

November 1, 2013

«First_Name» «Last_Name»
«Address_1»
«City», «State» «Zip_Code»

Dear «First_Name» «Last_Name»:

I'm writing to you about some upcoming changes in Alaska Housing Finance Corporation's (AHFC) rental programs that will affect you starting January 1, 2014. That's when we will introduce Rent Reform, a new plan for providing affordable housing and creating more paths to independence.

As a participant in our program, you will be part of the **Classic** Rent Reform program.¹ Please see the attached Fact and Frequently Asked Questions sheet. As a **Classic** participant your shelter burden² will drop from 30 percent of adjusted gross income to 28.5 percent, and no deductions will be applied. This will allow us to provide you with stable housing assistance while streamlining operations.

Younger families and those without disabilities will be joining AHFC's new **Step** program. The rules for participants in **Step** will be different from those in **Classic**.

The changes are necessary in order for AHFC to meet the goals as a Moving to Work agency, reduce costs, increase housing choice, and provide incentives for working families.

If you have questions, please view the new website we've created specifically to communicate these changes at www.rentreform.ahfc.us. You can also send your questions by email to rentreform@ahfc.us or by calling us at 1-855-686-3751.

Sincerely,



Catherine Stone
Director, Public Housing Division

¹ Please note that in Classic program all adult family members must be over 62 or persons with disabilities. If there are adult family members that do not meet this requirement, then you will be in the Step program.

² Your shelter burden is calculated by adding your rent and utilities, and then dividing it by your gross monthly income.