

Alaska Affordable Housing Resources

Introduction

Supportive housing is affordable housing that is integrated in the community, provides individuals with the rights and responsibilities of tenancy, and links them to voluntary and flexible supports and services. This document is designed to help identify and understand the affordable and supportive housing resources in Alaska

This document contains a matrix of the most prominent affordable housing programs in Alaska. Each program is identified by its resource type in accordance with the two primary categories of housing resources:

- **Capital** resources to support acquisition, new construction and renovation; and
- **Operating/rental assistance** resources to support affordability, which generally take the form of tenant- or project-based assistance.

The remaining columns in the matrix outline the specific program resources, eligibility requirements, and details available as of March 2018. Please contact each administering agency with specific questions about these programs.

Administering Agency Contacts

Alaska Coalition on Housing and Homelessness:

- Website: www.alaskahousing-homeless.org
- Email: director@alaskahousing-homeless.org

Alaska Housing Finance Corporation:

- Website: www.ahfc.us
- Phone Number: 907-330-8255, 833-330-8255 (toll-free outside of Anchorage)
- Email: housingoffice@ahfc.us

Anchorage Coalition to End Homelessness:

- Website: www.anchoragehomeless.org
- Email: director@anchoragehomeless.org

Department of Commerce, Community, and Economic Development:

- Website: www.commerce.alaska.gov
- Phone: 907-269-4501

Municipality of Anchorage:

- Website: www.muni.org
- Phone: 907-343-6718

U.S. Department of Housing and Urban Development:

- Website: www.hud.gov
- Phone: 907-677-9800, 877-302-9800 (toll-free outside of Anchorage)

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Program	Resource Type			Who is the Administering State Agency?	Total number of vouchers, units or dollars administered?	Are there <u>eligibility requirements</u> that apply related to age, disability, income, homeless & citizenship status or other factors?	Program Details
	Capital	TBRA ¹	PBRA ²				
State Public Housing Agency (PHA) Housing Choice Voucher (HCV) (Moving To Work Block Grant)	NA	X	NA	Alaska Housing Finance Corporation (AHFC)	-HCVs: 4,062	-Age? No -Disability? No -Income? At or below 50% Area Median Income (AMI) -Homeless? No -Citizenship? Yes	Additional MTW vouchers are available to target populations through the Moving Home, Returning Home, Sponsor Based Rental Assistance, and Project Based Rental Assistance Programs described below.
State PHA Public Housing	X	NA	NA	Alaska Housing Finance Corporation	Federal Public Housing Units: 1,527	-Age? No -Disability? No -Income? At or below 80% AMI -Homeless? No -Citizenship? Yes	
Non-Elderly Disabled Vouchers (NED)	NA	X	NA	Alaska Housing Finance Corporation	45 vouchers	-Age? Less than 62 -Disability? Yes -Income? 50% AMI or Below -Homeless? No -Citizenship? Yes	
Moving Home Program	NA	X	NA	Alaska Housing Finance Corporation	150 Vouchers funded through AHFC's Moving to Work Block Grant	-Age? No -Disability? Yes -Income? 50% AMI or Below -Homeless? Yes -Citizenship? Yes	Alaska Department of Health and Social Services Division of Behavioral Health provides program participant referrals and coordinates services. Dedicated to serve persons transitioning from homelessness or institutional settings who are eligible for community-based, long-term services and have a disability as defined by HUD or are an Alaska Mental Health Trust beneficiary.

¹ TBRA is tenant-based rental assistance which allows individuals to locate a housing unit of their choice in the private rental market; if they later move, they can take the rental assistance to another unit.

² PBRA is project-based rental assistance, which provides rental assistance through a contract with the owner of a building who agrees to lease subsidized units to eligible individuals. If an individual moves, the rental assistance stays with the unit, which may then be rented to another eligible individual.

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	Capital	TBRA ¹	PBRA ²				
Empowering Choice Housing Program	NA	X	NA	Alaska Housing Finance Corporation	185 Vouchers funded through AHFC and annual state legislative appropriation	-Age? No -Disability? No -Income? 50% AMI or Below -Homeless? No -Citizenship? Yes -DV/Sexual Assault? Yes	Program participants are referred to AHFC through an approved domestic violence sexual assault program. Dedicated to persons displaced due to domestic violence and sexual assault. Rental assistance is limited to 36 months.
Making a Home Housing Program	NA	X	NA	Alaska Housing Finance Corporation	20 vouchers funded through the HOME program and OCS Contribution	-Age? Youth 18-24, aging out of foster care -Disability? No -Income? 60% AMI or Below -Homeless? No -Citizenship? Yes	Program participants are referred to AHFC through the Office of Children's Services. Dedicated for youth age 18-24 who are aging out of foster care. Rental assistance is limited to 36 months.
Returning Home Housing Program	NA	X	NA	Alaska Housing Finance Corporation	Approx. 130 vouchers funded through HOME and MTW Block Grant	-Age? No -Disability? No -Income? 60% AMI or Below -Homeless? No -Citizenship? Yes	Program participants are referred to AHFC through the Department of Corrections. Dedicated to persons released from corrections who are under a supervision requirement. Rental assistance is limited to 24 months.
Sponsor Based Rental Assistance	NA	NA	X	Alaska Housing Finance Corporation	103 units funded through AHFC's Moving to Work Block Grant	-Age? No -Disability? No -Income? 50% AMI or Below -Homeless? No -Citizenship? Yes	All units are dedicated to persons experiencing homelessness with 78 units dedicated to chronic homelessness. Projects Include: Karluk Manor Housing First Project in Anchorage, Forget-Me-Not Manor Housing First Project in Juneau, and Dena'ina House in Anchorage for transitional age youth.
Project Based Vouchers	NA	NA	X	Alaska Housing Finance Corporation	155 Vouchers funded through AHFC's Moving to Work Block Grant	-Age? No -Disability? No -Income? 50% AMI or Below -Homeless? No -Citizenship? Yes	
Veterans Affairs Supportive Housing (VASH)	NA	X	NA	Alaska Housing Finance Corporation	271 Vouchers	-Age? No -Disability? No -Income? 50% AMI or Below -Homeless? Yes Citizenship? Yes	Program participants are referred to AHFC through the Alaska VA Healthcare System. Persons experiencing chronic homelessness are prioritized for this program.

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Section 811 Project Rental Assistance (PRA)	NA	NA	X	Alaska Housing Finance Corporation	200: 160 federal support, 40 state support	-Age? Yes -Disability? Yes -Income? 30% AMI or Below -Homeless? No -Citizenship? No	Program participants are referred to AHFC through the Department of Health and Social Services. This program is targeted to persons in assisted living homes and supported by state general relief funds.
Low Income Housing Tax Credit (LIHTC)	X	NA	NA	Alaska Housing Finance Corporation	170 supportive housing units were developed through this program from SFY 2015 – 2017.	-Age? No -Disability? No -Income? 30%, 50%, and/or 60% AMI -Homeless? No -Citizenship? No	This program provides incentives for projects that serve the lowest income tenants, those experiencing homelessness, veterans, and persons with disabilities.
National Housing Trust Fund (NHTF)	X	NA	X ³	Alaska Housing Finance Corporation for BoS, with sub-grant to the Municipality of Anchorage for the Anchorage community	\$ 3,000,000	-Age? No -Disability? No -Income? 30% AMI or Below -Homeless? No -Citizenship? No	The NHTF will only be used for new constructions of rental housing outside of the Municipality of Anchorage. This program provides incentives for projects that serve the lowest income tenants, those experiencing homelessness, veterans, and persons with disabilities. The Municipality of Anchorage has an allocation plan for the NHTF within that jurisdiction.
HOME Investment Partnerships (HOME)	X	X	NA	Alaska Housing Finance Corporation for Balance of State, Municipality of Anchorage for Anchorage Community	\$3,560,861: \$3,016,971 BoS and \$543,890 Anchorage	-Age? No -Disability? No -Income? 80% AMI or Below -Homeless? No -Citizenship? No	AHFC makes approximately 1.5M in HOME funds available annually in a competitive rental development allocation round. This round also includes LIHTC, NHTF, and other State grants. In addition, a portion of AHFC's HOME funding is allocated to the Making a Home and Returning Home programs further described in this document.

³ For approved operating costs or to fund an operating reserve in order to create/sustain units for extremely low-income households.

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Community Development Block Grant (CDBG)	X	NA	NA	Department of Commerce, Community, and Economic Development (DCCED) for Balance of State, Municipality of Anchorage for Anchorage Community	\$4,241,896: \$2,628,989 BoS and \$1,612,907 Anchorage	-Age? No -Disability? No -Income? 80% AMI or Below -Homeless? No -Citizenship? Yes	
Continuum of Care (CoC) (PSH program component only)⁴	X	X	X	Alaska Coalition on Housing and Homelessness for BoS and The Anchorage Coalition to End Homelessness for Anchorage	Permanent Supportive Housing (PSH) units: 653	-Age? No -Disability? Yes -Income? No ⁵ -Homeless? Yes -Citizenship? Some	Both CoC's Coordinated Entry Systems Prioritize Persons Experiencing Chronic Homelessness
Greater Opportunities for Affordable Living (GOAL) Program	X	NA	NA	Alaska Housing Finance Corporation	Annual allocation of HOME, LIHTC, NHTF, and State resources.	Eligibility requirements vary by funding source available.	The GOAL program provides grants & zero interest loans to develop affordable housing. The GOAL program also uses HOME and national HTF funding.
Special Needs Housing Grant (SNHG) Program	X	NA	X	Alaska Housing Finance Corporation	No funding for new projects available at this time.	-Age? No -Disability? Yes -Income? No -Homeless? No -Citizenship? No	The SNHG program provides grants for housing for special needs populations – primarily beneficiaries of the Alaska Mental Health Trust Authority. There is no funding available through the SNHG program at this time.
Supplemental Housing Development Grant Program	X			Alaska Housing Finance Corporation	\$2.5 Million	Funding is only available for Regional Housing Authorities	This program provides funding to supplement housing projects approved for development through HUD.

⁴ Rental assistance for CoC-funded permanent supportive housing (PSH) may also take the form of sponsor-based assistance, whereby sponsor agencies (e.g., nonprofits) locate and rent housing units in the private market and sublease them to eligible individuals. If an individual moves out of the unit, the sponsor can then sublease it to the next eligible person.

⁵ Extremely low-income is presumed.

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Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) Housing Resources	X	X	X	U.S. Department of Housing and Urban Development	Approx. \$94 Million statewide	Low to Moderate income individuals. Alaska Native/ American Indian or essential members of the community.	NAHASDA resources are awarded to 14 Regional Housing Authorities and an additional 41 Tribal Housing Programs statewide. NAHASDA includes the Indian Housing Block Grant, and other funding opportunities such as Native VASH, Title VI and HUD 184.
Tribal Veterans Affairs Supportive Housing Program (Tribal VASH)		X		Cook Inlet Housing Authority, AVCP Regional Housing Authority, Tlingit-Haida Regional Housing Authority	20 vouchers per RHA = 60 vouchers total	-Veteran? Yes -Homeless? Yes, or at risk of homelessness -Income? 80% AMI or Below -Native American? Yes	