974. A site assessment was conducted by USKH, Inc., in 2000. Improvements based on the site assessment were undertaken over the following five years. These buildings are in average to good condition. The 5-year physical needs for this property total \$164,500 or \$6,580 per unit. The property is located in a good area, adjacent to an elementary school. The community room is well used and contains a computer lab supported by the partnership with the Southeast Regional Resource Center.

Riverbend

Riverbend is located in the Mendenhall Valley, a 20-minute drive from downtown Juneau. It is a row house-style complex of 45 one, two, and three-bedroom family units. It was a new development project built in 1998. The 5-year physical needs for this property total \$632,000 or \$14,044 per unit.

The property is built on land adjacent to the Mendenhall River. It is adjacent to an elementary school and adjacent to shopping and the airport.

Long Term Objectives: Maintain all the Juneau properties to their highest standard and retain operations. Housing demand remains strong, and all four of these properties are attractive and in excellent locations.

Strategies: With the recent renovations, the properties should have a useful life of 20+ years; Geneva Woods being the only one requiring the possibility of more serious renovation. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent. The ratio of staff to unit count will require further examination.

KETCHIKAN, AK AMP 279

Ketchikan is accessible only by ferry or air. It is over 700 miles southeast of Anchorage, 500 miles north of Seattle. Its population is about 8,000. Its economy relies on shipping, fisheries, and timber and thus can be subject to major swings based on the sudden changes in these industries. AHFC administers 95 vouchers in addition to its Public Housing program.

Schoenbar Park

The complex consists of five buildings with 24 family units. The complex was constructed in 1968, and the buildings were renovated between 1995 and 2000 in phases. The siding was replaced in 2005. The site assessment has identified approximately \$1,700,000 of renovation work necessary for a 30-year life expectancy. A renovation is currently in progress. The 5-year physical needs for this property are \$50,000 or \$2,083 to keep this site viable until the renovation. The waiting list for the property consistently exceeds 60 families, and turnover is relatively low.

Sea View Terrace

Sea View Terrace is a 49-unit elderly/disabled facility. A site assessment was conducted by GDM Inc. in 1998, and a major renovation based on the site assessment was completed in December 2005. The 5-year physical needs for this property total \$125,000 or \$2,500 per unit. The waiting list for the property averages over 40 families, and turnover is relatively low. The Ketchikan office is located on the premises.

Long Term Objectives: Maintain both properties to the highest standard and retain operations. Ketchikan is a viable AMP with a positive cash flow.

Strategies: With the recent renovations, the properties should have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent.

KODIAK, AK AMP 265

Kodiak is 252 miles from Anchorage and is accessible only by air – approximately a 1.25-hour flight. Kodiak houses the largest operational Coast Guard base in the country, and its economy is growing at a steady rate. The population of the island is about 6,500 with about two-thirds of that residing in the city of Kodiak. Besides Public Housing, AHFC administers 100 vouchers.

Pacific Terrace

The development consists of 40 townhouse-style family housing units. The original complex was recently demolished, except for three single-family buildings (which were renovated) and replaced with new construction. The majority of the work was completed late in 2006, and the units are now fully occupied. The 5-year physical needs for this property total \$0. Kodiak is a growing area. The property is located on a valuable site that commands an exceptional view. The likelihood that the property will maintain full occupancy is extremely high.

Long Term Objectives: Maintain the property to its highest standard and retain operations. The state wage differential in Kodiak is 9 percent compared to Anchorage, which results in disproportionately higher personnel costs.

Strategies: With the recent reconstruction, the properties should have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent.

NOME, AK AMP 260

The city of Nome is Alaska's oldest continuous first class city, incorporated in 1901. Located on the coast of Norton Sound, part of the Bering Sea, Nome is 540 miles northwest of Anchorage. Its population is about 3,600. There is no road access; flight time from Anchorage is 1.5 hours.

Beringvue

The development consists of 34 family housing units. This was originally a Turnkey III development brought back into Public Housing. In 1997, the complex was replaced with new modular construction homes placed on triodetic foundations. The 5-year physical needs for this property total \$125,000 or \$3,788 per unit. A remaining former Turnkey III unit is currently planned for either demolition or disposition. Although occupancy is somewhat stable, the waiting list for the property remains in the single digits. The bedroom configuration includes a good mix of two, three, and four bedroom units.

Long Term Objectives: Retain, but examine methods to improve cost efficiencies. Climate and distance from urban markets exerts a disproportionately high construction cost compared to other Alaskan locations. The development is another rural remote site where it is questionable whether it can remain viable as a distinct AMP. The state wage differential in Nome is 34 percent compared to Anchorage, resulting in disproportionately high personnel costs.

Strategies: Continue to address the short-term physical needs of the development. AHFC will assess whether this development should have been designated a separate AMP and take appropriate action whenever the opportunity arises. AHFC continues to market the property with a goal of increasing the waiting list. The ratio of staff to unit count will require further examination.

PETERSBURG, AK

Petersburg is 671 miles southeast of Anchorage. Petersburg can be reached by air or ferry. By air, it is a three-hour plus flight, often with stops in Juneau or Seattle. The economy is largely based on seasonal fishing. Smaller cruise ships include Petersburg as a destination. The town has a population of over 3,000 residents. The availability of rental units is low. AHFC administers 52 vouchers, and the office is staffed by one part-time staff person.

SEWARD, AK

Seward is 126 miles south of Anchorage. By car, Seward is a 2 hour-plus drive. Seward serves as the terminus for many cruise ships, and the Alaska Railroad services Seward. The economy is largely based on the seasonal fishing and tourism industries. The town has a population of over 3,000 residents. AHFC operates Glacier View, a 30-unit elderly/disabled Section 8 Multifamily Housing development. The one-bedroom units are split on three floors with each floor serviced by an elevator. The building is managed and maintained by one part-time and one full-time employee.

SITKA, AK **AMP 280**

Sitka is a southeast coastal community, approximately 780 miles from Anchorage. It is accessible by ferry or air. To reach it from Anchorage requires a two-plus hour flight with a stopover in Juneau. The population is about 9,000, and the economy is fairly well diversified. AHFC also administers 44 vouchers in Sitka.

Paxton Manor

The development consists of 24 townhouse-style family units. This project was demolished and replaced with new construction, completed in 2004. The 5-year physical needs for this property total \$123,350 or \$5,140 per unit. The development contains a good mix of one, two, three, and four-bedroom units. The property is in an ideal location and remains at or near full occupancy. A site manager office is located on the premises.

Swan Lake Terrace

Swan Lake is a single building consisting of 19 elderly/disabled one-bedroom units. A site assessment was completed by USKH in 2001, and a major renovation based on the site assessment was completed in 2003. The 5-year physical needs for this property total \$68,000 or \$3,400 per unit. The building houses the manager's office. The manager is responsible for both Swan Lake and Paxton Manor.

Long Term Objectives: Retain operations by maintaining both properties to the highest standard.

Strategies: With the recent renovations, the properties should have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent.

SOLDOTNA, AK

Soldotna is 147 miles south of Anchorage. By car, Soldotna is a two hour-plus drive; by air, it is a 30-minute flight. The economy is largely based on the seasonal fishing and tourism industries. The town has a population of over 4,000 residents. The nearby town of Kenai has a population of approximately 7,000 residents. Soldotna is the seat of government for the Kenai Peninsula Borough, and AHFC also serves the smaller communities located within the borough. According to the 2000 census, 60 percent of the housing in Kenai/Soldotna is owner-occupied. AHFC administers 299 vouchers, and the office is staffed by three staff persons.

VALDEZ, AK AMP 263

This property is 115 air miles and 304 highway miles from Anchorage. The driving distance is about six hours; by air, it is about a 40-minute flight. Valdez is a fishing port, both for commercial and sport fishing, and is the terminus for the Trans-Alaska pipeline. Its population is about 4,000. In addition to asset management functions, staff is also responsible for the administration of 45 vouchers in the Valdez area, and quality assurance for another 10 vouchers located in Barrow, Alaska. The vouchers in Barrow are administered in partnership with the local Indian Housing Authority, Tagiugmiullu Nunamiullu Housing Authority.

Valdez Arms

Valdez Arms consists of only seven family housing units. Construction of these units was completed in late 1999. The 5-year physical needs for this property total \$43,500 or \$6,214 per unit. The complex houses an office for management and maintenance utilized by two part-time employees.

Long Term Objectives: Retain, but examine methods to improve cost efficiencies. Due to its small size, alternatives, such as voluntary conversion to project-based vouchers, are under consideration. The state wage differential in Valdez is 11 percent compared to Anchorage, which results in disproportionately high personnel costs.

Strategies: With the recent renovations, the properties should have a useful life of 30+ years. Based upon HUD's insistence, this property was designated an AMP; however, with so few units, it is impossible to remain viable under asset management. At the very least, AHFC may petition HUD to realign the property with other rural communities to comprise a new AMP. The ratio of staff to unit count will require further examination.

WASILLA, AK AMP 244

Wasilla is 44 miles north of Anchorage, approximately a 50-minute drive. It is a fast-growing community of over 10,000, with many residents commuting to Anchorage for employment. AHFC administers 416 vouchers from the Wasilla office. These vouchers cover a 50-mile radius within the Mat-Su Borough, with an approximate population of 25,000.

Williwa Manor

The complex consists of 32 townhouse-style senior/disabled housing units. The site underwent major renovation that was completed in May 2007. The 5-year physical needs for this property total \$0. Located adjacent to a senior center and a campus of privately owned senior housing, the project is very attractive, and occupancy is excellent. There is a small site manager office on the premises.

Long Term Objectives: Retain operations by maintaining property to the highest standard.

Strategies: With renovations completed, the property will have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent. Alternative maintenance strategies will be examined to reduce per unit costs.

WRANGELL, AK AMP 213

Wrangell is located approximately 155 miles south of Juneau; its population is about 2,400. It is accessible only by ferry or air, requiring a flight of several hours from Anchorage with stopovers in Juneau and Sitka. The economy depends on fishing, canning, and timber. With the mill closing in the mid 1990s, the economy has seen a slow, but steady decline.

AHFC owns and operates a 32-unit market rate development comprised of two and three bedroom apartments. This property was formerly operated under a HUD Section 8 Multifamily project-based contract. The absence of a waiting list and various issues with occupancy standards resulted in AHFC opting out of the contract. AHFC was issued 25 vouchers when the opt-out occurred; in total, AHFC administers 31 vouchers in Wrangell.

Etolin Heights

The property contains 20 family units; one in use as an office for the site manager. Adjacent to it is a 32-unit market rate development. The housing units are contained in nine buildings that were originally constructed in the late 1960s. A phased renovation of the buildings occurred in the mid 1990s. The 5-year physical needs assessment for this property was approximately \$1,361,000 or \$68,500 per unit. The lion's share of costs relate to roof replacements and conversion of the outdated oil-fired boiler system, which are now complete. The vacancy rate for the community as a whole is approximately 18 percent; nevertheless, there is a small waiting list for the property due to excellent conditions and location.

Long Term Objectives: In the short term, maintain the property to its highest standard and retain operations.

Strategies: Many of the families on the Public Housing waiting list reside in the market rate property, but prefer the floor plan of the Public Housing units because they contain washer/dryer hook-ups. Moving the site manager office out of the Public Housing development would free up one unit for rent. This is another small rural property where HUD insisted it be designated as an AMP; however, with so few units, it is difficult for it to remain viable under asset management. At the very least, AHFC may petition HUD to realign the property with other rural communities to comprise a new AMP. The ratio of staff to unit count will require further examination.

II. General Operating Information

A. Housing Stock

AHFC is currently allocated 4,261 vouchers under MTW; AHFC also administers 70 Veterans Affairs Supportive Housing vouchers that are non-MTW. In addition, AHFC owns and operates 1,329 Public Housing units, seven of which are HUD-approved non-dwelling units used for various resident services and self-sufficiency activities.

Table 1. Housing Unit Allocations by Community

| Public Housing | Current and Projected Units | Projected Unit Removals/Additions ¹ | Projected Unit Count 6/30/2011 |
|-----------------------------|-----------------------------|--|--------------------------------|
| Anchorage | 573 | | 570 |
| Bethel | 118 | -1 | 117 |
| Cordova | 16 | | 16 |
| Fairbanks | 165 | | 165 |
| Juneau | 207 | | 207 |
| Ketchikan | 73 | | 73 |
| Kodiak | 40 | | 40 |
| Nome | 34 | -1 | 33 |
| Sitka | 44 | | 44 |
| Valdez | 7 | | 7 |
| Wasilla / Mat-Su | 32 | | 32 |
| Wrangell | 20 | | 20 |
| Total Public Housing | 1,329 | -2 | 1,327 |

¹ The projected unit removals shown above are for two remaining Turnkey units.

Table 2. FY2011 Major Capital Expenditures by Development

| AMP Development | Proposed Work | Fund Year | Amount | Percentage of Total |
|-----------------------|--|------------------------|--------------|---------------------|
| Capital | | | | |
| 271 Anchorage South | Loussac Manor Relocation; Extraordinary Maintenance-Site & Dwelling Upgrades | 2008,2009 | \$86,000.00 | 3% |
| 247 Anchorage Central | Extraordinary Maintenance-Site & Dwelling Upgrades | | \$25,000.00 | 1% |
| 274 Anchorage East | San Roberto redevelopment; Extraordinary Maintenance Projects-Site & Dwelling Upgrades | 2007, 2008, 2009, 2010 | \$617,974.00 | 26% |
| 257 Bethel | Extraordinary Maintenance-Site & Dwelling Upgrades | | \$25,000.00 | 1% |
| 216 Cordova | | | \$0.00 | 0% |
| 275 Fairbanks | Extraordinary Maintenance-Site & Dwelling Upgrades | 2009 | \$50,000.00 | 2% |
| 277 Juneau | Extraordinary Maintenance-Site & Dwelling Upgrades | 2009 | \$50,000.00 | 2% |
| 279 Ketchikan | Schoenbar Renovations | 2008, 2009 | \$853,568.65 | 36% |
| 265 Kodiak | Maintenance Vehicle | 2008, 2009 | \$30,000.00 | 1% |

| AMP Development | Proposed Work | Fund Year | Amount | Percentage of Total |
|--------------------------------------|--|------------|-----------------------|---------------------|
| 260 Nome | | | \$0.00 | 0% |
| 280 Sitka | Extraordinary Maintenance-Site & Dwelling Upgrades | | \$25,000.00 | 1% |
| 263 Valdez | | | \$0.00 | 0% |
| 244 Wasilla | | | \$0.00 | 0% |
| 213 Wrangell | | | \$0.00 | 0% |
| Total Capital | | | \$1,762,542.65 | |
| Non-Capital | | | | |
| HA-Wide | A&E Fees and Costs - reallocated and expensed at the AMP level as needed | 2008, 2009 | \$243,613.63 | 10% |
| HA-Wide | Computer network upgrades | 2008, 2009 | \$20,000.00 | 1% |
| HA-Wide | Management Fee to COCC | 2009 | \$261,253.50 | 11% |
| HA-Wide | Transfer to Operations | 2010 | \$182,500.00 | 8% |
| Total Non-Capital | | | \$707,367.13 | |
| Total of all Planned Activity | | | \$2,469,909.78 | |

The Schoenbar Park Major Renovation project will be completed in early FY2011. The use of fungibility and other available sources of funds for other planned activities has resulted in an unusually high proportion of FY11's Capital Fund Program activity concentrated on the completion of the Schoenbar renovation. A comprehensive list of AHFC's capital development activities is listed in Tables 10 and 11 in Section VII. Sources and Uses of Funds.

Table 3. Housing Choice Voucher Allocations by Community

| | Current and Projected Allocation | Leased March 2010 | Percent Leased |
|---------------------------|----------------------------------|-------------------|----------------|
| MTW | | | |
| Anchorage | 2,361 | 2,557 | 108% |
| Dillingham | 0 | 1 | 100% |
| Fairbanks | 369 | 336 | 91% |
| Homer | 105 | 119 | 113% |
| Juneau | 334 | 357 | 107% |
| Ketchikan | 95 | 99 | 104% |
| Kodiak | 100 | 110 | 110% |
| North Slope Borough | 10 | 7 | 70% |
| Petersburg | 52 | 47 | 90% |
| Sitka | 44 | 45 | 102% |
| Soldotna | 299 | 313 | 105% |
| Valdez | 45 | 47 | 104% |
| Wasilla/Mat-Su | 416 | 401 | 96% |
| Wrangell | 31 | 35 | 113% |
| Total MTW Vouchers | 4,261 | 4,474 | 105% |
| Non-MTW | | | |
| VASH | 70 | 30 | 43% |
| Total Vouchers | 4,331 | 4,504 | 102% |

B. Leasing Information - Planned

During Fiscal Year 2011, AHFC projects that it will achieve the leasing targets shown in Table 4 below, subject to the award of sufficient HUD funding. The projected leasing of authorized units in both the Public Housing and HCV programs highlights the success that AHFC has had in effectively managing and maximizing utilization throughout both urban and rural areas of its jurisdiction.

Table 4. Projected Leased Units (Public Housing) by Community

| Public Housing | Units Available for Occupancy ¹ 7/1/2010 | Projected Leased on 6/30/2011 | Percent Leased |
|-----------------------------|---|-------------------------------|----------------|
| Anchorage ² | 508 | 501 | 99% |
| Bethel | 117 | 115 | 98% |
| Cordova | 16 | 16 | 100% |
| Fairbanks | 165 | 163 | 99% |
| Juneau | 206 | 205 | 99% |
| Ketchikan | 73 | 73 | 100% |
| Kodiak | 40 | 40 | 100% |
| Nome | 33 | 33 | 100% |
| Sitka | 43 | 43 | 100% |
| Valdez | 7 | 7 | 100% |
| Wasilla / Mat-Su | 32 | 32 | 100% |
| Wrangell | 20 | 19 | 95% |
| Total Public Housing | 1,260 | 1,247 | 99% |

¹ After exemptions

² Does not include Loussac Manor

AHFC may lease additional HCV units, as a result of its MTW initiatives, without exceeding the Housing Assistance Payment budget. At the current average monthly housing assistance payment of \$573 per month, AHFC estimates it may assist an additional 25 to 50 families in a rental assistance program funded by annual appropriations. With the authority granted in the Plan, AHFC plans to project base an additional 60 vouchers at the redeveloped Loussac Manor site in Fall 2012.

Table 5. Projected Leased Units (Vouchers) by Community

| | Projected Allocation on 7/1/2010 | Projected Leased on 6/30/11 | Percent Leased |
|----------------------------------|----------------------------------|-----------------------------|----------------|
| MTW Tenant-Based Vouchers | | | |
| Anchorage | 2,337 | 2,405 | 103% |
| Fairbanks | 354 | 331 | 94% |
| Homer | 97 | 96 | 99% |
| Juneau | 276 | 274 | 99% |
| Ketchikan | 95 | 94 | 99% |
| Kodiak | 100 | 99 | 99% |
| North Slope Borough | 10 | 10 | 100% |
| Petersburg | 52 | 50 | 96% |

| | Projected Allocation on 7/1/2010 | Projected Leased on 6/30/11 | Percent Leased |
|---|-------------------------------------|--------------------------------|----------------|
| Sitka | 44 | 44 | 100% |
| Soldotna | 287 | 293 | 102% |
| Valdez | 45 | 45 | 100% |
| Wasilla/Mat-Su | 402 | 387 | 96% |
| Wrangell | 31 | 35 | 113% |
| Tenant-Based Subtotal | 4,130 | 4,163 | 101% |
| MTW Project-Based Vouchers | | | |
| Anchorage | 24 | 23 | 96% |
| Fairbanks | 15 | 14 | 93% |
| Homer | 8 | 8 | 100% |
| Juneau | 58 | 56 | 97% |
| Soldotna | 12 | 12 | 100% |
| Wasilla | 14 | 13 | 93% |
| Project-based Subtotal | 131 | 126 | 96% |
| Total MTW Vouchers | 4,261 | 4,289 | 101% |
| VASH | 95 | 92 | 97% |
| Family Unification Program (pending award) | 100 | 97 | 97% |
| Total MTW and Non-MTW Vouchers | 4,456 | 4,478 | 100% |

C. Waiting List Information

As of February 28, 2010, there were 7,606 applicants on the Public Housing and Housing Choice Voucher Program waiting lists. Changes in the number of applicants on the agency's waiting lists are not anticipated to change in any region. All waiting lists are 'open', and AHFC has no closures planned.

Table 6. Waiting List Information¹ as of February 28, 2010, by Community

| Community | Public Housing | Housing Choice Vouchers |
|-----------------------------|----------------|-------------------------|
| Anchorage | 1,847 | 3,270 |
| Bethel | 37 | |
| Cordova | 2 | |
| Fairbanks | 196 | 444 |
| Homer | | 92 |
| Juneau | 246 | 323 |
| Ketchikan | 71 | 115 |
| Kodiak | 53 | 49 |
| Nome | 15 | |
| North Slope Borough(Barrow) | | 11 |
| Petersburg | | 4 |
| Sitka | 66 | 46 |
| Soldotna | | 201 |

| Community | Public Housing | Housing Choice Vouchers |
|------------------------|-----------------------|--------------------------------|
| Valdez | 9 | 8 |
| Wasilla/Mat-Su Borough | 48 | 443 |
| Wrangell | 5 | 5 |
| Total | 2,595 | 5,011 |

¹ Numbers in Table 6 include duplicates. It's common for applicants to apply for more than one program in a community.

AHFC proposes to modify the waiting list methods used for project-based voucher developments, described more fully in Section V. The change would allow owners to maintain their own site-based waiting lists. AHFC will issue public notices of waiting list openings and closings.

III. Non-MTW Strategies and Activities

A. Asset Management and Capital Strategies

In 2011, AHFC anticipates initiating a major redevelopment of one of its Anchorage properties, Loussac Manor. AHFC has examined a number of opportunities for the site and will work with the residents and community as it fully develops its redevelopment strategy. If funding is secured for the project and a redevelopment strategy is finalized, residents may be relocated and demolition begun.

Strategy One - Redevelop Loussac Manor, Anchorage

Problem Statement: Although fully occupied, this 62-unit family townhouse development has major infrastructure and systems needs (estimated at \$13.4 million in 2006) and is lacking in energy efficiency and appropriate construction type for the Anchorage climate. The Loussac site, located in the Midtown area, is seen as a priority redevelopment area, based upon the new 2020 Comprehensive Plan for the Municipality.

Recommendation: Replace the existing 8-acre Loussac Manor Public Housing project with a mixed-income development of approximately 120 units. At least 60 of the units would have subsidy attached to them through either the Public Housing Program or Project-Based Vouchers. Over the past three years AHFC has secured legislative authorization for \$10 million to renovate or replace the development.

This strategy is based upon an independent analysis of the Anchorage public housing portfolio. As part of that analysis AHFC obtained a preliminary operating pro forma suggesting that approximately \$8.5 to \$9.5 million in corporate capital funds from AHFC could leverage a 120 unit redevelopment project on the order of \$32.2 million. The total projected development cost is estimated at \$268,446 per unit, comparable to the recent Grass Creek development sponsored by Cook Inlet Housing Authority. Other development resources include the 2011 Low Income Housing Tax Credit program, which the Board of Directors has agreed to set aside for this purpose.

The preliminary redevelopment strategy is based upon the “mid-density” Option 2 site plan prepared by Dean Architects in its Conceptual Design Discussion report dated August 25, 2008. Under the current R2M zoning, 120 units are allowed. This number of units falls within the range of the Municipality of Anchorage’s 20/20 Comprehensive Plan.

In July of 2009 AHFC submitted a demolition/disposition application to HUD so that tenant relocation could occur in the summer months of 2010. At the date of this draft, final approval for the demolition is still pending. Demolition/Disposition approval from HUD will trigger Section 18 relocation requirements, with AHFC obligated to provide relocation and re-housing resources to the current residents. Depending upon whether Public Housing subsidy is used to subsidize a portion of the units, AHFC will need to follow HUD’s mixed-finance regulations to combine public housing resources with other financing, including Low Income Housing Tax Credit equity.

Next Steps: A series of short-term next steps are listed below.

- Refine the building program and unit mix based upon a review of the current housing market and an assessment of the remaining AHFC portfolio
- Develop a strategy to address how to allocate 9 percent Low Income Housing Tax Credits for redevelopment of Loussac (direct allocation, competitive allocation, private/public partnership, etc.)
- Renew/update the Cooperation Agreement with the Municipality of Anchorage to allow redevelopment of Public Housing
- Work with the residents of Loussac Manor and stakeholders on topics such as program design and relocation
- Procure a development partner using a Request for Qualifications process as allowed under 24 CFR 941 subpart F
- Based upon success of the Loussac redevelopment and subject to legislative approval, create an Instrumentality under Notice PIH 2007-15 to work as a direct partner with development entities should future mixed-finance opportunities arise.

Strategy Two - Utilize HUD's Operating Subsidy-Only Regulation

Note: This strategy is essentially unchanged from the 2010 Plan with the exception of potentially new financial resources to accomplish this objective.

Problem Statement: AHFC has demolished a number of Public Housing units throughout the state, some of which were replaced with Housing Choice Vouchers while others were not. Under the Faircloth Amendment and the Quality Housing and Work Responsibility Act, HUD places a limit on the number of Public Housing units that can be developed by individual PHAs. Specifically, it limits the number of units to those "owned, assisted, or operated by the PHA on October 1, 1999." It is estimated that AHFC has up to 71 "banked" units of Annual Contribution Contract potentially available, some of which may be used in Strategy One. AHFC has procured consulting services to assist in development of this strategy.

Recommendation: Use the "banked" units under Annual Contribution Contract (ACC) and apply them to existing units in the market using a competitive procurement process. Under HUD Notice PIH-2004-5, PHAs can commit a stream of operating subsidy to privately-owned units without providing Public Housing capital assistance for development or future modernization. This strategy preserves unused Annual Contribution Contract subsidy with the potential for placement in mixed-income properties.

A second means of using the banked ACC units is through acquisition and attachment of the subsidy to AHFC-owned units. AHFC recently received approximately \$120,000 in formula allocated Replacement Housing Factor funds. These are a component of the annual Capital Fund Program. The RHF fund balance is now \$555,474. This strategy will most likely occur in Anchorage where there is the greatest demand for assisted housing.

Next Steps: A series of short-term next steps are listed below.

- Procure technical assistance related to HUD's mixed-finance process under 24 CFR 85.36
- Establish a policy guidelines for program administration

- Test market interest in this approach in the market
- Procure owners of existing developments under 24 CFR 941.606(n)(1)(ii) and 24 CFR 85.36 to apply operating subsidy to rental units
- Submit an Operating Subsidy-Only Mixed Finance Proposal for HUD streamlined review and approval per HUD Notice PIH 2004-5

Strategy Three – Bond Financing for Rebuilding of the Anchorage San Roberto Properties

Problem Statement: AHFC owns a number of three and four unit rentals on Boston Street, San Roberto Street, and East 9th Avenue in East Anchorage, and West 84th Avenue in South Anchorage. All of the properties were acquired in the 1970s through foreclosure and have exceeded their useful life span. They represent AHFC's most distressed buildings within the Municipality of Anchorage. Although located in three geographic areas, the project is simply referred to as the San Roberto redevelopment.

Recommendation: AHFC owns and operates a checkerboard pattern of duplex and four-plex units scattered among privately held units of the same design in this neighborhood. AHFC will work with the Municipality on increased code enforcement and develop a strategy for assembling contiguous parcels for redevelopment to spur neighborhood revitalization.

The San Roberto redevelopment would utilize corporate funds in conjunction with corporate bonds leveraged by the Capital Fund Program (CFP), to demolish and reconstruct eleven buildings totaling 43 units of public housing. This proposal includes the following components: acquisition of four privately owned properties adjacent to AHFC public housing; demolition of the acquisition units plus the public housing properties; and the rebuilding of new public housing units.

In its FY2011 capital fund request to the Legislature, AHFC proposes to make a \$2,208,500 cash commitment to leverage CFP funds to issue bonds to ensure the success of the project. The debt service payment is expected to be approximately \$750,000 for 15 to 20 years leveraging future federal CFP funds. In addition, AHFC would use other prior year corporate capital funds for a total projected cost estimate of \$13.3 million to reconstruct as many as 59 units of public housing.

Next Steps:

- Secure legislative approval for the project
- Make application to HUD for the Capital Fund Program bond leveraging proposal
- Acquire additional parcels to ensure sufficient site control for the number of units under consideration
- Make a demolition application to HUD
- Provide for tenant relocation
- Re-plat the land to permit better orientation of the housing, parking, and property improvements
- Rebuild the project for occupancy as public housing

Strategy Four – Relocation of the Anchorage Family Investment Center

Problem Statement: The Anchorage intake office, also known as the Family Investment Center (FIC), no longer meets the needs of the low income families served by the AHFC Public Housing Division.

Problems with the current site include: (1) inadequate access issues which are particularly severe for persons with disabilities, attributed to the building design and not being on a bus route; (2) the absence of sufficient parking for both our customers and staff; (3) the need for substantial physical improvements to address Section 504 accessibility issues and other code compliance issues; (4) the option of leased space is impractical – combined revenue from tenant rent and federal operating subsidy is insufficient to pay for a commercial space.

Recommendation: AHFC is seeking approval from the Alaska Legislature for either the purchase or design/build of a new Anchorage intake office. The new facility would include all the Anchorage intake functions, the Housing Choice Voucher staff, and the AHFC Gateway Learning Center under one roof. The estimated size of a new facility is about 10,000 square feet.

Funding would come from bond funds originally appropriated for renovation, funds previously appropriated for an Anchorage east side maintenance shop, and use of the federal Capital Fund Program. Staff estimates it could enter into a design/build arrangement or purchase an existing building for approximately \$3 million.

Next Steps:

- Secure legislative approval for authorization to purchase or build a facility
- Assemble building specifications
- Issue a Request for Proposals

B. Overview of Capital Fund Program Projects Funded by ARRA

The American Recovery and Reinvestment Act (ARRA) contains \$3 billion for distribution to public housing authorities, nationwide. The act requires that these funds be distributed according to the HUD formula, otherwise used to distribute annual Capital Fund Program (CFP) appropriations. The AHFC annual distribution is typically around \$2.5 million. ARRA makes available an additional \$3,306,953 through an amendment to the AHFC Capital Fund Program.

The amendment contains three provisions with regard to eligible projects. One, that priority is given to capital projects that are “shovel ready” with contracts available for bid within 120 days from the effective date. Two, that AHFC give priority to consideration to rehabilitation of vacant units if possible. Three, that AHFC shall prioritize capital projects that are already underway or included in the 5-year Capital Fund Plan.

Staff recently conducted a comprehensive physical needs assessment among all the asset management properties in the public housing portfolio. A review of all the identified projects enabled staff to prioritize them and assign funding from either past CFP or statewide improvement funds (corporate dividends appropriated by the Legislature).

Staff conducted a second re-examination of the projects, using the three conditions cited above, once it became known that AHFC was to receive ARRA formula funding. The following shovel ready priorities were then chosen for ARRA funding. The dollar amount for each project is an

approximation subject to actual construction bids. Any remaining funds are used for administration and contingency.

- Anchorage - \$200,000 for area wide exterior painting of scattered site properties
- Anchorage - \$285,000 for area wide replacement of boilers in scattered site properties
- Anchorage - \$255,000 for area wide replacement of driveways and parking lots
- Fairbanks - \$840,000 for replacement of a four-plex previously destroyed in a fire
- Fairbanks - \$600,000 for siding replacement at the Spruce Park development and boiler replacement at the Golden Ages elderly/disabled development
- Ketchikan - \$182,600 toward completion of interior/exterior renovations at the Sea View Terrace elderly/disabled development
- Bethel - \$135,000 for floor repairs and vinyl replacement at Bethel Heights
- Bethel - \$95,000 for foundation leveling of the Bethel Heights units

All funds were obligated by the March 17, 2010 deadline and are 48 percent expended at this time.

C. FY2011 Non-MTW Policy Activities

Non-MTW activities include special purpose programs not included in the MTW program. In Fiscal Year 2011, AHFC will continue to administer the Veterans Administrative Supportive Housing Program. In addition, AHFC has applied for Family Unification Program vouchers through HUD's Notice of Funding Availability in 2009.

The following non-MTW activities are proposed for implementation in FY2011.

C1. Elder Housing Preference

In FY2011, AHFC plans to prepare Designated Housing Plans for all of its public housing buildings currently designated as "elderly/disabled." At the time of construction, occupancy requirements for these buildings mandated that either the head or co-head be a person age 62 or above. Subsequent amendments to the 1937 Housing Act mandated that younger, disabled families also meet the definition of elderly. More recently, Congress has allowed a public housing authority to submit a designated housing plan that may provide for either a preference for one or the other population, or the outright designation of all the units for one population or the other.

At the time of this draft, AHFC envisions a plan that mimics the policies governing the Section 8 Multifamily project-based assistance units that AHFC owns and operates. In that program HUD allows for an elderly super-preference, with a clause reserving at least ten percent of the units for younger, disabled households. It is important to note that no family currently living in one of the subject developments will be required to move because of the proposed designation.

AHFC will also examine the possibility of applying an elderly preference at its remaining Section 8 New Multifamily properties, which include Glacier View in Seward and Sunset View in Cordova.

Designation of these properties is not governed by this plan, but by the HUD 4350.3 Handbook. If such designation were to occur, it would be in concert with other actions to ensure that non-elderly disabled persons were provided equal access to assisted housing consistent with current conditions.

Prior to submission of a Designated Housing Plan, AHFC will conduct significant research and will involve residents as well as community organizations. Staff will also seek approval from its Board of Directors before submittal of its plan(s) to HUD for their review process. Details about the designation process can be found at the HUD website by going to:
<http://www.hud.gov/offices/pih/centers/sac/designated/>.

| Designation of Public Housing Activity Description |
|--|
| 1a. Development name: Chugach Manor, Anchorage 1b. Development (project) number: AK001000247 |
| 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: 6/30/2011 |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| Number of units affected: 120 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description |
|---|
| 1a. Development name: Golden Ages, Fairbanks 1b. Development (project) number: AK001000275 |
| 2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by only families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: 6/30/2011 |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| Number of units affected: 20 |
| 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description |
|--|
| 1a. Development name: Southall Manor, Fairbanks 1b. Development (project) number: AK001000275 |
| 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: 6/30/2011 |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| Number of units affected: 40 |
| 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description |
|--|
| 1a. Development name: Mountain View, Juneau 1b. Development (project) number: AK001000277 |
| 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: 6/30/2011 |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| Number of units affected: 62 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description |
|--|
| 1a. Development name: Sea View Terrace, Ketchikan 1b. Development (project) number: AK001000279 |
| 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: 6/30/2011 |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| Number of units affected: 49 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description |
|--|
| 1a. Development name: Swan Lake Terrace, Sitka 1b. Development (project) number: AK001000280 |
| 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: 6/30/2011 |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| Number of units affected: 19 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

C2. "No Cash" Policy

In FY2011, AHFC plans to explore the implementation of a "No Cash" policy at its offices. AHFC would continue to accept personal checks, money orders, bank drafts, and cashier checks. Cash transactions present several barriers to staff efficiency and safety: (a) Cash transactions are difficult to trace back to the source to verify that accounts have been properly credited; (b) Cash transactions require the implementation of additional control measures to ensure that transactions are properly accounted for and posted to client accounts; (c) Cash transactions are subject to greater possibilities for error when receiving payments or giving change; (d) Some offices take in large amounts of cash which pose safety and security concerns for staff; and (e) Collection of cash requires the expense of costly courier services at some locations.

According to a recent consultant report, virtually all large housing authorities have moved to a no-cash payment policy for the reasons outlined above. Prior to submission of a "No Cash" Policy to the Board of Directors, AHFC will conduct significant research and involve residents in its final decision.

C3. Imposition of a Late Fee

In August 2008, AHFC suspended its repeated late payment of rent procedure due to concerns about how it was applied. In the time since that procedure was suspended, monthly production of

nonpayment of rent notices has dramatically increased. This increase has caused a burden on staff as notices, by law, must be hand-delivered to residents and mailed.

AHFC conducted preliminary research on staff solutions at its 2009 Housing Operations Workshop. In FY2011, AHFC plans to finish its research and propose a new methodology for increasing tenant responsiveness to rent payment deadlines while keeping its administrative burden low. A late-payment policy that relies upon a late fee is commonplace among both private landlords and Public Housing authorities. Adoption of a late payment policy would require Board of Director approval and a sixty-day tenant notice of the new lease provision.

D. On-Going Non-MTW Policy and Operational Activities

The following non-MTW activities appeared in the FY2010 plan. Below is each activity with a current status.

D1. Interim Reexamination Policy

AHFC will modify its interim reexamination policy to reduce the administrative burden on AHFC staff and to encourage self-sufficiency of the families served by AHFC. Under the new policy, families will continue to report all changes in income to AHFC. However, AHFC will delay rent increases in some cases until the next annual reexamination. This policy will be implemented in conjunction with an MTW initiative designed to improve administrative efficiency by eliminating the earned income disallowance. Reciprocally, the revised interim policy encourages employment by ignoring new or additional employment income until the family’s next annual reexamination. The new interim reexamination policy is detailed in Table 7.

Table 7. Interim Rent Reexamination Policy

| Income Change | AHFC Action |
|--|--|
| Decrease in income for any reason, except for decrease that is subject to Imputed Welfare Income rules. | AHFC will process an interim reduction in rent if the income decrease will last more than 30 days. |
| Increase in income following AHFC granting of interim rent decrease. | AHFC will process an interim increase for income increases that follow interim rent reductions. |
| Increase in earned income from the employment of a current household member. | AHFC will defer the increase to the next regular reexamination. |
| Increase in unearned income (e.g., COLA adjustment for social security) or change in the amount of the Alaska Permanent Fund Dividend. | AHFC will defer the change to the next regular reexamination. |
| Increase in income because a person with income (from any source) joins the household. | AHFC will process an interim rent increase. |

| Income Change | AHFC Action |
|--|---|
| Increase in monetary or non-monetary income after participant claimed zero income. | AHFC will process an interim rent increase. |
| Increase in income of an FSS participant. | AHFC will process an interim rent increase. |

Status: This activity was implemented through an approval by the Board of Directors on April 23, 2009. Numbered Memo 09-33 effective December 7, 2009 distributed the new policy to staff.

D2. Self-Certification of Repairs

In 2010, AHFC will begin permitting owners to self certify that failed inspection items have been repaired. The self-certification will be permitted only for routine failed items (non-emergency), and both the owner and the family will be required to sign the certification. At any time, inspectors will be allowed to determine that an individual owner cannot participate in the self-certification program. Deficiencies caused by the participant family will be subject to re-inspection to verify that the deficiencies have been corrected. A quality control program will be initiated to verify that inspections certified as completed have been completed.

Status: Staff has rewritten procedures governing Housing Quality Standards Inspections, some of which required Moving to Work authority. Self certification of “minor” repairs is a component of those procedures. Major repairs – ones affecting health or safety – will continue to require a re-inspection of the unit by AHFC staff.

D3. Mail-in Recertifications

AHFC is interested in exploring the efficiency and effectiveness of conducting annual/bi-annual reexaminations by mail for HCV participants, as is the practice at many large housing authorities. AHFC will redesign its forms to ensure that they are user friendly and anticipates testing the process prior to implementation agency-wide.

Status: Anchorage staff tested a mail-out process to refine current forms. That began in October 2009. The mail-out option became effective statewide with Numbered Memo 10-08, dated February 16, 2010, updating the Housing Choice Voucher Administrative Plan with Exhibit 4-3.

D4. Modifications to the Preference System

In 2010, AHFC will begin exploring modifications to its preference system for Public Housing and the HCV program. AHFC will analyze wait list data as well as other available data on families in need of affordable housing. AHFC will request active involvement by community organizations throughout the state to ensure that the limited housing resources are made available to various populations. Regardless of the outcomes, AHFC will continue to offer a housing preference to victims of domestic violence who are defined as “displaced” under the current policy.

Status: Staff is currently assembling data to support a revision of the preference system that ensures targeting of extremely low income families (below 30 percent of area median income). AHFC will begin the process through an on-line survey that outlines major issues with the current system of preferences based upon a family's condition of housing: (1) a discussion of how waiting list policies affect applicant families; (2) other available options to date and time of application; (3) the effects of current preferences on populations otherwise eligible for assistance, but never served. The initial target audience for the survey is the over 600 entities currently identified by AHFC that participate in housing services throughout Alaska. These entities include: the State of Alaska Homeless Coalition, Greater Opportunities for Affordable Living (GOAL) Program recipients. All current Public Housing Program participants (Public Housing, Voucher, and Multifamily Housing) will receive the survey through a newsletter. Up to three town hall meetings inviting public comment will also be held throughout Alaska. A series of public meetings is planned for later in the year once survey results are tabulated to format new proposed policies, collect comments, and submit for Board of Directors' approval in FY2011.

D5. Implementation of New Information Technology Systems

In FY2010, AHFC issued a Request for Proposals for new software for managing the Public Housing and HCV programs. AHFC will implement the new system in FY2011. In conjunction with implementation of the new system, AHFC intends to implement a direct deposit program for Housing Assistance Payments to owners of HCV units. In addition, AHFC will explore alternate methods of collecting rent from Public Housing residents.

Status: Staff has completed the initial review of three software products. Completion of the selection process is anticipated in May 2010 with installation and staff training taking place in FY2011.

D6. Designated Housing

This activity has been expanded and is now explained more fully above under Activity C1, Elder Housing Preference.

D7. Recognition of Outstanding Performance

As part of its transition to asset management, AHFC will explore methods of recognizing outstanding performance by staff. This includes staff whose properties meet all expectations of performance, staff that find innovative methods of overcoming impediments (such as a lack of participating owners), or recommend change.

Status: Senior management began a staff recognition program beginning with its fall 2009 annual staff training. It was based upon nominations from supervisory staff. Other ideas under consideration include returning collections from under reported income or fraud directly to the

respective budgets of Asset Management Property or Housing Choice Voucher location. Another consideration is to provide monthly recognition of employees who manage a creative solution or an idea that saves money or staff time or promotes customer service.

V. Proposed FY2011 MTW Activities

Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan. As required by HUD, for each activity, the following information is provided:

- Description of MTW activity
- Relationship to MTW statutory objective
- Projected impact
- Baseline, benchmarks, and metrics
- Data collection process
- MTW authorization
- Rent reform hardship policies and other information, if applicable

A. New Activities

| No. | Initiative Name |
|--------|--|
| 2011-1 | Simplification of Utility Allowance Schedules |
| 2011-2 | Payment Standard Exemption |
| 2011-3 | Project-Based Vouchers - Waiver of Tenant-Based Requirement |
| 2011-4 | Establish a Sponsor-Based Rental Assistance Program |
| 2011-5 | Authorization to Project-Base Section 8 Assistance at Properties Owned by AHFC and to Exceed 25 Percent Voucher Limit Per Building |

Activity 2011-1 Simplification of Utility Allowance Schedules

Description of MTW activity: Create a single utility allowance. AHFC currently computes utility allowances based on unit type and the utility company that services the area where a voucher holder wishes to rent or where the public housing development is located. In certain communities this results in multiple schedules. AHFC proposes to create a single utility allowance schedule for each community where it administers the HCV program, and reduce the number of utility allowance schedules for public housing wherever possible.

A single utility allowance in each community will allow for specific rent limits to be provided to new and moving voucher holders, making their housing search much easier. It simplifies the information needed for HCV participants to make more informed choices. For Voucher shoppers, it provides an incentive for families to select energy efficient units.

Changes include:

- Eliminating utility allowance schedules by building type in the HCV program.
- Averaging the utility allowances in communities with more than one service provider (of the same utility) for the HCV and public housing programs.

Note: This activity originally included a consolidation of utility allowances for certain Public Housing developments. That portion of the activity has been withdrawn. Creating a single allowance for areas with multiple providers of the same utility is an allowable option according to HUD's Utility Allowance Guidebook published in 2008. The Guidebook does not apply to the Housing Choice Voucher program.

Relationship to statutory objective: This activity addresses the objectives of improving housing choice for low-income families and creating administrative efficiencies for the Housing Authority.

Projected impacts:

- **New Shoppers:** Beginning in 2011 shoppers in the three affected regions will have one Schedule to use for their region (instead of 2 or 3), providing more housing options and simplifying the shopping process.
- **Existing Voucher Clients:** An estimated 1,700 clients receiving an electric utility allowance will have a small increase or decrease in their rent portion at their 2011 annual re-examination.
- **Agency:** AHFC will realize administrative efficiencies through the simplified calculations as well as a small positive impact on HAP and administrative fee income through earlier lease ups in the HCV program.

Baseline, benchmarks, and metrics: In Anchorage approximately 60% (1,500) of the voucher holders currently receive a utility allowance. There are three electric utility providers in the covered region, resulting in three HUD-52665 Schedules of Utility Allowances.

In the Mat-Su region there are two Utility Allowance Schedules for two unit type groupings. The difference between the two is the consumption factor used to calculate the 'heating' portion of each utility type. Approximately 300 of the 416 voucher clients in this region receive a utility allowance. Of these 300, one-half include an allowance for heat.

Lastly, in the Valdez community the same issue occurs, there are two schedules established for different building types, the only differing factors are hot water heat and unit heating.

The success of this activity will be determined as follows:

- **New Shoppers or Movers:** In Anchorage, from May 2009 to April 2010, 893 shoppers averaged 47 days from voucher issuance to lease up. AHFC's goal is to reduce this by 5 days through this activity. In Mat-Su and Valdez, the average shopping times are 38 and 22,

respectively. In Mat-Su, a goal of a 5-day reduction will also be sought. In Valdez, only the administrative efficiency will be gained.

- **Existing Voucher Clients:** While improving housing options and creating administrative efficiencies, the 1,515 Anchorage clients receiving an allowance for electric are projected to have an adjustment ranging from a \$5 decrease to a \$3 increase in their monthly tenant portion at their 2011 re-examination. This is an overall average of \$1.00 per month per client.

In Mat-Su, clients will no longer receive two Schedules to 'shop' with, making the process easier for clients and staff. In addition, about 150 clients will see an adjustment to their utility allowance at their 2011 re-examination. The result of the agency's analysis demonstrates an increase or decrease of \$5 to \$20 may occur. In Valdez, a consolidation of schedules will affect six (6) of the 44 voucher clients in that region. To minimize the impact of this change, it will be incorporated into the annual utility review when all rates and allowances are adjusted.

- **For the Agency:** Data analysis demonstrated a decrease in HAP averaging \$1.00 per client per month in Anchorage. The estimated total decrease is \$1,323 per month, less than a 0.2%. A subsequent data analysis will be conducted at the end of calendar year 2011.

The elimination of four (4) utility allowance schedules in the HCV program will reduce central office administrative staff time by eight (8) hours annually. Additionally, the inherent reduction of time and administrative expense that will occur at the three field offices is anticipated to improve overall efficiency, but not at a measurable level.

Transition/Implementation Period: Combining the allowance schedules will occur as part of the agency's annual utility allowance review in mid-fiscal year (FY11). Issuance of new schedules will occur early in calendar year 2011. Implementation of new Public Housing utility allowances will also occur early in 2011 with requisite 60 days notice.

Hardship Policy: Participants will still be able to request a Reasonable Accommodation for a higher, or specific, allowance. Any change affecting the Total Tenant Payment is issued with a clause describing AHFC's grievance and Reasonable Accommodation policies. Hardships may be requested through these processes.

Data collection process: AHFC will use its data system to collect information and determine the exact result of the changes. The impacts will be evaluated and reported in the 2011 annual report. If possible, AHFC will also compare shopping periods before implementation with shopping periods after implementation. Again, this information will be reviewed and analyzed as part of the Annual Report process.

MTW Authorization: MTW Agreement, Attachment C, paragraph C.11 and paragraph D.2.

Activity 2011-2 Payment Standard Exemption

After further research, AHFC is withdrawing this activity as current regulatory authority is sufficient. Notice of this withdrawal will be provided to the AHFC Board of Directors at its June 14, 2010 meeting.

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

Description of MTW activity: In conjunction with other project-based voucher MTW initiatives, AHFC is seeking to waive HUD regulations at 24 CFR 983.257 and 24 CFR 983.260. These regulations require a housing authority to offer a family tenant-based or HCV rental assistance upon termination by the owner or termination by the family.

AHFC is developing a unique project-based voucher program targeted to families requiring supportive services and/or housing with specialized features. AHFC is modeling its PBV program similar to its oversight of the Mod-Rehab Single Room Occupancy program. To achieve this objective, the AHFC Board of Directors has approved exceptions to Housing Choice Voucher Administrative Plan allowing waivers to the preference and screening criteria because of targeting of assistance to specific populations. These families are currently receiving housing assistance with supportive services. The supportive services vary and will be detailed in the applicant selection plan each owner/landlord will be required to submit. Families served by the PBV program will not be subject to AHFC's traditional wait list, screening, or eligibility criteria. As such, AHFC does not want to create a pathway for families to "jump" the Housing Choice Voucher wait list – in fact, because of the waiting list waiver achieved in the FY2010 MTW Plan, Activity 2010-7, the family might otherwise not even be on the Housing Choice Voucher waiting list unless they chose to do so.

AHFC would also like to waive the regulations in order to expand the project-based voucher program to communities not currently served by AHFC's Housing Choice Voucher Program. AHFC is designing the project-based program to be largely administered and managed by housing owners with audit and oversight by AHFC staff. This would allow expansion of the program into Alaskan communities currently not served by an AHFC rental assistance program.

Relationship to MTW statutory objective: This activity addresses the statutory objective of expanding housing choice.

Projected Impact: The new policy is expected to help tighten project-based voucher program rules so that families with special needs can receive housing assistance in an environment targeted to their needs. It is also expected to encourage expansion of rental assistance into communities not currently served by a rental assistance program.

Baseline, benchmarks, and metrics: The current baseline for project-based vouchers is zero. AHFC will collect data on how many of these families are currently using a Housing Choice Voucher in these buildings. As a benchmark, AHFC anticipates an initial leasing of up to 100 vouchers in its

project-based voucher program. AHFC will measure how many additional special needs families are served by project-basing vouchers in these Special Needs Housing Grant developments.

Expansion of the project-based voucher program will be tied to future Special Needs Housing Grant offerings. At this time, no anticipated developments have been planned for communities not served by an AHFC voucher program.

Data collection process: AHFC will use its data system to track the number of project-based vouchers issued. No previous data exists as this is a new program.

MTW authorization: MTW Agreement, Attachment C, paragraph D.1.

Transition Period: The data collection period and subsequent implementation will begin upon HUD approval of the MTW plan.

Activity 2011-4 Establish a Sponsor-Based Rental Assistance Program

AHFC, as of June 9, is accepting public comment for Board of Director's approval for an amendment to the MTW Plan which will become Attachment D. The proposed Attachment D is to allow broader uses of funds.

This activity has been moved to **Section VII. Sources and Uses of Funds.**

Activity 2011-5 Authorization to Project-Base Section 8 Assistance at Properties Owned by AHFC and to Exceed 25 Percent Voucher Limit per Building

Description of MTW activity: AHFC is asking for authorization to project-base vouchers at properties owned by AHFC and to exceed current regulations restricting occupancy of buildings by non-disabled, non-elderly families. AHFC anticipates that this authority will allow it increased opportunities to modernize its portfolio and promote mixed-income developments that encourage family self-sufficiency. This strategy requires a regulatory waiver of two components of the project-based voucher program rules.

- The first deals with a waiver of the solicitation requirements outlined at 24 CFR 983.51, 'Owner proposal selection procedures.' AHFC is seeking the waiver so that it may increase housing choice for families on its HCV waiting list. The rule, as currently written, did not anticipate public housing authorities having varied ownership interests in rental housing outside of Section 9 public housing. Use of a competitive solicitation to assign vouchers to a property owned by AHFC is superfluous in those instances. What this waiver would achieve is affordability at highly desirable developments possessing amenities not often attainable by families assisted under tenant-based rules.

- The second, related waiver request deals with the 25 percent limitation found at 24 CFR 983.56. AHFC anticipates that this waiver would allow increased development opportunities across its portfolio because of the increased financing options. Because AHFC is pursuing mixed financing opportunities, AHFC would like to leave development options open to pursue the best use of location, building configuration, and community demographics. The 25 percent cap on a building would limit developer options and restrict the number of non-disabled, non-elderly, low-income families that could be served in these new developments.

At this time, AHFC is targeting the authority that would be granted under this activity to two specific developments, Loussac Manor and the 48 unit market rate complex, Alpine Terrace, owned by AHFC, but whose rents exceed 30 percent of AMI.

- Earlier in the plan AHFC described the proposed mixed finance redevelopment of the Loussac Manor. The original plan for redevelopment assumed at least 60 units of public housing subsidy would remain within the site. Further analysis of the operating pro forma suggests that use of project-based voucher assistance is a reasonable alternative because the entire development can then carry debt – an option not available if public housing rental assistance is used. This strategy enables AHFC to keep open all possible finance options to ensure the best and greatest use of the property as it proceeds in securing a development partner; it also ensures a one-for-one replacement of assisted housing in the new mixed finance development.

The number of affordable rentals at Loussac Manor is expected to double through the use of the Low Income Housing Tax Credit Program, from 60 public housing units to 60 PBV units and some combination of 60 plus tax credit or unrestricted rent units totaling 120 units in all. In order to ensure the one for one replacement of the former public housing units, AHFC will require relief from the 25 percent cap on PBV in family housing.

- The Alpine Terrace property is a recently modernized development of two-bedroom apartments. Six Multifamily, Loan Management Set-Aside rental units are at the development. Project-basing vouchers at this development would increase housing opportunities for low-income families in a location that is in a desirable community with easy access to a military base, schools, and employment opportunities.

Relationship to MTW statutory objective: This activity addresses the statutory objective of increasing housing choices for low income families.

Projected impact: AHFC is considering redevelopment of several, aging properties. Using this activity, AHFC could encourage development similar to the Loussac Manor project. This would increase the number of affordable units in a community without increasing AHFC's operational costs under its Public Housing Program.

In the immediate future, this waiver would enable AHFC to project base units at the Loussac Manor coincident with a request for proposals (RFP) to secure a development partner. AHFC anticipates that it will receive an additional 60 Tenant Protection Vouchers now that its demolition application has received HUD approval. Tenant Protection Vouchers will be used for relocation purposes to re-

house Loussac Manor tenants. The project-based vouchers would come from the MTW voucher portfolio assigned to the Municipality of Anchorage.

Baseline and Benchmarks: The measure of success will depend upon the final operating pro-forma for each strategy. By assigning PBV units to the Loussac Manor re-development, AHFC is able to leverage debt financing and Low Income Housing Tax Credits to construct a minimum of 120 affordable rentals with PBV targeted to families at 30 percent AMI and tax credit rentals targeting families at 60 percent AMI. Use of the voucher program allows for debt financing across the entire development and a greater likelihood of private financing ensuring access to capital that might otherwise not be available.

The baseline for the Alpine Terrace development is the six assisted units. The benchmark for success is a minimum of 12 additional assisted units, or 18 total assisted units within the 48 unit apartment complex.

Metrics, data collection process: AHFC envisions the re-development of Loussac Manor operating similar to a HOPE VI development with Family Self Sufficiency being a key component to new admissions. The measure of success will be a new development that maximizes the best and greatest use of the property with no fewer than 60 assisted housing units, enabling financing of a minimum 120 total units at the Loussac Manor.

MTW authorization: MTW Agreement, Attachment C, paragraphs D.1.e as it relates to the percentage of HCV units in a development; paragraph D.7.a as it relates to project basing at a development owned by AHFC; and paragraph D.7.b.

Annual reevaluation: N/A

Transition Period: The data collection period and subsequent implementation will begin upon HUD approval of the MTW plan.

B. Activities Approved in a Prior Year’s Plan to be Implemented in FY2011

The activities listed below were approved in prior MTW Annual Plans submitted to AHFC’s Board of Directors and HUD. AHFC intends to either further develop or implement these activities this year.

| No. | Initiative Name |
|---------|--|
| 2010-1 | Reexamination of Income |
| 2010-4 | Rent Simplification |
| 2010-5 | Housing Quality Standards Inspections |
| 2010-6 | Housing Quality Standards Inspections on AHFC Properties |
| 2010-9 | Prisoner Re-Entry |
| 2010-11 | Project-Based Voucher Assistance in Transitional Housing |
| 2010-12 | Local Preferences |
| 2010-13 | Homeownership Program |

Activity 2010-1 Reexamination of Income

Description of MTW activity: Most of the elderly and disabled families served by AHFC are on fixed income. Increases in income generally come from cost of living increases applied to social security or SSI income. AHFC will reduce the number of reexaminations conducted on these families by transitioning to bi-annual reexaminations. On the annual anniversary date, staff will continue to pull an EIV report and access the State of Alaska databases in keeping with the AHFC up-front income verification procedures.

Families that experience a decrease in income or an increase in deductions may continue to request an interim reexamination. This initiative will be phased in over a two-year period. Training of both staff and participants is necessary to ensure a smooth policy transition. The policy must include a concise definition of “fixed income,” the consequences for income discrepancies, and the mechanism for phasing in the policy. AHFC will provide staff training at its annual fall training; it will educate the public through its *House Calls* newsletter. The Public Housing lease and Housing Choice Voucher Participant Handbook will require amendments to account for the policy changes.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

Status: Staff is planning to formulate ideas, collect comments, and submit for Board of Directors’ approval in FY2011. Upon formalization of the activity, AHFC will file an Amendment to the Plan with HUD.

Activity 2010-4 Rent Simplification

Description of MTW activity: During fiscal year 2010, AHFC will more fully explore development and implementation of a comprehensive alternate rent structure, with a goal of implementing a new rent policy in July 2010. At this point AHFC does not know if one alternate rent structure will be developed for the entire portfolio, or if multiple systems will be developed to address the special circumstances in urban versus rural areas or elderly/disabled versus family, etc. AHFC will consult with residents, staff, and community partners and will conduct an impact analysis to determine the direction the alternate rent structure will take.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

Status: Staff are planning to formulate ideas, collect comments, and submit for Board of Directors’ approval in FY2011. Upon formalization of the activity, AHFC will file an Amendment to the Plan with HUD.

Activity 2010-5 Housing Quality Standards Inspections

Description of MTW activity: AHFC currently conducts lease-up inspections, annual inspections, special inspections, and quality control inspections. Under this initiative, AHFC will reduce inspections while simultaneously ensuring that units pass Housing Quality Standards. Changes include:

- AHFC's Internal Audit Department (IAD) conducts physical inspections of properties developed with Low Income Housing Tax Credits (LIHTC) and HOME funds. A minimum of 20 percent of the total affordable units at a single development, with a minimum of one (1) unit in each building is the standard. In multifamily developments, AHFC may sample units for inspection using the IAD standard as a minimum. As is the case with Housing Choice Voucher project-based developments, if more than 20 percent of the sampled units fail, all units in the development will be inspected.
- When a unit proposed for rental by a new HCV participant was just vacated by another HCV participant, AHFC may use the most recent annual inspection of that unit as the lease-up inspection, as long as that inspection was conducted within the previous nine months.
- In cases where an owner has a history of consistently passing inspections, AHFC may waive the annual inspection and conduct the inspection every other year.

At all times, both owners and participants will still be able to request a special inspection. In addition, AHFC will increase the number of quality control inspections conducted. Quality control inspections will be conducted on units previously inspected, as well as those that were exempt from inspection during a given year.

Proposed criteria used to exempt an owner from inspections: AHFC will review the unit history for all landlords to find their pass/fail rate. Owners who are subject to REAC inspections and owners who have a pass rate of 95 percent will be subject to quality control inspections equal to 10 percent of their voucher participant units. Owners who have a pass rate of 95 percent of the quality control inspections will continue to be exempt from regular inspections.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

Status: Staff are planning to formulate ideas, collect comments, and submit for Board of Directors' approval in FY2011.

Activity 2010-6 Housing Quality Standards Inspections on AHFC Properties

Description of MTW activity: AHFC will inspect AHFC-owned units being leased through the HCV program and will determine rent reasonableness. This will expedite the lease-up process, since AHFC will not have to rely on another organization to inspect the unit. This activity is proposed for its 48-unit Alpine Terrace property in Anchorage and its 32-unit Etolin Heights property in Wrangell.

AHFC administers both a Public Housing and HCV program in Wrangell. Due to its rural location, there are no qualified third parties available to conduct the inspection and rent reasonableness; an impediment for voucher families who wish to rent a unit at the market rate property. The cost of flying an inspector from either Juneau or Ketchikan is in excess of \$330 round trip.

AHFC is proposing to use its local Asset Supervisor, who also administers the HCV program, to conduct the inspections just as he does when the voucher is in a private rental. Rent reasonableness is assured through two processes: one, the use of independent property appraiser on retainer to AHFC; second, the oversight function performed by the AHFC Internal Audit Department. Market rents were originally established by the appraisal firm when AHFC opted out of its Section 8 Multifamily contract. Rents have not since changed because the local economy has remained stagnant. Current rents are approximately 20 percent below local FMRs. The Wrangell portfolio, like all others in the Public Housing Division, is subject to periodic review by the Internal Audit Department. Compliance with rent reasonableness is a standard component in their independent reviews, which are reported to the AHFC Board of Directors.

In Anchorage, AHFC purchases Housing Quality Standards inspections that now cost approximately \$120 per initial, annual, or quality assurance inspection, and an additional \$60 per re-inspection should the unit fail for any reason. AHFC is proposing to use its trained HCV inspectors to conduct HQS and rent reasonableness at the Alpine Terrace. Property management is an independent function performed by someone other than the proposed inspector. Rent reasonableness is assured because the enabling statute governing AHFC requires that AHFC market rate rents not exceed approximately 80 percent of the local FMRs. The Anchorage two-bedroom FMR is currently \$990; the market rent at Alpine Terrace is \$805.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce cost and achieve greater cost effectiveness.

Status: Staff are planning to formulate ideas, collect comments, and submit for Board of Directors' approval in FY2011.

Activity 2010-9 Prisoner Re-entry

Description of MTW activity: AHFC is examining its HOME funding to develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system. AHFC HOME dollars are restricted to geographic areas other than the Municipality of Anchorage, which administers its own HOME programs.

This program would rely upon the state "therapeutic court" model to target eligible applicants. The Municipality of Anchorage is an interested partner; however, because of timing issues, it cannot commit its HOME dollars to a parallel program until 2010. In the interim, AHFC would use its MTW status to address those prisoners who reenter the Anchorage community, with AHFC HOME dollars spent in other communities. The use of HCV funding will parallel the time-limited assistance available under HOME, a maximum of 24 months rental assistance. Vouchers funded through this

program would count against the maximum allocated number of vouchers reported in the Voucher Management System.

Since the initial submittal of this MTW plan to HUD, AHFC staff has met with Department of Corrections' personnel to refine the program design. AHFC issues housing assistance in much the same manner that it administers the VASH program – by issuing assistance to persons referred by the DOC based on mutually agreed upon screening criteria. AHFC will commit up to 20 time-limited Housing Choice Vouchers in support of the program. Families would be required to participate in DOC directed activities. Failure to successfully participate in the case management program would result in termination of assistance.

AHFC will screen applicants for criminal history and continue to prohibit participation for individuals convicted of the manufacture of methamphetamine or for applicants subject to a lifetime registration requirement on a state sex offender list. Other criminal history may be waived at AHFC's discretion.

Relationship to MTW statutory objective: This activity addresses the statutory objective to expand housing choice.

Status: A Tenant-Based Rental Assistance Program was developed and implemented on November 25, 2009 with Numbered Memo 09-30. Under a memorandum of agreement with the State of Alaska Department of Corrections, this TBRA Program uses HOME funds and is available in all HCV communities served by AHFC, except Anchorage. Two families have been referred and housed at this time, with a target of 20 families.

For Anchorage, staff are exploring options with the Municipality of Anchorage for possible use of their HOME funds for a similar program.

Activity 2010-11 Project-Based Voucher Assistance in Transitional Housing

Description of MTW activity: Transitional housing – temporary housing for the homeless meant to last no longer than 24 months as defined by HUD – is an ineligible housing type under the project-based voucher program. However, numerous agencies, (including the Municipality of Anchorage and the State of Alaska in their respective homeless assistance plans) suggest the need for a “housing first” strategy. That strategy most frequently requires the use of transitional housing. Absent rental assistance, potential developers lack the revenue stream necessary for project viability. AHFC has been encouraged by several Anchorage agencies to examine a policy of using rental assistance in a transitional housing setting to address the issues.

The need is borne out by Anchorage waiting list data. Of the approximately 3,779 families on the list, over 22 percent claim a homeless preference. Because of the preference system, families experiencing homelessness make up the lion's share of those issued vouchers. Yet their success rate in securing housing is disproportionately small. Often it is due to finances and the inability to pay the security deposit, but other issues also come into play such as poor tenancy history, poor

interviewing skills, even the fear of poor housekeeping standards if the landlord discovers the family has experienced homelessness.

This waiver request will enable AHFC to project-base vouchers in developments owned by private, not-for-profit agencies that target services to families who experience homelessness. The targeted developments limit residency to two years following the HUD rules for transitional housing.

Relationship to MTW statutory objective: This activity addresses the statutory objective to increase housing choice for low-income families.

Status: Staff is planning to formulate ideas, collect comments, and submit for Board of Directors' approval in FY2011.

Activity 2010-12 Local Preferences

Description of MTW activity: The Quality Housing and Work Responsibility Act of 1998 eliminated all federal preferences; the law also required greater targeting of extremely low-income families. As currently required, 75 percent of all new HCV participants must have income below 30 percent of the area median; 40 percent of all new Public Housing tenants must have income below 30 percent of area median income. With the exceptions of families displaced due to domestic violence, AHFC would prefer to eliminate preferences and instead rely on income criteria as a way of reaching those most in need. The most compelling reason is the difficulty with verifications and the fact that housing turnover is so slow that family circumstances often change before a housing interview is conducted. As stated in the executive summary of this plan, staff plans to conduct several interactive sessions with service providers to explore this issue in detail.

No change to the preference categories is proposed in this plan, but AHFC is proposing an exemption from a requirement at 24 CFR 982.205 (b)(2)(ii). Families may apply to the Housing Choice Voucher (HCV) waiting list as well as the Public Housing waiting list. This exemption will allow AHFC to remove a homeless or substandard housing preference from a family on the HCV waiting list if the family refuses to accept an offer of one or more public housing units without good cause. The family will retain their original application date and time, but their place on the HCV waiting will be reassigned.

Relationship to MTW statutory objective: The exemption addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

Status: Staff is planning to formulate ideas, collect comments, and submit for Board of Directors' approval in FY2011.

MTW authorization: Attachment C, paragraph C.2

Activity 2010-13 Homeownership Program

Description of MTW Activity: AHFC currently administers HAP payments to 43 HCV homeowners. The initial client preparation, counseling, partnership contacts, and closing documents necessary to assist an HCV client to buy a home takes approximately 40 hours of staff time. The home closings took almost five years to achieve, requiring approximately one full-time equivalent staff for counseling, paperwork, and monitoring. Over the five-year life of the program, personnel expense for the 40-plus homeowners exceeds \$250,000.

As permitted by HUD regulation, AHFC will begin offering a down payment option in lieu of the monthly housing assistance payment. However, to increase the affordability of homes throughout Alaska, AHFC will offer up to the equivalent of 24 months of housing assistance payment as down payment assistance. This assistance will augment the minimum three percent down payment the family will be required to provide and may be used to reduce the overall purchase price of the home or applied to closing costs.

AHFC anticipates an average of seven families per year would take advantage of the program, based upon previous homeownership data. A one-time down payment assistance of 24 months of housing assistance payments is approximately \$13,272 versus HAP payments of \$99,500 over the life of a 15 year mortgage. The administrative savings anticipated from this approach, versus the former HAP/mortgage subsidy, is estimated to cover ¼ of the cost of the program.

AHFC would institute a recapture clause that mirrors the policy established in State of Alaska "Consolidated Housing and Community Development Plan." That policy is found on page 43 of the plan located at <http://www.ahfc.state.ak.us/iceimages/grants/hcdaap10.pdf>.

Relationship to MTW statutory objective: This activity addresses the statutory objective to increase housing choice for low-income families.

MTW authorization: MTW Agreement, Attachment C, paragraph 8.a.
This original citation was a typographic error. The correct citation is Attachment C, paragraph D.8.a.

Status: Staff are planning to formulate ideas, collect comments, and submit for Board of Directors' approval in FY2011.

VI. Ongoing MTW Activities

Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan. As required by HUD, for each activity, the following information is provided:

- Description of MTW activity
- Relationship to MTW statutory objective
- Status
- Changes, Modifications, Additions to Attachment C Authorizations
- Outside Evaluators, Benchmark/Metrics Revisions

| No. | Initiative Name |
|---------|--|
| 2010-2 | Income from Assets |
| 2010-3 | Earned Income Disallowance |
| 2010-7 | Project-Based Vouchers |
| 2010-8 | Live-in Aides |
| 2010-10 | Use of HCV Program for Persons with Disabilities |
| 2010-14 | HUD Forms |

Activity 2010-2 Income from Assets

Description of MTW activity: AHFC will allow self-certification of assets up to \$10,000 and will exclude the income generated from assets with a net cash value of up to \$10,000.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

Status: Effective November 2, 2009, AHFC implemented this policy with Numbered Memo 09-28. AHFC will continue to monitor the impact of this policy on income.

Changes, Modifications, Additions to Attachment C Authorizations: N/A.

Outside Evaluators, Benchmark/Metrics Revisions: N/A

Activity 2010-3 Earned Income Disallowance

Description of MTW activity: Eliminate the Earned Income Disallowance.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

Status: Effective November 2, 2009, AHFC implemented this policy with Numbered Memo 09-28. AHFC will continue to monitor the impact of this policy on income.

Changes, Modifications, Additions to Attachment C Authorizations: N/A.

Outside Evaluators, Benchmark/Metrics Revisions: N/A

Activity 2010-7 Project-Based Vouchers

Description of MTW activity: Owner/managers of project-based voucher developments authorized by AHFC will be responsible for all project-based voucher waiting list intake and management functions. Generally, AHFC will require project-based voucher owners to assume and manage these functions; however, exceptions may be made at AHFC's option. Under the new system, applicants will contact the owner/manager of a specific project-based voucher development in order to file an application. Application files and the waiting list itself will be maintained at the development site. Owner/managers will be responsible for contacting and screening applicants who come to the top of the waiting list, collecting all needed information from the applicant, and then forwarding the applicant to the local AHFC office for eligibility determination and processing.

All project-based voucher developments utilizing the waiting list management methods will be required to ensure that their tenant selection plans and other documents reflect this process as needed. Project-based voucher owner/manager maintained waiting lists will be subject to regular AHFC audit. This approach parallels a HUD-approved method used to administer a single room occupancy Moderate Rehabilitation program in Anchorage. Applicants and partner agencies know that intake occurs at the development; the owner performs the screening and initial eligibility; AHFC is responsible for quality assurance and HUD 50058 data entry.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures. Additionally, it will expand housing choice to HCV applicants because targeted developments for project-based housing are those that serve families with disabilities and those that have experienced homelessness. Eligible project-based voucher developments consist mainly of one-bedroom units, which corresponds well with waiting list data for these two populations.

Status: Staff have completed initial research on owners operating housing with funds from Special Needs Housing Grants awarded in prior fiscal years. Staff are planning to formulate ideas, collect comments, and submit for Board of Directors' approval in FY2011.

Changes, Modifications, Additions to Attachment C Authorizations: N/A.

Outside Evaluators, Benchmark/Metrics Revisions: N/A

Activity 2010-8 Live-In Aides

Description of MTW activity: AHFC will 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. In many instances, especially in smaller communities, multiple individuals may fulfill the role of a live-in aide for one family. For example, one live-in aide may provide the support Monday through Friday with another live-in aide providing support on the weekends. Alternatively, one live-in aide may provide support during the daytime and another during the night hours. These aides are provided through health agencies largely paid for through Medicare or Medicaid.

This may be an issue for other agencies as well by limiting housing opportunities for disabled/elderly families in locations that either lack reliable care-takers or ones who are willing to actually “reside” with the HCV participant. Since the recent PIH Notice 2008-20, AHFC has denied an extra bedroom subsidy to HCV participants in Juneau and Valdez to allow the level of care requested by their medical providers. PIH Notice 2008-20 limits the authority of AHFC to provide reasonable accommodations for some families who need live-in-aide services from individuals that fall outside the strict definition in the notice.

All aides provided through the state-funded program are screened for criminal history, including sex offender registration (source: Alaska Administrative Code 75). AHFC will continue to obtain third party verification of the requirement for a live-in aide and ensure that the daily requirement for services dictate the need for additional rental subsidy.

For residents/participants who chose to obtain a live-in aide from a source other than a state funded agency, AHFC will continue to comply with the regulations and the PIH Notice on live-in aides.

Relationship to MTW statutory objective: This activity addresses the statutory objective to expand housing choice.

Status: This authority was originally requested to waive requirements in PIH Notice 2008-20 regarding multiple or rotating caregivers. This requirement was subsequently revised in PIH Notice 2009-22. AHFC issued its final policy on live-in aides provided to a family by a state agency on April 21, 2010 with an effective date of May 1, 2010.

Changes, Modifications, Additions to Attachment C Authorizations: N/A.

Outside Evaluators, Benchmark/Metrics Revisions: N/A

Activity 2010-10 Use of HCV Program for Persons with Disabilities

Description of MTW activity: Several years ago, AHFC was awarded a grant of 100 vouchers for disabled families (as defined by HUD) and 24 vouchers for families receiving benefits under the Alaska Medicaid Waiver program. AHFC created a marker on the vouchers to ensure that as

attrition occurred, it would make the voucher available to the next eligible family on the waiting list. Under this strategy, AHFC will examine the benefits of 'tagging' additional vouchers from its current portfolio for special needs families. The use of this strategy might address the issues arising from a Designated Housing Plan (discussed earlier in the plan) where certain developments are designed 'elderly only' with vouchers then used to assist otherwise eligible, single, disabled families.

Relationship to MTW statutory objective: This activity addresses the statutory objective to expand housing choice.

Status: Staff are planning to formulate ideas, collect comments, and submit for Board of Directors' approval in FY2011. Any uses of funds for this activity will be detailed in Section VII of this Plan.

Activity 2010-14 HUD Forms

Description of MTW activity: Required HCV program forms will be modified as needed to streamline processing, utilize "plain language," and address local housing market features. This activity will begin in FY2010, with new forms rolled out as they are completed. As required under the MTW Agreement, any changes to the housing assistance payment form will include language noting that funding for the contract is subject to the availability of appropriations.

Prior to implementation of any alternates to HUD forms, AHFC will provide HUD with the proposed language in order to ensure that non-1937 Act requirements are not affected.

Relationship to MTW statutory objective: This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

Status: Staff will submit an Amendment to the Plan if an AHFC form is developed to substitute for a required HUD form. At this time, no changes are planned.

Changes, Modifications, Additions to Attachment C Authorizations: N/A.

Outside Evaluators, Benchmark/Metrics Revisions: N/A

VII. Sources and Uses of Funding

A. Overview

Table 8 below provides a projection of sources and uses for the MTW program for Fiscal Year 2011. Note that HCV funding is allocated on a calendar year (CY) basis and that, as of the publication of this Annual Plan, AHFC has not been notified of either its final CY 2010 or CY 2011 funding levels. AHFC plans to use MTW funding flexibility by using \$759,602 from HAP to supplement Administrative Fees. In the Operating Fund, \$9,193,129 is the federal subsidy portion, while the \$5,989,977 consists mostly of dwelling rents and other miscellaneous income. Other than what is listed below, the Public Housing Division (PHD) does not have any other State and/or Local funds that are not capital-related.

Table 8. Planned Sources and Uses

FY2011 PHD Activity - July1, 2010 through June 30, 2011

| | Sources | | Uses | |
|------------------------------------|---|-------------------|--------------------|------------------|
| | Federal | Other | Combined | |
| MTW Program | | | | |
| CFP - 2011 | 2,843,793 | - | 2,843,793 | Capital Budget |
| CFP - 2006 Through 2010 | 2,861,052 | - | 2,861,052 | Capital Budget |
| HCV HAP | 30,306,446 | (759,602) | 29,546,844 | HAP to Landlords |
| HCV Admin Fee | 3,289,716 | 759,602 | 4,049,318 | Operating Budget |
| Operating Fund | 9,193,129 | 5,989,977 | 15,183,106 | Operating Budget |
| | 48,494,136 | 5,989,977 | 54,484,113 | |
| Other Programs | | | | |
| Section 8 New Const | 3,593,125 | - | 3,593,125 | Operating Budget |
| Contract Administration Program | 340,387 | - | 340,387 | Operating Budget |
| Contract Admin - HAP | 7,653,588 | - | 7,653,588 | HAP to Landlords |
| Section 8 SRO Program | 69,029 | - | 69,029 | Operating Budget |
| Section 8 SRO HAP | 346,676 | - | 346,676 | HAP to Landlords |
| CFP - ARRA | 432,415 | - | 432,415 | Capital Budget |
| Weatherization - ARRA | 6,750,000 | - | 6,750,000 | Capital Budget |
| PHD - Capital Improvement Projects | - | 25,291,316 | 25,291,316 | Capital Budget |
| PHD - COCC (Mgmt Fees) | - | 2,988,596 | 2,988,596 | Operating Budget |
| AHFC - COCC (less PHD Mgmt Fees) | - | 27,473,319 | 27,473,319 | Operating Budget |
| | 19,185,220 | 55,753,232 | 74,938,451 | |
| Combined All Programs Funds | 67,679,356 | 61,743,209 | 129,422,564 | |
| | Total PHD Operating Budget: | | 26,223,561 | |
| | Total Agency (Less PHD) Operating Budget: | | 27,473,319 | |
| | Total PHD Capital Budget Activity: | | 38,178,576 | |
| | Total HAP: | | 37,547,108 | |
| | Total Sources and Uses: | | 129,422,564 | |

Table 9. Planned Non-Capital Uses

FY2011 PHD & COCC Activity - July1, 2010 through June 30, 2011

| | Sources | | Uses | |
|---|-------------------|-------------------|-------------------|------------------|
| | Federal | Other | Combined | |
| MTW Program | | | | |
| Personal Services | 9,475,610 | 2,736,723 | 12,212,333 | Operating Budget |
| Travel & Training | 110,141 | 49,500 | 159,641 | Operating Budget |
| Contractual | 6,279,963 | 115,896 | 6,395,859 | Operating Budget |
| Supplies & Materials | 851,315 | 41,310 | 892,625 | Operating Budget |
| Equipment | 87,000 | - | 87,000 | Operating Budget |
| Grants | - | - | - | Operating Budget |
| Housing Assistance Payments (HAP) | 29,546,844 | - | 29,546,844 | Operating Budget |
| | 46,350,872 | 2,943,429 | 49,294,301 | |
| Other Programs | | | | |
| Personal Services | 2,861,260 | 21,460,903 | 24,322,163 | Operating Budget |
| Travel & Training | 25,674 | 756,631 | 782,305 | Operating Budget |
| Contractual | 1,646,767 | 6,034,379 | 7,681,146 | Operating Budget |
| Supplies & Materials | 241,631 | 797,790 | 1,039,421 | Operating Budget |
| Equipment | 36,287 | 88,100 | 124,387 | Operating Budget |
| Grants | - | - | - | Operating Budget |
| Housing Assistance Payments (HAP) | 8,000,264 | - | 8,000,264 | Operating Budget |
| | 12,811,884 | 29,137,803 | 41,949,687 | |
| Combined All Programs Funds: | 59,162,756 | 2,081,232 | 91,243,988 | |
| Total PHD Operating Budget: | | | 26,223,561 | |
| Total Agency (Less PHD) Operating Budget: | | | 27,473,319 | |
| Total HAP: | | | 37,547,108 | |
| Total Sources and Uses: | | | 91,243,988 | |

B. Capital Project Activity

For many years, the State of Alaska has permitted AHFC to use the proceeds from its other lines of business to supplement the HUD public housing Capital Fund Program. From 1997 through 2010, funding has exceeded \$125 million. In 2011, AHFC's \$2.8 million CFP budget will be augmented by over \$7 million from state funding. Please see Table 10 for the breakdown of state and local funding activity.

Table 10. State and Local-Funded Capital Project Activity

Corporate

| Fund Name | Total Funding | Expended | Balance | Proposed Work for FY11 | Estimated Cost |
|--|---------------|----------|---------|---|----------------|
| FY06 CO Detectors Statewide- PH/Sec8 | 330,000 | 270,727 | 59,273 | Replace plug-in CO detectors w/hard wired | 59,273 |
| FY06 Statewide Improvements (Bethel windows) | 150,000 | 14,891 | 135,109 | Replace windows and hardware | 135,109 |

| Fund Name | Total Funding | Expended | Balance | Proposed Work for FY11 | Estimated Cost |
|---|-------------------|------------------|-------------------|--|-------------------|
| FY07 Anchorage Rental Reallocation and Dispersal | 1,000,000 | - | 1,000,000 | Pending Loussac Development | |
| FY07 Facility Management Monitoring | 250,000 | 38,994 | 211,006 | Pending completion of software | |
| FY07 Statewide Fire Protection System Investigation | 510,000 | 460,891 | 49,109 | Priority sprinkler repairs | 49,109 |
| FY07 Statewide Improvements - PH/Sec8 | 2,000,000 | 1,212,806 | 787,194 | | |
| FY08 Facility Mgmt. Monitoring | 250,000 | 47,377 | 202,623 | Develop data base information | 100,000 |
| FY08 Statewide Improvements - PH/Sec8 | 2,000,000 | 438,385 | 1,561,615 | Bethel HVAC/Heating Fuel System & Driveway Repairs in Valdez | 700,000 |
| FY 08 Loussac Manor Renovation and Replacement | 2,336,000 | 103,088 | 2,232,912 | Preliminary planning, demolition & development expense | 2,232,912 |
| FY09 Loussac Manor Renovation and Replacement | 2,336,000 | - | 2,336,000 | Demolition and redevelopment | - |
| FY09 Bethel Community Room and Shop | 2,000,000 | 631 | 1,999,369 | Pending site selection | 350,000 |
| FY09 Statewide ADA Improvements | 500,000 | - | 500,000 | UFAS compliance | 100,000 |
| FY09 Statewide Energy Improvements | 500,000 | - | 500,000 | Energy efficient HVAC/windows/insulation | 150,000 |
| FY09 Statewide Proj. Improvements – PH / Sec8 | 2,500,000 | 127,001 | 2,372,999 | AMP allocation, Anchorage Foundations, Riverbend Drainage, Birch Park Doors | 985,000 |
| FY10 Statewide Fire Protection System Upgrades | 1,380,000 | - | 1,380,000 | Mtn. View, Cedar Park Sprinkler systems | 1,100,000 |
| FY10 Building System Replacement | 1,000,000 | - | 1,000,000 | Cedar Park sidewalks/ Chugach View Roof | 874,100 |
| FY10 Loussac Manor Redevelopment | 5,656,000 | - | 5,656,000 | Redevelop Loussac Manor | - |
| FY10 Statewide Security Sys.Upgrades | 300,000 | - | 300,000 | Golden Towers/Southall Manor/Golden Ages | 246,000 |
| ARRA Funds (DOE)Weatherization | 9,000,000 | - | 9,000,000 | Mechanical systems replacement statewide, air-sealing, insulation and ventilation upgrades | 6,750,000 |
| ARRA Funds (HUD) Public Housing | 3,306,953 | 1,195,687 | 2,111,266 | Anchorage parking, painting, siding | 432,415 |
| FY11 San Roberto Redevelopment Project | 11,081,398 | - | 11,081,398 | Redevelop San Roberto Street | 11,027,398 |
| Total: | 48,386,351 | 3,910,480 | 44,475,871 | Total FY11Proposed Construction: | 25,291,316 |

Table 11. Capital Projects funded with CFP & RHF Funds
Capital Fund Program (CFP) & Replacement Housing Factor (RHF)

| Fund Name | Total Funding | Expended | Balance | Proposed Work for FY11 | Estimated Cost |
|---------------|-------------------|------------------|------------------|---|---------------------|
| FY 07 CFP | 2,640,722 | 2,452,242 | 188,480 | San Roberto redevelopment | 188,480.00 |
| FY 08 CFP | 2,783,264 | 1,109,096 | 1,674,168 | Schoenbar; Loussac Relocation; Dwelling/Site Improv; A&E; Mgmt fee | 750,839.28 |
| FY 09 CFP | 2,612,535 | 731,761 | 1,880,774 | Schoenbar; San Roberto; A&E Fees; EM Site&Dwelling; | 1,194,096.00 |
| FY 10 CFP | 2,843,793 | - | 2,843,793 | San Roberto redevelopment; Operations | 336,494.50 |
| FY 11 CFP | 2,843,793 | - | 2,843,793 | TBD | |
| Total: | 13,724,107 | 4,293,099 | 9,431,008 | Total FY11 Proposed Construction: | 2,469,909.78 |

C. Central Office Cost Center

AHFC is using a **fee-for-service** approach to collect management fees to fund its management operations. All departments within AHFC's Central Office Cost Center (COCC) operate entirely on management fees generated by the various housing and mortgage programs the Corporation administers. Although the funds are pooled, the Public Housing Division expressly operates its COCC departments entirely within the management fee income generated specifically by federal and other housing programs under their control, as represented in Table 10.

Table 12 summarizes the AHFC Central Office Cost Center budget for the Fiscal Year 2011 (July 1, 2010 – June 30, 2011). This chart lists all planned revenue and expenditures for all Central Office Cost Center operations.

Table 12. Sources and Uses of Funds of the Central Office Cost Center – Fiscal Year 2011

| Revenue | |
|------------------------------------|---------------------|
| Management Fees – PHD Programs | \$2,988,596 |
| Management Fees – Non-PHD Programs | \$27,473,319 |
| Total Revenue | \$30,461,916 |
| Expenses (Uses) | |
| Personal Services | \$22,177,676 |
| Travel and Training | \$793,074 |
| Contractual | \$6,073,843 |
| Supplies and Materials | \$839,100 |
| Equipment | \$88,100 |
| Grants | \$30,000 |
| Total Expenses | \$30,001,793 |
| Operating Transfers In/(Out) | - |
| Net Income (Loss) | \$460,123 |

D. Single Fund Flexibility in FY11

Funding fungibility has allowed AHFC to utilize funding to meet the administrative requirements of AHFC's MTW programs. Due to program pro-rations and other factors, HCV Administrative Fee revenue is insufficient to cover expected expenses. AHFC plans to use \$759,602 of the HCV HAP funding to augment the HCV program Administrative Fee revenue funding, as evidenced in Table 8.

E. Activities Outside of Section 8 and 9 of the Law

AHFC, as of June 9, is accepting public comment for Board of Director's approval for an amendment to the MTW Plan which will become Attachment D. The proposed Attachment D is to allow broader uses of funds. At this time, AHFC is proposing one component utilizing the pending Broader Uses of Funding authorization.

E.1 Establish a Sponsor-Based Rental Assistance Program

Description of MTW activity: This activity was formerly labeled as 2011-4. For the Housing Choice Voucher program, Congress caps the annual unit/month lease up rate as follows: total number of vouchers allocated to the public housing authority (currently 4,431) x 12 months = 53,172 unit months, in the case of AHFC. There is one significant flaw in the cap system. Monthly subsidy is calculated based upon the bedroom size of the family and the area payment standard. If there were a downward shift in family size - i.e. project basing in predominately one-bedroom units - more families could be served; however, with the unit/month cap a housing authority is prevented from doing so and any 'extra' remaining Housing Assistance Payments are moved into a Net Restricted Asset account.

Where such funds might accrue, AHFC would like to use them to assist families in a program that would parallel the voucher. One example is the former Welfare to Work voucher. Families who followed their TANF family self sufficiency plan were eligible for a Welfare to Work voucher, bypassing non-eligible families on the waiting list. AHFC has an excellent relationship with the Alaska Division of Public Assistance through its FSS collaboration. In this model, AHFC might offer a shallow subsidy that is time-limited according to TANF rules to families who otherwise have no access to rental assistance.

Another example under review is to provide funding through an RFP to a not-for-profit organization(s) for transitional rental assistance to help special needs populations. Discussions with other MTW agencies suggest that they often times provide a preference to successful families who previously received transitional assistance in concert with supportive services.

Relationship to MTW statutory objective: This activity addresses the statutory objectives to expand housing choice and promote self sufficiency for families with children.

Projected impact: This policy would enable AHFC to use otherwise unobligated budget authority to provide housing assistance to eligible families in excess of the unit/month limitation required by the Housing Choice Voucher program.

Baseline and Benchmarks: AHFC will measure the number of families served by the program and the unit/months of accompanying subsidy. Using the following assumptions: a \$500,000 increment for housing assistance and a current monthly subsidy equal to current monthly HAP of \$565, the number of families served is approximately 75; if the program were designed as a shallow subsidy at 65% of the Fair Market Rent, the number families served could exceed 115.

Metrics, Data collection process: AHFC will track the number of families assisted through its assisted housing database. The goal is to serve between 75 and 115 families during the first year of operation. At least 25 percent of the families will no longer require housing assistance after the first year.

MTW authorization: This proposed activity likely falls outside of Section 8 and 9 of United States Housing Act of 1937. If so, it will require separate prior approval from the HUD Office of Public Housing Investments. AHFC, under separate cover, has made a request for consideration of this proposal. Subject to approval, AHFC may be required to amend this plan with a more thorough program outline.

Annual reevaluation: N/A

Transition Period: The data collection period and subsequent implementation will begin upon HUD approval of this component of the MTW plan.

VIII. Federal Capital Fund Program Annual Statements

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Part I: Summary

| | | | |
|---|--|--|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Date of CFFP: _____ | Replacement Housing Factor Grant No: _____ | FFY of Grant: 2005 FFY of Grant Approval: 2005 |
|---|--|--|---|

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report - 12/31/2009

| 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 | \$263,681.00 | \$263,681.00 | \$263,681.00 | \$263,681.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | \$266,039.69 | \$266,039.69 | \$266,039.69 | \$266,039.69 |
| 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 | \$71,131.45 | \$71,131.45 | \$71,131.45 | \$71,131.45 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$497,378.03 | \$497,378.03 | \$497,378.03 | \$497,378.03 |
| 10 | 1460 Dwelling Structures | \$1,021,266.04 | \$1,021,266.04 | \$1,021,266.04 | \$1,021,266.04 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$588,994.27 | \$588,994.27 | \$588,994.27 | \$588,994.27 |
| 13 | 1475 Non-dwelling Equipment | \$85,118.70 | \$85,118.70 | \$85,118.70 | \$85,118.70 |
| 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 | \$8,675.82 | \$8,675.82 | \$8,675.82 | \$8,675.82 |
| 17 | 1499 Development Activities ⁴ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18a | 1501 Collateralization or Debt Service | \$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) | \$2,802,285.00 | \$2,802,285.00 | \$2,802,285.00 | \$2,802,285.00 |
| 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 | \$60,343.61 | \$60,343.61 | \$60,343.61 | \$60,343.61 |

| | | | |
|---------------------------------|------|--------------------------------------|------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---------------------------------|------|--------------------------------------|------|

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

Part II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | | Federal FY of Grant: | | |
|---|--|---|----------|----------------------|----------------------|------------------------------|-----------------------------|----------------|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-05 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2005 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | OPERATIONS | | | | | | | |
| HA-Wide Operations | 1. FSS Case Management; service coordination program | 1406 | HA Wide | \$152,935.00 | \$152,935.00 | \$152,935.00 | \$152,935.00 | Funds expended |
| | 2. Resident Job Skills Training Program-Gateway | 1406 | HA Wide | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$20,000.00 | Funds expended |
| | 3. Develop and support tutorial/after-school program partnership with community-based organizations | 1406 | HA Wide | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$20,000.00 | Funds expended |
| | 4. Supportive services which assist residents in financial management, job searching, life skills, and child development | 1406 | HA Wide | \$13,000.00 | \$13,000.00 | \$13,000.00 | \$13,000.00 | Funds expended |
| | 5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | Funds expended |
| | 6. Security services at low rent developments, security-related training for residents, and enhancements to building security | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | 7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems | 1406 | HA Wide | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | Funds expended |
| | 8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | 9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | Funds expended |
| | 10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties | 1406 | HA Wide | \$30,446.00 | \$30,446.00 | \$30,446.00 | \$30,446.00 | Funds expended |
| | 11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | Funds expended |
| | 12. MIS and area-wide network upgrades and IS staff training | 1406 | HA Wide | \$17,300.00 | \$17,300.00 | \$17,300.00 | \$17,300.00 | Funds expended |
| | TOTAL OPERATIONS | Total 1406 | | \$263,681.00 | \$263,681.00 | \$263,681.00 | \$263,681.00 | |
| HA-Wide Mgmt. Improvmts | MANAGEMENT IMPROVEMENTS | 1408 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL MANAGEMENT IMPROVEMENTS | Total 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | | Federal FY of Grant: | | |
|--|--|---|----------|----------------------|----------------------|------------------------------|-----------------------------|---------------------------------------|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-05 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2005 | | |
| 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 | |
| ADMINISTRATIVE COSTS | | | | | | | | |
| HA-Wide Admin | 1. Nontechnical salaries | 1410.01 | | \$101,550.00 | \$101,550.00 | \$101,550.00 | \$101,550.00 | Funds expended |
| | 2. Technical salaries | 1410.02 | | \$62,500.00 | \$62,500.00 | \$62,500.00 | \$62,500.00 | Funds expended |
| | 3. Inspector salary and benefits - Williwa | 1410.02 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | 4. Employee benefits contributions | 1410.09 | | \$99,805.00 | \$99,805.00 | \$99,805.00 | \$99,805.00 | Funds expended |
| | 5. Administrative travel | 1410.10 | | \$1,567.17 | \$1,567.17 | \$1,567.17 | \$1,567.17 | Funds expended |
| | 6. Telecommunications | 1410.16 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | 7. Sundry admin (CFR prep and advertising) | 1410.19 | | \$617.52 | \$617.52 | \$617.52 | \$617.52 | Funds expended |
| TOTAL ADMINISTRATIVE COSTS | | Total 1410 | | \$266,039.69 | \$266,039.69 | \$266,039.69 | \$266,039.69 | |
| FEES & COSTS | | | | | | | | |
| HA-Wide Fees and Costs | 1. A&E fees for Central Terrace/Fairmount and Beringvue | 1430.01 | | \$6,090.00 | \$6,090.00 | \$6,090.00 | \$6,090.00 | Funds expended |
| | 2. Energy audits for Bethel Heights, Loussac Manor, Valdez Arms, Birch Park I & II, Schoenbar Park Spruce Park, and Williwa Manor I & II | 1430.02 | | \$60,343.61 | \$60,343.61 | \$60,343.61 | \$60,343.61 | Funds expended |
| | 3. Sundry planning | 1430.19 | | \$4,539.07 | \$4,539.07 | \$4,539.07 | \$4,539.07 | Funds expended |
| | 4. Inspector salary and benefits - Williwa | | | \$158.77 | \$158.77 | \$158.77 | \$158.77 | Funds expended |
| TOTAL FEES & COSTS | | Total 1430 | | \$71,131.45 | \$71,131.45 | \$71,131.45 | \$71,131.45 | |
| PHYSICAL IMPROVEMENTS | | | | | | | | |
| AK001060 Beringvue, Nome AMP 260 | Build a maintenance shop and renovate office | 1470 | 1 bldg. | \$325,566.90 | \$325,566.90 | \$325,566.90 | \$325,566.90 | Completed |
| | Electrical upgrades | 1460 | 100% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Replace HRV | 1460 | 100% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Site work for shop & office | 1450 | 1 bldg. | \$262,000.00 | \$262,000.00 | \$262,000.00 | \$262,000.00 | Completed |
| TOTAL BERINGVUE | | | | \$587,566.90 | \$587,566.90 | \$587,566.90 | \$587,566.90 | |
| AK001042 Central Terrace AMP 271/274 | Dwelling construction - interior/exterior renovations | 1460 | | \$577,566.44 | \$577,566.44 | \$577,566.44 | \$577,566.44 | Completed |
| TOTAL CENTRAL TERRACE | | | | \$577,566.44 | \$577,566.44 | \$577,566.44 | \$577,566.44 | |
| AK001011 Fairmount AMP 273 | Dwelling construction - interior/exterior renovations | 1460 | 1 bldg. | \$196,927.20 | \$196,927.20 | \$196,927.20 | \$196,927.20 | Completed |
| TOTAL FAIRMOUNT | | | | \$196,927.20 | \$196,927.20 | \$196,927.20 | \$196,927.20 | |
| Loussac Manor Anchorage (271) | 1. Non-dwelling construction - community room renovations | 1470 | | \$15,513.50 | \$15,513.50 | \$15,513.50 | \$15,513.50 | Moved from 501-06 through fungibility |
| TOTAL LOUSSAC MANOR | | | | \$15,513.50 | \$15,513.50 | \$15,513.50 | \$15,513.50 | |

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 II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | | Federal FY of Grant: | | |
|--|--|---|----------------------|---|---|---|---|--|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-05 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2005 | | |
| 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 | |
| AK001050 New Willows, Anchorage AMP 271/273/274 | Replace decks | 1460 | 100% | \$161,004.45 | \$161,004.45 | \$161,004.45 | \$161,004.45 | Completed |
| TOTAL NEW WILLOWS | | | | \$161,004.45 | \$161,004.45 | \$161,004.45 | \$161,004.45 | |
| AK001044 Williwa Manor, Wasilla AMP 244 | 1. Site improvements 2. Dwelling construction - major interior/exterior renovations 3. Non-dwelling construction - community room renovations | 1450 1460 1470 | 100% 100% 100% | \$235,378.03 \$85,767.95 \$247,913.87 | \$235,378.03 \$85,767.95 \$247,913.87 | \$235,378.03 \$85,767.95 \$247,913.87 | \$235,378.03 \$85,767.95 \$247,913.87 | Completed Completed Completed |
| TOTAL WILLIWA MANOR | | | | \$569,059.85 | \$569,059.85 | \$569,059.85 | \$569,059.85 | |
| AK001057 Bethel Heights Bethel AMP 257 | Build maintenance/supply shop | 1470 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | Moved to 501-07 through fungibility |
| TOTAL BETHEL HEIGHTS | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL PHYSICAL IMPROVEMENTS | | | | \$2,107,638.34 | \$2,107,638.34 | \$2,107,638.34 | \$2,107,638.34 | |
| NONDWELLING EQUIPMENT | | | | | | | | |
| AMP 244 AMP 273 AMP 263 AMP 216 | 1. Computer hardware upgrades 2. Williwa Manor community room furniture 3. Vehicle - PHD 4. Vehicle - PHD 5. Vehicle - PHD | 1475 1475 1475 1475 1475 | | \$0.00 \$8,799.70 \$19,495.00 \$29,974.00 \$26,850.00 | \$0.00 \$8,799.70 \$19,495.00 \$29,974.00 \$26,850.00 | \$0.00 \$8,799.70 \$19,495.00 \$29,974.00 \$26,850.00 | \$0.00 \$8,799.70 \$19,495.00 \$29,974.00 \$26,850.00 | Completed Completed Completed Completed |
| TOTAL NONDWELLING EQUIPMENT | | Total 1475 | | \$85,118.70 | \$85,118.70 | \$85,118.70 | \$85,118.70 | |
| RELOCATION COSTS | | | | | | | | |
| | 1. Relocation costs for Williwa Manor 2. Relocation costs for Central Terrace & Fairmount 3. Property managers' salary for Williwa Manor relocation work 4. Property managers' salary for Central Terrace & Fairmount relocation work | 1495.1 1495.1 1495.5 1495.5 | | \$8,675.82 \$0.00 \$0.00 \$0.00 | \$8,675.82 \$0.00 \$0.00 \$0.00 | \$8,675.82 \$0.00 \$0.00 \$0.00 | \$8,675.82 \$0.00 \$0.00 \$0.00 | Completed |
| TOTAL RELOCATION COSTS | | Total 1495 | | \$8,675.82 | \$8,675.82 | \$8,675.82 | \$8,675.82 | |
| | Contingency | 1502 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL CONTINGENCY | | Total 1502 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL FFY 2005 COSTS | | | | \$2,802,285.00 | \$2,802,285.00 | \$2,802,285.00 | \$2,802,285.00 | |

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

Part I: Summary

| | | |
|---|---|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK06P001501-06 Date of CFFP: _____ | FFY of Grant: <u>2006</u> FFY of Grant Approval: <u>2006</u> |
|---|---|---|

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009
 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 | \$36,623.20 | \$36,623.20 | \$36,623.20 | \$36,623.20 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | \$1,308.08 | \$1,308.08 | \$1,308.08 | \$1,308.08 |
| 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 | \$61,019.05 | \$61,019.05 | \$61,019.05 | \$61,019.05 |
| 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 | \$108,476.34 | \$108,476.34 | \$108,476.34 | \$108,476.34 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$2,424.76 | \$2,424.76 | \$2,424.76 | \$2,424.76 |
| 13 | 1475 Non-dwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$2,250,382.57 | \$2,250,382.57 | \$2,250,382.57 | \$2,008,657.28 |
| 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) | \$2,460,234.00 | \$2,460,234.00 | \$2,460,234.00 | \$2,218,508.71 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|--|-------------|---|-------------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|--|-------------|---|-------------|

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

Part II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | | Federal FY of Grant: | | | |
|---|--|--|-------------------|--------------------------|----------------------|------------------------------|-----------------------------|-------------------|--|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-06 | | CFFP (Yes/No): No | | 2006 | | | |
| Replacement Housing Factor Grant No: | | | | | | | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | | |
| OPERATIONS | | | | | | | | | |
| HA-Wide Operations | 1. FSS Case Management; service coordination program | 1406 | HA Wide | \$7,268.59 | \$7,268.59 | \$7,268.59 | \$7,268.59 | Moved to MTW line | |
| | 2. Resident Job Skills Training Program-Gateway | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 3. Service Coordination Program - Juneau | 1406 | HA Wide | \$6,853.75 | \$6,853.75 | \$6,853.75 | \$6,853.75 | Moved to MTW line | |
| | 4. Supportive services which assist residents in financial management, job searching, life skills, and child development; plus after-school programs in partnership w/community organizations. | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 5. Provide literature to residents explaining AHFC policies and programs | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 6. Security improvements (including door entry software upgrades) at senior public housing developments | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems | 1406 | HA Wide | \$4,924.46 | \$4,924.46 | \$4,924.46 | \$4,924.46 | Moved to MTW line | |
| | 8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs | 1406 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 12. MIS and PHD area-wide network modifications to maintain communications, operations, and disaster recovery, includes public housing site visits by IS staff; and IS staff training. | 1406 | HA Wide | \$17,576.40 | \$17,576.40 | \$17,576.40 | \$17,576.40 | Moved to MTW line | |
| TOTAL OPERATIONS | | Total 1406 | | \$36,623.20 | \$36,623.20 | \$36,623.20 | \$36,623.20 | | |
| HA-Wide Mgmt. Improvements | MANAGEMENT IMPROVEMENTS | | 1408 | HA Wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL MANAGEMENT IMPROVEMENTS | | Total 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | | Federal FY of Grant: | | |
|--|--|---|----------|---------------------------|---------------------------|------------------------------|-----------------------------|--|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2006 | | |
| 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 Admin | ADMINISTRATIVE COSTS 1. Management Fees | 1410.01 | | \$1,308.08 | \$1,308.08 | \$1,308.08 | \$1,308.08 | Moved to MTW line |
| TOTAL ADMINISTRATIVE COSTS | | Total 1410 | | \$1,308.08 | \$1,308.08 | \$1,308.08 | \$1,308.08 | |
| AMP # 271 277/271/273/274 275/280 | FEES & COSTS 1. A&E fees for Loussac Manor 2. Energy audits for Cedar Park Annex, Central Terrace, Fairmount, Geneva Woods, Golden Ages and Swan Lake Terrace | 1430.01 1430.02 | | \$60,737.10 \$0.00 | \$60,737.10 \$0.00 | \$60,737.10 \$0.00 | \$60,737.10 \$0.00 | Moved to MTW line |
| 271 | 3. Sundry planning 4. Inspector salary and benefits - Loussac | 1430.19 1430.07 | | \$281.95 \$0.00 | \$281.95 \$0.00 | \$281.95 \$0.00 | \$281.95 \$0.00 | Moved to MTW line |
| TOTAL FEES & COSTS | | Total 1430 | | \$61,019.05 | \$61,019.05 | \$61,019.05 | \$61,019.05 | |
| AMP# 271 AK001006 Loussac Manor Anchorage | PHYSICAL IMPROVEMENTS 1.Dwelling construction - interior/exterior renovations 2.Non-dwelling - Community Center ventilation | 1460 1470 | 1 bldg. | \$30,535.96 \$2,424.76 | \$30,535.96 \$2,424.76 | \$30,535.96 \$2,424.76 | \$30,535.96 \$2,424.76 | Moved to MTW line Moved to MTW line |
| TOTAL LOUSSAC MANOR | | | | \$32,960.72 | \$32,960.72 | \$32,960.72 | \$32,960.72 | |
| AMP# 271/273/274 AK001050 New Willows Anchorage | Dwelling construction - interior/exterior renovations | 1460 | 1 bldg. | \$77,940.38 | \$77,940.38 | \$77,940.38 | \$77,940.38 | Moved to MTW line |
| TOTAL NEW WILLOWS | | | | \$77,940.38 | \$77,940.38 | \$77,940.38 | \$77,940.38 | |
| AMP# 275 AK001051 Birch Park I Fairbanks | Non-dwelling - Boiler replacement | 1470 | 100% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL BIRCH PARK I | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL PHYSICAL IMPROVEMENTS | | | | \$110,901.10 | \$110,901.10 | \$110,901.10 | \$110,901.10 | |

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 II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | Federal FY of Grant: | | | |
|---|---|---|----------|-----------------------|-----------------------|------------------------------|-----------------------------|------------------|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | 2006 | | | |
| 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 | |
| AMP# 273 | NONDWELLING EQUIPMENT 1. Vehicle to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing program (PCs, printers, disaster recovery devices,etc.) | 1475 1475 | | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| TOTAL NONDWELLING EQUIPMENT | | Total 1475 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Moving to Work | 1492 | | \$2,250,382.57 | \$2,250,382.57 | \$2,250,382.57 | \$2,008,657.28 | Work is on-going |
| TOTAL MOVING TO WORK | | Total 1492 | | \$2,250,382.57 | \$2,250,382.57 | \$2,250,382.57 | \$2,008,657.28 | |
| AMP# 271 AMP# 271 | RELOCATION COSTS 1. Relocation costs for Loussac Manor 3. Property managers' salary for Loussac Manor relocation work | 1495.1 1495.5 | | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| TOTAL RELOCATION COSTS | | Total 1495 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Contingency | 1502 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL CONTINGENCY | | Total 1502 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL FFY 2006 COSTS | | | | \$2,460,234.00 | \$2,460,234.00 | \$2,460,234.00 | \$2,218,508.71 | |

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

2 To be completed for the Performance and Evaluation Report

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

AK06R001502-06

Federal FY of Grant:

FFY 2006

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2009

Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-------------------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration | \$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 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1490 Replacement Reserve | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | 1492 Moving to Work Demonstration | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1495.1 Relocation Cost | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18 | 1499 Development Activities | \$3,719.00 | \$3,719.00 | \$0.00 | \$0.00 |
| 19 | 1501 Collateralization or Debt Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | 1502 Contingency | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2-20) | \$3,719.00 | \$3,719.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 21 Related to Section 504 Compliance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 21 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 21 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

| | | |
|--|---|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: AK06R001501-06 | Federal FY of Grant: FFY 2006 |
|--|---|---|

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/2009**
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------------------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration | \$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 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1490 Replacement Reserve | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | 1492 Moving to Work Demonstration | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1495.1 Relocation Cost | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18 | 1499 Development Activities | \$176,769.00 | \$176,769.00 | \$0.00 | \$0.00 |
| 19 | 1501 Collateralization or Debt Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | 1502 Contingency | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2-20) | \$176,769.00 | \$176,769.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 21 Related to Section 504 Compliance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 21 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 21 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Part I: Summary

| | | |
|---|--|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK06P001501-07 Replacement Housing Factor Grant No: Date of CFFP: _____ | FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u> |
|---|--|---|

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/2009** 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 | \$70,000.00 | \$70,000.00 | \$70,000.00 | \$70,000.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | \$2,687.39 | \$2,687.39 | \$2,687.39 | \$2,551.39 |
| 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 | \$55,704.65 | \$55,704.65 | \$55,704.65 | \$55,704.65 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$58,588.44 | \$58,588.44 | \$58,588.44 | \$58,588.44 |
| 10 | 1460 Dwelling Structures | \$617,021.21 | \$617,021.21 | \$617,021.21 | \$617,021.21 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$1,690.25 | \$1,690.25 | \$1,690.25 | \$1,690.25 |
| 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 | \$1,814,392.28 | \$1,814,392.28 | \$1,814,392.28 | \$289,994.23 |
| 16 | 1495.1 Relocation Costs | \$2,985.78 | \$2,985.78 | \$2,985.78 | \$2,985.78 |
| 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) | \$2,623,070.00 | \$2,623,070.00 | \$2,623,070.00 | \$1,098,535.95 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|--|-------------|---|-------------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|--|-------------|---|-------------|

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

Part II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | Federal FY of Grant: | | | |
|--|--|---|----------|----------------------|----------------------|------------------------------|-----------------------------|----------------|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | 2007 | | | |
| 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 | |
| AMP # | OPERATIONS | | | | | | | |
| 247/271/273/274 275/277 | 1. Service Coordinator - Anchorage, Fairbanks, Juneau | 1406 | | \$39,608.02 | \$39,608.02 | \$39,608.02 | \$39,608.02 | On-going |
| 271/273/277 | 2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab (271); Gateway Learning Center (273); and Juneau Resident Center (277) | 1406 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 247/271/273/274 275/277/257/216 279/265/260/280 263/244/213 | 3. Site Staff Training - Program certifications, policy & procedure training, emergency preparedness, computer/software training | 1406 | | \$30,391.98 | \$30,391.98 | \$30,391.98 | \$30,391.98 | On-going |
| 271/275/213/247 | 4. Resident Council support - administration | 1406 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL OPERATIONS | | Total 1406 | | \$70,000.00 | \$70,000.00 | \$70,000.00 | \$70,000.00 | |
| MANAGEMENT IMPROVEMENTS | | 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL MANAGEMENT IMPROVEMENTS | | Total 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide Admin | ADMINISTRATIVE COSTS | | | | | | | |
| | 1. Management Fees | 1410.01 | | \$2,687.39 | \$2,687.39 | \$2,687.39 | \$2,551.39 | On-going |
| TOTAL ADMINISTRATIVE COSTS | | Total 1410 | | \$2,687.39 | \$2,687.39 | \$2,687.39 | \$2,551.39 | |
| | FEES & COSTS | | | | | | | |
| 257/271/273/274 | 1. A&E fees for Bethel Hts., CT, Loussac Manor New Willows | 1430.01 | | \$51,649.15 | \$51,649.15 | \$51,649.15 | \$51,649.15 | In-progress |
| 271/273/274 | 2. Inspector salary and benefits - Loussac, NW, CT | 1430.07 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | 3. Sundry planning | 1430.19 | | \$4,055.50 | \$4,055.50 | \$4,055.50 | \$4,055.50 | In-progress |
| TOTAL FEES & COSTS | | Total 1430 | | \$55,704.65 | \$55,704.65 | \$55,704.65 | \$55,704.65 | |

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 II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | | Federal FY of Grant: | | |
|--|---|---|-----------------|-----------------------------|-----------------------------|------------------------------|-----------------------------|--|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2007 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | PHYSICAL IMPROVEMENTS | | | | | | | |
| AK001057 Bethel Heights Bethel (257) | 1.Non-dwelling - Community Building 2. Site improvements | 1470 1450 | 1 bldg. 100% | \$1,690.25 \$0.00 | \$1,690.25 \$0.00 | \$1,690.25 \$0.00 | \$1,690.25 \$0.00 | In-progress In-progress |
| | TOTAL BETHEL HEIGHTS | | | \$1,690.25 | \$1,690.25 | \$1,690.25 | \$1,690.25 | |
| Fairmount Anchorage (273) | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 3 bldg. | \$617,021.21 \$46,800.00 | \$617,021.21 \$46,800.00 | \$617,021.21 \$46,800.00 | \$617,021.21 \$46,800.00 | Fungibility from FFY09 Fungibility from FFY09 |
| | TOTAL FAIRMOUNT | | | \$663,821.21 | \$663,821.21 | \$663,821.21 | \$663,821.21 | |
| AK001050 New Willows Anchorage (271/273/274) | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 1 bldg. 100% | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | In-progress In-progress |
| | TOTAL NEW WILLOWS | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| AK001006 Loussac Manor Anchorage (271) | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 1 bldg. 100% | \$0.00 \$1,708.00 | \$0.00 \$1,708.00 | \$0.00 \$1,708.00 | \$0.00 \$1,708.00 | In-progress In-progress |
| | TOTAL LOUSSAC MANOR | | | \$1,708.00 | \$1,708.00 | \$1,708.00 | \$1,708.00 | |
| AK001042 Central Terrace Anchorage (271/274) | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 1 bldg. 100% | \$0.00 \$10,080.44 | \$0.00 \$10,080.44 | \$0.00 \$10,080.44 | \$0.00 \$10,080.44 | In-progress In-progress |
| | TOTAL CENTRAL TERRACE | | | \$10,080.44 | \$10,080.44 | \$10,080.44 | \$10,080.44 | |
| | TOTAL PHYSICAL IMPROVEMENTS | | | \$677,299.90 | \$677,299.90 | \$677,299.90 | \$677,299.90 | |

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 II: Supporting Pages

| PHA Name: | | Grant Type and Number | | | Federal FY of Grant: | | | |
|---|---|---|----------|------------------------|------------------------|------------------------------|-----------------------------|--------------------------------------|
| ALASKA HOUSING FINANCE CORPORATION | | Capital Fund Program Grant No: AK06P001501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | 2007 | | | |
| 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 | |
| AMP # 273 | NONDWELLING EQUIPMENT 1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices) | 1475 1475 | | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | For future needs For future needs |
| TOTAL NONDWELLING EQUIPMENT | | Total 1475 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 271/273/274 271/273/274 | RELOCATION COSTS 1. Relocation costs for Loussac Manor (271), Central Terrace (271) and New Willows (274) 3. Property managers' salary for Loussac Manor, Central Terrace, and New Willows relocation work | 1495.1 1495.5 | | \$363.75 \$2,622.03 | \$363.75 \$2,622.03 | \$363.75 \$2,622.03 | \$363.75 \$2,622.03 | In progress In progress |
| TOTAL RELOCATION COSTS | | Total 1495 | | \$2,985.78 | \$2,985.78 | \$2,985.78 | \$2,985.78 | |
| HA-WIDE | Moving to Work | 1492 | | \$1,814,392.28 | \$1,814,392.28 | \$1,814,392.28 | \$289,994.23 | On-going |
| TOTAL MOVING TO WORK | | Total 1495 | | \$1,814,392.28 | \$1,814,392.28 | \$1,814,392.28 | \$289,994.23 | |
| | Contingency | 1502 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL CONTINGENCY | | Total 1502 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL FFY 2007 COSTS | | | | \$2,623,070.00 | \$2,623,070.00 | \$2,623,070.00 | \$1,098,535.95 | |

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

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part I: Summary**

| | | |
|---|--|--|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: AK06R001502-07 | Federal FY of Grant: FFY 2007 |
|---|--|--|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/2009**
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-------------------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration | \$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 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1490 Replacement Reserve | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | 1492 Moving to Work Demonstration | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1495.1 Relocation Cost | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18 | 1499 Development Activities | \$4,319.00 | \$4,319.00 | \$0.00 | \$0.00 |
| 19 | 1501 Collateralization or Debt Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | 1502 Contingency | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2-20) | \$4,319.00 | \$4,319.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 21 Related to Section 504 Compliance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 21 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 21 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 26 | Amount of line 21 Related to Energy Conservation Meas | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

AK06R001501-07

Federal FY of Grant:

FFY 2007

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2009

Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------------------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration | \$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 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1490 Replacement Reserve | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | 1492 Moving to Work Demonstration | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1495.1 Relocation Cost | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18 | 1499 Development Activities | \$155,875.00 | \$155,875.00 | \$0.00 | \$0.00 |
| 19 | 1501 Collateralization or Debt Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | 1502 Contingency | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2-20) | \$155,875.00 | \$155,875.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 21 Related to Section 504 Compliance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 21 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 21 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Part I: Summary

| | | | |
|--|---|--|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK06P001501-08 Date of CFFP: _____ | Replacement Housing Factor Grant No: _____ | FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u> |
|--|---|--|---|

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/2009** 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 | \$182,500.00 | \$182,500.00 | \$182,500.00 | \$182,500.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | \$255,929.00 | \$255,929.00 | \$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 | \$295,482.00 | \$295,482.00 | \$10,000.00 | \$128.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$225,000.00 | \$163,129.00 | \$50,000.00 | \$15,000.00 |
| 10 | 1460 Dwelling Structures | \$1,431,879.00 | \$1,493,750.00 | \$1,188,000.00 | \$273,900.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$45,000.00 | \$45,000.00 | \$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 Cost | \$23,500.00 | \$23,500.00 | \$0.00 | \$0.00 |
| 17 | 1499 Development Activities ⁴ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18a | 1501 Collateralization or Debt Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$2,559,290.00 | \$2,559,290.00 | \$1,430,500.00 | \$471,528.00 |
| 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: AK06P001501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | Federal FY of Grant: FFY 2008 | | | |
|--|---|--|----------|----------------------|---|------------------------------|-----------------------------|------------------|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | OPERATIONS | | | | | | | |
| HA Wide Operations | Operations | 1406 | HA Wide | \$182,500.00 | \$182,500.00 | \$182,500.00 | \$182,500.00 | Completed |
| TOTAL OPERATIONS | | Total 1406 | | \$182,500.00 | \$182,500.00 | \$182,500.00 | \$182,500.00 | |
| | MANAGEMENT IMPROVEMENTS | | | | | | | |
| HA Wide Mgmt. | | 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL MANAGEMENT IMPROVEMENTS | | Total 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | ADMINISTRATIVE COSTS | | | | | | | |
| HA Wide Admin. | Management Fees | 1410.01 | | \$255,929.00 | \$255,929.00 | \$0.00 | \$0.00 | On-going |
| TOTAL ADMINISTRATIVE COSTS | | Total 1410 | | \$255,929.00 | \$255,929.00 | \$0.00 | \$0.00 | |
| | FEES & COSTS | | | | | | | |
| AMP # 257/275 | 1. A&E fees for Bethel Hts., Birch Park I & II | 1430.01 | | \$213,457.00 | \$213,457.00 | \$0.00 | \$0.00 | On-going |
| 260/277/216/273 | 2. Energy audits: Beringvue, Cedar Park, Eyak Manor, Park View Manor, Riverbend | 1430.02 | | \$41,900.00 | \$41,900.00 | \$0.00 | \$0.00 | On-going |
| 257 | 3. Inspector salary & benefits -Bethel Hts. | 1430.07 | | \$30,125.00 | \$30,125.00 | \$0.00 | \$0.00 | For future needs |
| HA Wide | 4. Sundry planning | 1430.19 | | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$128.00 | On-going |
| TOTAL FEES & COSTS | | Total 1430 | | \$295,482.00 | \$295,482.00 | \$10,000.00 | \$128.00 | |

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

Part II: Supporting Pages

| PHA Name: ALASKA HOUSING FINANCE CORPORATION | | Grant Type and Number Capital Fund Program Grant No: AK06P001501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FY of Grant: FFY 2008 | | |
|--|--|--|----------|-----------------------------|-------------------------------|---|-----------------------------|--|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | PHYSICAL IMPROVEMENTS | | | | | | | |
| HA Wide | Extraordinary Maintenance | 1450 | | \$125,000.00 | \$113,129.00 | \$0.00 | \$0.00 | For future needs |
| HA Wide | Extraordinary Maintenance | 1460 | | \$125,000.00 | \$116,250.00 | \$0.00 | \$0.00 | For future needs |
| | TOTAL HA-WIDE Extraordinary Maintenance | | | \$250,000.00 | \$229,379.00 | \$0.00 | \$0.00 | |
| AK001057 Bethel Heights Bethel (257) | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$719,310.00 \$50,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | Used fungibility Used fungibility |
| | TOTAL BETHEL HEIGHTS | | | \$769,310.00 | \$0.00 | \$0.00 | \$0.00 | |
| AK001051 Birch Park I AMP # 275 | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% | \$145,998.00 \$10,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | Used fungibility Used fungibility |
| | TOTAL BIRCH PARK I | | | \$155,998.00 | \$0.00 | \$0.00 | \$0.00 | |
| AK001055 Birch Park II AMP # 275 | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% | \$191,571.00 \$10,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | Used fungibility Used fungibility |
| | TOTAL BIRCH PARK II | | | \$201,571.00 | \$0.00 | \$0.00 | \$0.00 | |
| AK001006 Loussac Manor Anchorage (271) | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% | \$250,000.00 \$30,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | Used fungibility Used fungibility |
| | TOTAL LOUSSAC MANOR | | | \$280,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| AK001009 Schoenbar Park Ketchikan (279) | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$0.00 \$0.00 | \$1,377,500.00 \$50,000.00 | \$1,188,000.00 \$50,000.00 | \$273,900.00 \$15,000.00 | In progress-used fungibility In progress-used fungibility |
| | TOTAL SCHOENBAR PARK | | | \$0.00 | \$1,427,500.00 | \$1,238,000.00 | \$288,900.00 | |
| | TOTAL PHYSICAL IMPROVEMENTS | | | \$1,656,879.00 | \$1,656,879.00 | \$1,238,000.00 | \$288,900.00 | |

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

| PHA Name: ALASKA HOUSING FINANCE CORPORATION | | Grant Type and Number Capital Fund Program Grant No: AK06P001501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FY of Grant: FFY 2008 | | |
|--|---|--|----------|----------------------------|----------------------------|---|-----------------------------|--------------------------------------|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | NONDWELLING EQUIPMENT | | | | | | | |
| HA-Wide | 1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices) | 1475 1475 | | \$35,000.00 \$10,000.00 | \$35,000.00 \$10,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | For future needs For future needs |
| | TOTAL NONDWELLING EQUIPMENT | Total 1475 | | \$45,000.00 | \$45,000.00 | \$0.00 | \$0.00 | |
| AMP# | RELOCATION COSTS | | | | | | | |
| 257 | 1. Relocation costs for Bethel Heights | 1495.1 | | \$10,000.00 | \$10,000.00 | \$0.00 | \$0.00 | For future needs |
| 275 | 2. Relocation costs for Birch Park I & II | 1495.1 | | \$7,500.00 | \$7,500.00 | \$0.00 | \$0.00 | For future needs |
| 257 | 3. Property managers' salary for Bethel Heights relocation work | 1495.5 | | \$4,000.00 | \$4,000.00 | \$0.00 | \$0.00 | For future needs |
| 275 | 4. Property managers' salary for Birch Park I & II relocation work | 1495.5 | | \$2,000.00 | \$2,000.00 | \$0.00 | \$0.00 | For future needs |
| | TOTAL RELOCATION COSTS | Total 1495 | | \$23,500.00 | \$23,500.00 | \$0.00 | \$0.00 | |
| | Contingency | 1502 | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | |
| | TOTAL CONTINGENCY | Total 1502 | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 | |
| | TOTAL FFY 2008 COSTS | | | \$2,559,290.00 | \$2,559,290.00 | \$1,430,500.00 | \$471,528.00 | |

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

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part I: Summary**

| | | |
|---|--|--|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: AK06R001501-08 | Federal FY of Grant: FFY 2008 |
|---|--|--|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/09**
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration | \$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 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1490 Replacement Reserve | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | 1492 Moving to Work Demonstration | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1495.1 Relocation Cost | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18 | 1499 Development Activities | \$53,245.00 | \$0.00 | \$0.00 | \$0.00 |
| 19 | 1501 Collateralization or Debt Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | 1502 Contingency | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2-20) | \$53,245.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 21 Related to Section 504 Compliance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 21 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 21 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Part I: Summary

| | | |
|--|---|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK06P001501-09 Date of CFFP: _____ Replacement Housing Factor Grant No: _____ | FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u> |
|--|---|---|

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **12/31/2009**
 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 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$2,801,663.00 | \$0.00 | \$2,801,663.00 | \$0.00 |
| 16 | 1495.1 Relocation Cost | \$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 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$2,801,663.00 | \$0.00 | \$2,801,663.00 | \$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 | \$15,000.00 | \$0.00 | \$15,000.00 | \$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: AK06P001501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FY of Grant: FFY 2009 | | |
|--|---|--|----------|----------------------|----------------------|---|--------------------------------|----------------|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | OPERATIONS | | | | | | | |
| HA Wide Operations | Operations | 1406 | HA Wide | \$182,500.00 | \$0.00 | \$182,500.00 | \$0.00 | On-going |
| | TOTAL OPERATIONS | Total 1406 | | \$182,500.00 | \$0.00 | \$182,500.00 | \$0.00 | |
| | MANAGEMENT IMPROVEMENTS | | | | | | | |
| HA Wide Mgmt. | | 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL MANAGEMENT IMPROVEMENTS | Total 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | ADMINISTRATIVE COSTS | | | | | | | |
| HA Wide Admin. | Management Fees | 1410.01 | | \$280,166.00 | \$0.00 | \$280,166.00 | \$0.00 | On-going |
| | TOTAL ADMINISTRATIVE COSTS | Total 1410 | | \$280,166.00 | \$0.00 | \$280,166.00 | \$0.00 | |
| | FEES & COSTS | | | | | | | |
| AK001000 - 271/273/274/275/277/279 | 1. A&E fees for Anchorage, Fairbanks, Juneau, and Ketchikan AMPs | 1430.01 | | \$468,497.00 | \$0.00 | \$468,497.00 | \$0.00 | On-going |
| AK001000273 | 2. Energy audits: Fairmount | 1430.02 | | \$15,000.00 | \$0.00 | \$15,000.00 | \$0.00 | On-going |
| HA Wide | 4. Sundry planning | 1430.19 | | \$10,000.00 | \$0.00 | \$10,000.00 | \$0.00 | On-going |
| | TOTAL FEES & COSTS | Total 1430 | | \$493,497.00 | \$0.00 | \$493,497.00 | \$0.00 | |

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

| PHA Name: ALASKA HOUSING FINANCE CORPORATION | | Grant Type and Number Capital Fund Program Grant No: AK06P001501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | Federal FY of Grant: FFY 2009 | | | |
|--|--|--|----------|------------------------------|---|------------------------------|-----------------------------|----------------------|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | PHYSICAL IMPROVEMENTS | | | | | | | |
| HA Wide | Extraordinary Maintenance | 1450 | | \$75,000.00 | \$0.00 | \$75,000.00 | \$0.00 | For future needs |
| HA Wide | Extraordinary Maintenance | 1460 | | \$125,000.00 | \$0.00 | \$125,000.00 | \$0.00 | For future needs |
| TOTAL HA-WIDE Extraordinary Maintenance | | | | \$200,000.00 | \$0.00 | \$200,000.00 | \$0.00 | |
| Chugach Manor AK001000247 Anchorage | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$35,000.00 \$5,000.00 | \$0.00 \$0.00 | \$35,000.00 \$5,000.00 | \$0.00 \$0.00 | On-going On-going |
| Central Terrace AK001000271/274 Anchorage | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$50,000.00 \$20,000.00 | \$0.00 \$0.00 | \$50,000.00 \$20,000.00 | \$0.00 \$0.00 | On-going On-going |
| Fairmount AK001000273 Anchorage | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% | \$50,000.00 \$15,000.00 | \$0.00 \$0.00 | \$50,000.00 \$15,000.00 | \$0.00 \$0.00 | On-going On-going |
| FSS Incentives AK001000271/274 Anchorage | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% | \$50,000.00 \$20,000.00 | \$0.00 \$0.00 | \$50,000.00 \$20,000.00 | \$0.00 \$0.00 | On-going On-going |
| New Willows AK001000271/273/274 Anchorage | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% | \$55,000.00 \$25,000.00 | \$0.00 \$0.00 | \$55,000.00 \$25,000.00 | \$0.00 \$0.00 | On-going On-going |
| Eyak Manor AK001000216 Cordova | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$15,000.00 \$5,000.00 | \$0.00 \$0.00 | \$15,000.00 \$5,000.00 | \$0.00 \$0.00 | On-going On-going |
| AK001000275 Fairbanks | 1. Dwelling construction - interior/exterior renovations or replacement (GA, Southall, BP I & II, SP) 2. Site improvements (GA, Southall, BP I & II, SP) | 1460 1450 | 100% | \$150,000.00 \$50,000.00 | \$0.00 \$0.00 | \$150,000.00 \$50,000.00 | \$0.00 \$0.00 | On-going On-going |
| Loussac Manor AK001000271 Anchorage | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% | \$40,000.00 \$20,000.00 | \$0.00 \$0.00 | \$40,000.00 \$20,000.00 | \$0.00 \$0.00 | On-going On-going |
| AK001000277 Juneau | 1. Dwelling construction - interior/exterior renovations or replacement (Riverbend, Geneva Woods, Mt. View, CP) 2. Site improvements (Riverbend, Geneva Woods, Mt. View, CP) | 1460 1450 | 100% | \$200,000.00 \$140,000.00 | \$0.00 \$0.00 | \$200,000.00 \$140,000.00 | \$0.00 \$0.00 | On-going On-going |
| Beringvue AK001000260 Nome | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$35,000.00 \$5,000.00 | \$0.00 \$0.00 | \$35,000.00 \$5,000.00 | \$0.00 \$0.00 | On-going On-going |
| AK001000279 Ketchikan | 1. Dwelling construction - interior/exterior renovations or replacement (Schoenbar, Sea View Terrace) 2. Site improvements (Schoenbar, Sea View Terrace) | 1460 1450 | 100% | \$225,000.00 \$150,000.00 | \$0.00 \$0.00 | \$225,000.00 \$150,000.00 | \$0.00 \$0.00 | On-going On-going |
| AK001000280 Sitka | 1. Dwelling construction - interior/exterior renovations or replacement (Swan Lake, Paxton Manor) 2. Site improvements (Swan Lake, Paxton Manor) | 1460 1450 | 100% | \$25,000.00 \$40,000.00 | \$0.00 \$0.00 | \$25,000.00 \$40,000.00 | \$0.00 \$0.00 | On-going On-going |
| Williwa Manor I & II AK001000244 Wasilla | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$5,000.00 \$5,000.00 | \$0.00 \$0.00 | \$5,000.00 \$5,000.00 | \$0.00 \$0.00 | On-going On-going |
| Etolin Heights AK001000213 Wrangell | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% | \$30,000.00 \$12,000.00 | \$0.00 \$0.00 | \$30,000.00 \$12,000.00 | \$0.00 \$0.00 | On-going On-going |
| TOTAL PHYSICAL IMPROVEMENTS | | | | \$1,477,000.00 | \$0.00 | \$1,477,000.00 | \$0.00 | |

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

Part II: Supporting Pages

| PHA Name: ALASKA HOUSING FINANCE CORPORATION | | Grant Type and Number Capital Fund Program Grant No: AK06P001501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | Federal FY of Grant: FFY 2009 | | | | | |
|--|---|--|---|-----------------------|---|---------------------------------|--------------------------------|------------------|--------|------------------|
| 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 | NONDWELLING EQUIPMENT 1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices) | 1475 | | \$35,000.00 | \$0.00 | \$35,000.00 | \$0.00 | For future needs | | |
| | | 1475 | | \$10,000.00 | \$0.00 | \$10,000.00 | \$0.00 | For future needs | | |
| | | Total 1475 | | \$45,000.00 | \$0.00 | \$45,000.00 | \$0.00 | | | |
| | | AMP# AK001000279 AK001000275 AK001000279 AK001000275 | RELOCATION COSTS 1. Relocation costs for Schoenbar Park 2. Relocation costs for Birch Park I & II 3. Property managers' salary for Schoenbar Park relocation work 4. Property managers' salary for Birch Park I & II relocation work | 1495.1 | | \$10,000.00 | \$0.00 | \$10,000.00 | \$0.00 | For future needs |
| | | | | 1495.1 | | \$7,500.00 | \$0.00 | \$7,500.00 | \$0.00 | For future needs |
| 1495.5 | | | | \$4,000.00 | \$0.00 | \$4,000.00 | \$0.00 | For future needs | | |
| 1495.5 | | | | \$2,000.00 | \$0.00 | \$2,000.00 | \$0.00 | For future needs | | |
| Total 1495 | | \$23,500.00 | \$0.00 | \$23,500.00 | \$0.00 | | | | | |
| | Contingency | 1502 | | \$100,000.00 | \$0.00 | \$100,000.00 | \$0.00 | For future needs | | |
| | TOTAL CONTINGENCY | Total 1502 | | \$100,000.00 | \$0.00 | \$100,000.00 | \$0.00 | | | |
| | TOTAL FFY 2009 COSTS | | | \$2,801,663.00 | \$0.00 | \$2,801,663.00 | \$0.00 | | | |

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

Part I: Summary

| | | | |
|--|---|--|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____ | Replacement Housing Factor Grant No: AK06R001501-09 | FFY of Grant: 2009 FFY of Grant Approval: 2009 |
|--|---|--|---|

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2009
 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 | \$42,130.00 | \$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) | \$42,130.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|--|-------------|---|-------------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|--|-------------|---|-------------|

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

| Part I: Summary | | | | | |
|---|--|--|--------------------------------------|---|---------------|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | | Grant Type and Number Capital Fund Program Grant No: AK06P001501-10 Date of CFFP: _____ | | Replacement Housing Factor Grant No: FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u> | |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 20) ³ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 1415 Liquidated Damages | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7 | 1430 Fees and Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Nondwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$2,801,663.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | 1495.1 Relocation Cost | \$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 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$2,801,663.00 | \$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 | \$60,000.00 | \$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: AK06P001501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | Federal FY of Grant: FFY 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | OPERATIONS | | | | | | | |
| HA Wide Operations | Operations | 1406 | HA Wide | \$182,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL OPERATIONS | Total 1406 | | \$182,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| | MANAGEMENT IMPROVEMENTS | | | | | | | |
| HA Wide Mgmt. | | 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL MANAGEMENT IMPROVEMENTS | Total 1408 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | ADMINISTRATIVE COSTS | | | | | | | |
| HA Wide Admin. | Management Fees | 1410.01 | | \$280,166.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL ADMINISTRATIVE COSTS | Total 1410 | | \$280,166.00 | \$0.00 | \$0.00 | \$0.00 | |
| | FEES & COSTS | | | | | | | |
| AK001000 - 271/273/274/275/277/279 | 1. A&E fees for Anchorage, Fairbanks, Juneau, and Ketchikan AMPs | 1430.01 | | \$423,497.00 | \$0.00 | \$0.00 | \$0.00 | |
| AK001000277, 275, 279 | 2. Energy audits: Juneau, Fairbanks, Ketchikan | 1430.02 | | \$60,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA Wide | 4. Sundry planning | 1430.19 | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL FEES & COSTS | Total 1430 | | \$493,497.00 | \$0.00 | \$0.00 | \$0.00 | |

| Part II: Supporting Pages | | | | | | | | |
|--|---|--|--------------|------------------------------|----------------------|---|-----------------------------|----------------|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | | Grant Type and Number Capital Fund Program Grant No: AK06P001501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FY of Grant: FFY 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | PHYSICAL IMPROVEMENTS | | | | | | | |
| HA Wide | Extraordinary Maintenance | 1450 | | \$125,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA Wide | Extraordinary Maintenance | 1460 | | \$125,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | TOTAL HA-WIDE Extraordinary Maintenance | | | \$250,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Anchorage Central AK001000247 Anchorage | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% 100% | \$35,000.00 \$15,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| Anchorage South AK001000271 Anchorage | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% 100% | \$50,000.00 \$20,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| Anchorage North AK001000273 Anchorage | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% 100% | \$50,000.00 \$20,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| Anchorage East AK001000274 Anchorage | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% 100% | \$50,000.00 \$20,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| AK001000263 Valdez | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% 100% | \$55,000.00 \$25,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| Eyak Manor AK001000216 Cordova | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% 100% | \$15,000.00 \$15,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| AK001000275 Fairbanks | 1. Dwelling construction - interior/exterior renovations or replacement (GA, Southall, BP I & II, SP) 2. Site improvements (GA, Southall, BP I & II, SP) | 1460 1450 | 100% 100% | \$150,000.00 \$50,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| AK001000265 Kodiak | 1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements | 1460 1450 | 100% 100% | \$40,000.00 \$20,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| AK001000277 Juneau | 1. Dwelling construction - interior/exterior renovations or replacement (Riverbend, Geneva Woods, Mt. View, CP) 2. Site improvements (Riverbend, Geneva Woods, Mt. View, CP) | 1460 1450 | 100% 100% | \$150,000.00 \$140,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| Beringvue AK001000260 Nome | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% 100% | \$35,000.00 \$5,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| AK001000279 Ketchikan | 1. Dwelling construction - interior/exterior renovations or replacement (Schoenbar, Sea View Terrace) 2. Site improvements (Schoenbar, Sea View Terrace) | 1460 1450 | 100% 100% | \$100,000.00 \$110,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| AK001000280 Sitka | 1. Dwelling construction - interior/exterior renovations or replacement (Swan Lake, Paxton Manor) 2. Site improvements (Swan Lake, Paxton Manor) | 1460 1450 | 100% 100% | \$45,000.00 \$40,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| Williwa Manor I & II AK001000244 Wasilla | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% 100% | \$15,000.00 \$15,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| Etolin Heights AK001000213 Wrangell | 1. Dwelling construction - interior/exterior renovations 2. Site improvements | 1460 1450 | 100% 100% | \$30,000.00 \$12,000.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | \$0.00 \$0.00 | |
| | TOTAL PHYSICAL IMPROVEMENTS | | | \$1,327,000.00 | \$0.00 | \$0.00 | \$0.00 | |

| Part II: Supporting Pages | | | | | | | | | | |
|--|---|---|---|-----------------------|----------------------|---|--------------------------------|----------------|--------|--|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | | | Grant Type and Number Capital Fund Program Grant No: AK06P001501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | Federal FY of Grant: FFY 2010 | | | | |
| 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 | NONDWELLING EQUIPMENT 1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices) | 1475 | | \$35,000.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | | 1475 | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | | Total 1475 | | \$45,000.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | | AMP# AMP 271/273/274 AMP 271 AMP 271/273/274 AMP 271 | RELOCATION COSTS 1. Relocation costs for Central Terrace (San Roberto) 2. Relocation costs for Loussac Manor 3. Property managers' salary for Central Terrace (San Roberto) relocation work 4. Property managers' salary for Loussac Manor relocation work | 1495.1 | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | 1495.1 | | | \$7,500.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 1495.5 | | \$4,000.00 | | \$0.00 | \$0.00 | \$0.00 | | | | |
| 1495.5 | | \$2,000.00 | | \$0.00 | \$0.00 | \$0.00 | | | | |
| | TOTAL RELOCATION COSTS | Total 1495 | | \$23,500.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | Contingency | 1502 | | \$200,000.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | TOTAL CONTINGENCY | Total 1502 | | \$200,000.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | TOTAL FFY 2010 COSTS | | | \$2,801,663.00 | \$0.00 | \$0.00 | \$0.00 | | | |

Capital Fund Program - Five-Year Action Plan

| Part I: Summary (Continuation) | | | | | | |
|------------------------------------|--|--------------------------------|---------------------------------|---------------------------------|--|---|
| PHA Name/Number | | Locality (City/County & State) | | | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: _____ |
| ALASKA HOUSING FINANCE CORPORATION | | ALASKA | | | | |
| A. | Development Number and Name | Year 1 | Work Statement for Year 2 | Work Statement for Year 3 | Work Statement for Year 4 | Work Statement for Year 5 |
| | FFY | 2010 | FFY Grant: 2011 PHA FY: 2012 | FFY Grant: 2012 PHA FY: 2013 | FFY Grant: 2013 PHA FY: 2014 | FFY Grant: 2014 PHA FY: 2015 |
| | Annual Statement | | | | | |
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| | | | | | | |
| | HA-Wide Physical Activities | | \$390,000 | \$390,000 | \$390,000 | \$390,000 |
| B. | Physical Improvements Subtotal | | \$1,128,136 | \$1,166,000 | \$1,060,000 | \$1,138,300 |
| C. | Management Improvements | | \$0 | \$0 | \$0 | \$0 |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | \$45,000 | \$45,000 | \$45,000 | \$45,000 |
| E. | Administration | | \$280,166 | \$280,166 | \$280,166 | \$280,166 |
| F. | Other | | \$415,861 | \$377,997 | \$483,997 | \$405,697 |
| G. | Operations | | \$182,500 | \$182,500 | \$182,500 | \$182,500 |
| H. | Demolition | | \$0 | \$0 | \$0 | \$0 |
| I. | Development (RHF Funds) | | \$42,130 | \$42,130 | \$42,130 | \$42,130 |
| J. | Capital Fund Financing -- Debt Service | | \$750,000 | \$750,000 | \$750,000 | \$750,000 |
| K. | Total CFP Funds | | \$2,843,793 | \$2,843,793 | \$2,843,793 | \$2,843,793 |
| L. | Total Non-CFP Funds | | \$0 | \$0 | \$0 | \$0 |
| M. | Grand Total | | \$2,843,793 | \$2,843,793 | \$2,843,793 | \$2,843,793 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

| Activities for Year 1 2010 | Activities for Year 2 FFY Grant: 2011 PHA FY: 2012 | | | Activities for Year 3 FFY Grant: 2012 PHA FY: 2013 | | |
|--|--|---|---|--|---|---|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See Annual Statement | AK001000257 Bethel Heights | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$585,000 \$75,000 <hr/> \$660,000 | AK001000271 Loussac Manor | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$65,000 \$31,000 <hr/> \$96,000 |
| | AK001000271 Loussac Manor | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$63,136 \$15,000 <hr/> \$78,136 | AK001000274 | CFP Financing - Debt Service | \$750,000 <hr/> \$750,000 |
| | AK001000274 San Roberto Develop | CFP Financing - Debt Service | \$750,000 <hr/> \$750,000 | AK001000275 Birch Park I & II | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$200,000 \$30,000 <hr/> \$230,000 |
| | | Total : Central Terrace (San Roberto) | \$750,000 | AK001000257 Bethel Heights | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$425,000 \$25,000 <hr/> \$450,000 |
| | | | | | Total Bethel Heights: | \$450,000 |
| | | | | | | |
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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

| Activities for Year 1 2010 | Activities for Year 4 FFY Grant: 2013 PHA FY: 2014 | | | Activities for Year 5 FFY Grant: 2014 PHA FY: 2015 | | | |
|--|--|---|-------------------------|--|---|---|--|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost | |
| See Annual Statement | AK001000260, Beringvue | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$450,000 | AK001000277, Cedar Park/ Cedar Park Annex | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$310,300 | |
| | | | \$100,000 | | | \$50,000 | |
| | | | Total Beringvue: | | | \$550,000 | Total Cedar Park Annex: |
| | AK001000274 San Roberto Develop | CFP Financing - Debt Service | | \$750,000 | AK001000277, Riverbend | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$238,000 |
| | | | | Total : Central Terrace (San Roberto) | | | \$750,000 |
| | AK001000275, Birch Park I & II | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | | \$0 | AK001000271 Loussac Manor | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | \$50,000 |
| | | | | \$0 | | | \$50,000 |
| | | | | Total Birch Park I & II: | | | \$0 |
| | AK001000271 Loussac Manor | Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements | | \$100,000 | AK001000274 San Roberto Developm | CFP Financing - Debt Service | \$750,000 |
| | | | | \$20,000 | | | Total : Central Terrace (San Roberto) |
| | | | | | | | |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

| Activities for Year 1 2010 | Activities for Year 2 FFY Grant: 2011 PHA FY: 2012 | | | Activities for Year 3 FFY Grant: 2012 PHA FY: 2013 | | |
|--|---|--|--|---|--|--|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See Annual Statement | HA - WIDE | Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance: | \$70,000 \$70,000 \$140,000 | HA - WIDE | Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance: | \$70,000 \$70,000 \$140,000 |
| | HA - WIDE | Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance: | \$125,000 \$125,000 \$250,000 | HA - WIDE | Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance: | \$125,000 \$125,000 \$250,000 |
| | HA - WIDE | Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE: | \$35,000 \$10,000 \$45,000 | HA - WIDE | Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE: | \$35,000 \$10,000 \$45,000 |
| | AK001000247, Chugach Manor AK001000271 & AK001000274 FSS Incentive Properties AK001000277, Mt. View AK001000277, Mt. View Annex AK001000271, AK001000271 & AK001000271 - New Willows AK001000280, Paxton Manor AK001000275, Southall Manor Total Energy Audits: | Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit | \$20,000 \$7,500 \$6,000 \$6,000 \$18,000 \$7,500 \$7,500 \$72,500 | AK001000275, Birch Park I AK001000275, Birch Park II AK001000213, Etohin Heights AK001000271, Loussac Manor AK001000265, Pacific Terrace AK001000279, Schoenbar Park AK001000279, Sea View Terrace AK001000275, Spruce Park AK001000263, Valdez Arms Total Energy Audits: | Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit | \$7,500 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500 \$82,500 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

| Activities for Year 1 2010 | Activities for Year 4 FFY Grant: 2013 PHA FY: 2014 | | | Activities for Year 5 FFY Grant: 2014 PHA FY: 2015 | | |
|--|--|--|---|--|--|---|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See Annual Statement | HA - WIDE | Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance: | \$70,000 \$70,000 \$140,000 | HA - WIDE | Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance: | \$70,000 \$70,000 \$140,000 |
| | HA - WIDE | Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance: | \$125,000 \$125,000 \$250,000 | HA - WIDE | Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance: | \$125,000 \$125,000 \$250,000 |
| | HA - WIDE | Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE: | \$35,000 \$10,000 \$45,000 | HA - WIDE | Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE: | \$35,000 \$10,000 \$45,000 |
| | | | | AK001000244, Williwa Manor I & II | Energy audit Total Energy Audits: | \$15,000 \$15,000 |

Part I: Summary

| | | |
|--|--|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: AK06R001501-10 Date of CFFP: _____ | FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u> |
|--|--|---|

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

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|---------------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 20) ³ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 1415 Liquidated Damages | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7 | 1430 Fees and Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Non-dwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$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 | \$42,130.00 | \$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) | \$42,130.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security -- Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security -- Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|--|-------------|---|-------------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|--|-------------|---|-------------|

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

IX. Administrative Documents

A. Board Resolution and Certifications of Compliance

Attachment A contains the signed Board of Directors Resolution adopting the FY2011 MTW Annual Plan and the Certifications of Compliance with the HUD Regulations.

B. Public Comments and AHFC Responses

Includes the notice that was sent to Public Housing Division stakeholders and a copy of the newspaper ad notifying the general public that AHFC was accepting comments on this plan.

C. Board of Directors Resolutions Authorizing Changes to the Public Housing ACOP and HCV Administrative Plan

Attachment D contains Board of Director Resolutions adopting necessary changes to the Public Housing Admissions and Occupancy Plan and the Housing Choice Voucher Administrative Plan, resulting from the MTW Plan. These documents will be available for public review as they are presented for Board of Directors' consideration.

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Attachment A

Board Resolution and Certifications of Compliance

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**ALASKA HOUSING FINANCE CORPORATION
RESOLUTION 10-14**

**APPROVAL OF THE STATE FISCAL
YEAR 2011 MOVING TO WORK
PLAN.**

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

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

WHEREAS, due to timing of the public release of the plan and other considerations, HUD has granted an extension for submittal of the plan; 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, AHFC invited comment through notices sent to the Public Housing Division Resident Advisory Board, notices sent via computer list-serves to partner agencies, notices in the *Anchorage Daily News*, and in-person presentations to service provider groups; and

WHEREAS, no objections to the MTW strategies were expressed during the public comment period or public hearing;

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 4th day of May, 2010.



Frank Roppel, Chair
Board of Directors

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**Annual Moving to Work Plan
Certifications of Compliance**

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

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

Acting on behalf of the Board of Directors of the Public Housing Agency (PHA) listed below, as its CEO/Executive Director, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Directors, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

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

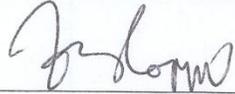
Alaska Housing Finance Corporation (AHFC)
PHA Name

AK001 / AK901
PHA Number/HA Code

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

Daniel R. Fauske
Name of Authorized Official

CEO/Executive Director
Title


Signature

5.5.10
Date

Attachment B

Public Comments and AHFC Responses

Notice sent to AHFC Public Housing Division stakeholders.

Alaska Housing Finance Corporation Public Hearing – April 15, 2010

The public is invited to participate in a statewide teleconference to provide comments on Alaska Housing Finance Corporation “Moving to Work” (MTW) plan.

When: Thursday, April 15, 2010 from 3:00 to 5:00 PM
Where: AHFC Board Room, 4300 Boniface Parkway, Anchorage

Persons unable to attend in person may participate by telephone. Please dial 1-888-363-4734; the “access code” to the hearing is 7435235. If participating by phone, please curtail any background noise to avoid interruptions during the hearing.

Section 230 of the Consolidated Appropriations Act of 2008, designates AHFC as a “Moving to Work” (MTW) site. Established in 1996, the MTW designation exempts housing authorities from most of the 1937 Housing Act. Approximately 30 public authorities, nationwide, use MTW to enable innovative housing and self-sufficiency strategies that address housing needs in locally-determined ways.

In order to proceed, AHFC must provide for a 30 day public comment period and conduct a public hearing on the MTW Agreement negotiated between HUD and AHFC. The revised fiscal year 2011 MTW plan is available on the AHFC website at:

- www.ahfc.us,

The public may also obtain a copy of the contract by calling Regina O’Keefe at 330-8432, or 1-800-478-2432, outside of Anchorage.

Written comments will be accepted until 3:00 p.m. on the close of business, **May 2, 2010**. Please submit comments to Regina O’Keefe at AHFC, PO Box 101020, Anchorage, AK 99510-1020, or by email at: rokeefe@ahfc.state.ak.us.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids, services or special modifications to participate in the public meeting should call Regina O’Keefe at the numbers above. If possible, please make such requests in time to allow AHFC to make the necessary arrangements.

Copy of public notice placed in the *Anchorage Daily News*.

Ad # | 755532

Date | 04/06/2010

Time | 10:04 AM

**PUBLIC HEARING
ALASKA HOUSING FINANCE CORPORATION
MOVING TO WORK PLAN - FY2011**

The public is invited to participate in a statewide teleconference to provide comments on the AHFC FY 2011 MOVING TO WORK PLAN (MTW).

A public hearing will be held:

Thursday, April 15, 3 p.m. - 5:00 p.m.

AHFC Board Room
4300 Boniface Parkway, Anchorage

Persons unable to attend in person may participate by telephone. Please dial 1-888-363-4734; the "access code" to the hearing is 7435235. If participating by phone, please curtail any background noise to avoid interruptions during the hearing.

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AHFC
ATTN: REGINA O'KEEFE
P.O. BOX 101020
ANCHORAGE AK 99510-1020

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 330-8432 three business days prior to the scheduled meeting date so that arrangements may be made.

Published: April 8 & 11, 2010

Ad shown is not actual print size

Public Comments from the April 15, 2010 Public Hearing

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

James Gurke, Director, Public Housing Division, opened the meeting outlining its purpose, giving general information about the plan contents, and offering two clarifications for the record about proposed plan activities contained in Section V of the draft plan as posted on the AHFC web site on April 2, 2010.

The original draft contained six proposed activities, the first dealing with Uniform Physical Conditions Standards (UPCS). Upon further review of the Code of Federal Regulations, AHFC withdrew the activity having found authorization in the regulations for what was otherwise being proposed in the activity. The other clarification dealt with what is now the newly proposed Activity 2011-1. In the original draft there were two components to the activity, the second dealing with a proposed cap on utility allowances to encourage energy conservation on the part of the tenant. AHFC withdrew that proposal in order to reformulate it in the context of a larger rent simplification policy currently under development. Adoption of that policy will require further public comment and eventual Board of Directors' approval.

Love, Inc. on the Kenai Peninsula commented:

Would like clarification on AHFC's activity to project-base vouchers in transitional housing. The organization is concerned about the administrative burden that might be placed on smaller agencies such as theirs when trying to use project-based vouchers. They were also concerned that use of project-based vouchers in transitional housing will only be available in Anchorage. A final concern was that felons are currently excluded from many of AHFC's housing assistance programs.

AHFC responded at the hearing:

If project-based vouchers are used in transitional housing, the vouchers would not be restricted to Anchorage. AHFC referred the caller to AHFC's current program with the Department of Corrections coordinating a prisoner re-entry program using HOME tenant based rental assistance.

Catholic Social Services commented:

Would like clarification on AHFC's activity to modify local preferences. The organization is interested in knowing who will be surveyed and what is happening with the process. Also wanted clarification on AHFC's definition of persons with disabilities and who is included in the population.

The organization has also noticed that some activities are aimed at increasing administrative efficiency and reducing burdens. Has AHFC made progress on some of these activities?

Wanted some more information about sponsor-based programs. Has AHFC initiated any of these? The organization expressed support for this activity to make housing dollars more flexible.

The organization expressed its support for a project-based voucher program tied to Special Needs Housing Grant fund recipients. She detailed problems their agency has with obtaining long-term

rental housing for individuals with poor tenant histories. This organization would be more in favor of a permanent housing solution rather than transitional housing support.

AHFC responded at the hearing:

The Public Housing Division plans to coordinate with AHFC's Planning and Program Development Department to develop an on-line survey. The survey would go to service providers commonly contacted by Planning. The survey would address the current preference system and ask a series of questions about which direction AHFC should head with the preference system. AHFC would then hold a public meeting to discuss the results of the survey.

Regarding administrative efficiency activities, AHFC has instituted a new interim examination policy, mail-out annual income examinations, and raised the self-certification level to \$10,000 for assets.

AHFC is still investigating sponsor-based programs. At this time, AHFC does not have any funds set aside for this activity and is looking at creating some type of reserve fund. AHFC would require approval from HUD before moving forward with any program under this activity.

Resident Advisory Board comments:

Two members of AHFC's Resident Advisory Board attended the public hearing. Both appreciated the opportunity to participate in the public hearing.

Brother Francis in Kodiak:

This organization called in, but did not have any comments to the Plan.

Attachment C

Board of Directors Resolutions Authorizing Changes to the Public Housing ACOP and HCV Administrative Plan

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RESOLUTION 09-11

**RESOLUTION OF THE BOARD OF DIRECTORS
ALASKA HOUSING FINANCE CORPORATION
ADOPTING A REVISION TO THE INTERIM REEXAMINATION POLICY**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that AHFC conduct an annual reexamination of income and family composition to ensure that families receiving public housing or Housing Choice Voucher rental assistance pay their fair share of rent; and

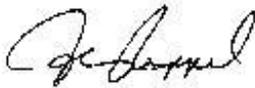
WHEREAS, HUD leaves it to the discretion of local public housing authorities as to if and when the housing authority will perform an interim reexamination of income when there is an increase in household income; and

WHEREAS, current policy requires the reporting of all changes in income and a change in the family share of rent when family income increases by \$200 per month; and

WHEREAS the benefits of reducing the number of interim reexaminations include reductions in staff time verifying and calculating such changes, lesser imposition on program participants and a policy that encourages work, with little financial impact upon AHFC housing resources; and

WHEREAS the proposed policy was included in the draft Moving to Work Plan with no objections voiced in the public comment period;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Alaska Housing Finance Corporation that AHFC amend the interim policy as outlined in the attached Board Memorandum. This policy shall apply to both the public housing and Housing Choice Voucher programs. The changes shall take effect July 1, 2009 to allow for staff training, notification to applicants and participants, and other necessary measures to ensure a smooth transition in policy. Passed and approved this 23rd day of April, 2009.



Frank Roppel, Chair
Board of Directors

RESOLUTION 09-34

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING MODIFICATIONS TO THE AHFC PROJECT-BASED VOUCHER PROGRAM.

WHEREAS, in November 2007 the Board of Directors authorized a proposal to project-base up to 100 Housing Choice vouchers to serve special needs populations; and

WHEREAS, HUD regulations allow AHFC to project-based up to 20 percent of its Housing Choice Voucher Program budget authority; and

WHEREAS, AHFC is proposing that up to 10 percent of its Housing Choice Voucher Program budget authority be allocated for future consideration; and

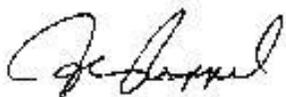
WHEREAS, the AHFC goal of assisting special needs populations may benefit from administrative discretion about the repayment of past debt of a potential applicant to a project based development, similar to the discretion available in the Veterans Affairs Supportive Housing (VASH) program, allowing an otherwise qualified application to receive project-based voucher assistance by signing a Repayment Agreement before issuance is offered; and

WHEREAS, the voucher Administrative Plan provides for a system of application preference points that are likely to result in an undue burden on management of project-based waiting lists where guidelines already exist to serve special needs populations.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Alaska Housing Finance Corporation to allow the Public Housing Division to issue up to 10 percent of its voucher budget authority for project-based assistance. Furthermore, to allow modifications to voucher Administrative Plan, modifying the preference system to allow project-based owners to run their waiting lists by only date and time of application, with assurance a special needs population is the exclusive beneficiary of project based rental assistance.

This resolution shall take effect immediately.

PASSED AND APPROVED this 20th day of October 2009.



Frank Roppel, Board Chair

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