

Grantee: Alaska State Program

Grant: B-08-DN-02-0001

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-DN-02-0001

Obligation Date:**Grantee Name:**

Alaska State Program

Award Date:**Grant Amount:**

\$19,600,000.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The State of Alaska received the minimum state formula allocation for NSP and immediately began discussing the NSP program with Alaskan citizens and local and state government staff. An NSP web page was established on the AHFC website and NSP materials and links to the HUD NSP webpage were posted, as developed. AHFC was designated the lead agency by the Governor. The draft NSP Substantial Amendment was posted for public comment for the required comment period. A statewide, recorded teleconference was held on October to solicit input into the plan and to answer questions. Many provider groups began working together to determine NSP needs in their respective communities and many public comments were received with regard to the distribution and use of the NSP funds in Alaska. AHFC staff presented the NSP program to a number of urban and rural groups in Alaska during the Fall/Winter of 2008. AHFC reviewed the HUD foreclosure and abandonment risk scores to determine the areas of greatest need in Alaska and reviewed the OFHEO data, the HMDA data, and AHFC mortgage data to develop an Alaskan NSP allocation formula using the following factors: potential subprime percentage, foreclosure percentage, notices of default, and eligible LMMI tracts/block group within each area. AHFC proposed a competitive "Request for Qualifications" competition for funds in the SA which would be held by geographic recording district/funding area. AHFC requested a flexible approach in developing Alaska's NSP program due to Alaska's vast, diverse service area and the challenges faced in developing rural projects. AHFC reserved the right in the SA to reallocate any funds not allocated through the initial RFQ process between allocation areas and proposed to pull funds from grantees to reaward if substantial progress could not be achieved by grantees within six months of grant award. AHFC also reserved the right to use NSP funds for the acquisition of housing for the Public Housing Division or for an AHFC Land Bank Activity, proposing to work on behalf of smaller communities or agencies who lacked capacity to independently acquire properties and negotiate the appropriate purchase discount. The Recording District/Funding Areas initially proposed for the Alaskan NSP Program are as follows: Rank 1 Anchorage; Rank 5 Ketchikan; Rank 2 Mat-Su Borough; Rank 6 Juneau; Rank 3 Fairbanks/NS Borough; Rank 7 Rest of State category; Rank 4 Kenai Peninsula. Initially, all five NSP eligible uses and corresponding eligible activities, plus an administrative cost use were proposed in order to give potential NSP applicants a broad menu of NSP program planning options. AHFC's Substantial Amendment was approved by HUD Headquarters on December 29, 2008.

Distribution and and Uses of Funds:

A competitive "Request for Qualifications" process was held in February/March of 2009. Applicants who could identify substantially "shovel-ready" projects in areas of greatest need with higher HUD Foreclosure Risk Assessment Scores, had fully developed project budgets and could demonstrate site control, received additional, project-based points in the RFQ process. Applicants who could not identify specific projects were eligible applicants, but were not eligible to receive project-based points. Responsive applications were received in Anchorage, Fairbanks, Kenai and Juneau funding areas. Additional project-based points were awarded when an applicant targeted "greatest need areas" with a Risk Assessment Score of between 3-6 within their application. Applications were not received for projects in the Mat-Su Borough funding area, the Ketchikan funding area, and the rest of state funding area. As per the SA, funds were reallocated from the three areas without applicants into the Fairbanks/North Star Borough funding area and the Municipality of Anchorage funding area on a formula basis as the projects proposed exceeded the amount of funds initially available. Additional funds were not allocated to the Kenai and Juneau areas due to their initial ranking of four and six on the statewide distribution table. Due to the lack of applications targeting the LR-25 set-aside, acquisition of foreclosed or abandoned homes or residential properties, \$1.9 million in program funds plus an additional potential \$190,000 in administrative funds were held back from the reallocation process to fully fund LH-25 activities in greater need areas. AHFC is exploring a reallocation strategy which may specifically target the Mat-Su Borough for this activity due to the Borough's designation as an area of greater need during the initial distribution process. Prior to moving forward in the allocation of the LH-25 set-aside funds, AHFC proposes to wait for the release of the HUD "NSP Bridge Document" that AHFC anticipates will modify the discount rate required to be negotiated by grantees on properties and the appraisal requirements found in the initial notice. Many potential applicants felt the required discount rate could be difficult to achieve in Alaska and opted to undertake redevelopment activities under Use(E) rather than undertake acquisition activities for abandoned or foreclosed homes, which required the negotiation of a discount. Proposals were reviewed by an evaluation committee and a final "Intent to

Award" released on May 1, 2009. No award protests were received. Substantially "shovel-ready" projects are moving quickly forward with environmental reviews. When appropriate, a tiered environmental review process will be utilized. Activities proposed by NSP awardees are as follows: acquisition, rehabilitation, demolition (clearance of blight), new housing construction, relocation, and housing counseling. Additional activities may be added if the LH-25 set-aside projects target additional eligible activities. Additional reallocation of NSP funds and new uses/activities could be proposed if grantees fail to demonstrate substantial progress within six months of execution of grant award. AHFC reserved 10% of the NSP allocation for administration activities and will use a portion of the funds for AHFC Admin. and a portion for Grantee Admin. as set forth in DRGR. All awardees plan to have NSP funds totally expended by March 6, 2013, although a few projects proposed may not be totally completed by this date.

Revision #2: Prior to any draw down activities, two project names were modified as well as their activity naming conventions to better correlate with the AHFC Grants Management System. CDIA was changed to CDI and HFH1 to HFH. No changes in grantee/award amount were made. Project NSP-09-CIH-1 modified NSP properties as some of the properties identified in their initial application were not available. The Revision #2 update reflects the new property addresses. All properties identified are located in the Mountain View Revitalization Area. No change in budget.

Grantee "NeighborWorksAnchorage" name was changed to "Anchorage Neighborhood Housing Services, Inc." to reflect the corporation's legal name in DRGR rather than the "doing business as" name and all activity naming conventions were changed to ANH.

As of December, 2009, AHFC allocated all of the LH-25 set-aside funds that were previously unallocated. CIHA, as the highest ranked NSP qualified grantee, was awarded a supplemental allocation to fund one additional LH-25 site (2 units of housing) in the MountainView Revitalization area. CIHA was also awarded a reservation for funds to provide additional LH-25 acquisition and rehabilitation activities in the three "greatest need" census tracts in the Matanuska-Susitna Valley and/or one census tract on the Kenai Peninsula, as identified by the HUD NSP-2 mapping tool. On April 2, 2010, CIHA requested to expand the Mat-Su Valley eligible acquisition area to include the Mat-Su Borough Funding Area, as identified in the initial, HUD-approved NSP Substantial Amendment. This request was approved on April 14, 2010, and grantee began actively shopping for properties on April 15, 2010.

Definitions and Descriptions:

Affordable Rents - AHFC sets a maximum rent for NSP units. Affordable rents are based on the bedroom size of the unit. They are to be set no higher than the lesser of the LIHTC program rent, the HUD Fair Market Rent, or the AHFC Payment Standard for the Section 8 Housing Choice Voucher Program.

Blighted Structures - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare and/or multiple code violations. AHFC reserves the right to inspect a property that is proposed to be blighted to determine whether the property meets the national standard. All blighted structures are to be inspected by a qualified inspector and a written report must be submitted that confirms that the property is blighted prior to beginning the demolition of the structure.

Low Income Targeting:

Over \$5 million will be spent on families at or below 50% AMI which will count toward the mandated 25% of 50% AMI set-aside. With the passage of the Dodd-Frank Act, the balance of unexpended funds in two development projects serving a 50% AMI population will be reprogrammed as additional set-aside activities.

Acquisition and Relocation:

Several grantees who purchased and rehabilitated foreclosed properties are planning additional affordable housing development with program income generated from the sale of homes. These activities are in the planning stages and activities have been added to the project when the redevelopment is projected to take place as a Use E rather than a Use B activity.

Relocation activities continue on one project in Fairbanks. URA Training is scheduled in Anchorage in early September.

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$19,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$19,600,000.00
Program Funds Drawdown	\$3,046,205.70	\$12,456,721.84
Obligated CDBG DR Funds	\$7,499,113.78	\$19,600,000.00
Expended CDBG DR Funds	\$1,977,853.69	\$12,796,833.91
Match Contributed	\$0.00	\$1,365,665.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$1,365,665.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$451,887.07
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$6,012,670.44

Overall Progress Narrative:

Grantees are moving forward this quarter completing environmental reviews and the last acquisitions under this program. One grantee has completed multiple units of rental housing and is in the process of leasing those units. Grantee staff attended a NSP Training and a Fair Housing/Section 504 Training. The NSP Training provided an overview of the NSP Program as well as providing grantees with information on long term compliance and program income. Grantees also had an opportunity to meet one-to-one with the trainers. The NSP3 Award of \$5,000,000 to the State of Alaska was announced during the quarter with several NSP1 grantees participating in a statewide teleconference to discuss NSP1 program progress.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-09-AHF-1, AHFC-Administration	\$47,078.42	\$1,613,054.00	\$362,950.78
NSP-09-ANH-1, ANH-NSP (E) Redevelopment	\$685,914.76	\$2,334,321.00	\$2,199,315.67
NSP-09-BKT-1, NSP LR-25 BUCKET	\$0.00	\$0.00	\$0.00
NSP-09-BKT-2, LR-25 BUCKET Admin.	\$0.00	\$0.00	\$0.00
NSP-09-CDI-1, CDI-NSP (D) & (E)	\$11,973.00	\$4,301,225.50	\$1,478,583.33
NSP-09-CIH-1, CIH-NSP (B) & (D) (E)	\$1,424,640.07	\$6,739,068.30	\$5,686,686.47
NSP-09-FNH-1, FNH-NSP (B) Pur & Reh.	\$0.00	\$470,250.00	\$410,457.19
NSP-09-HFH-1, HFH-NSP (E) Red. AcNHC	\$1,739.00	\$452,809.18	\$233,469.62
NSP-09-JHT-1, JHT-NSP (B) Pur & Reh	\$266,432.40	\$559,032.93	\$507,282.69
NSP-09-KPH-1, KPH-NSP (B) Purchase & Rehab.	\$468,047.96	\$1,340,865.09	\$1,164,849.77

NSP-09-RCP-1, Rural CAP-NSP (E) Redev-Anch	\$39,197.10	\$1,211,374.00	\$192,652.30
NSP-09-RCP-2, Rural CAP - NSP (E) Redev-Kenai	\$101,182.99	\$578,000.00	\$220,474.02

Activities

Grantee Activity Number:	NSP-09-AHF-1-1
Activity Title:	AHFC-Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-09-AHF-1

Project Title:

AHFC-Administration

Projected Start Date:

10/06/2008

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

03/06/2013

National Objective:

N/A

Responsible Organization:

Alaska Housing Finance Corporation

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,613,054.00
Total CDBG Program Funds Budgeted	N/A	\$1,613,054.00
Program Funds Drawdown	\$47,078.42	\$362,950.78
Obligated CDBG DR Funds	\$0.00	\$1,613,054.00
Expended CDBG DR Funds	\$47,078.42	\$362,950.78
Alaska Housing Finance Corporation	\$47,078.42	\$362,950.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

AHFC administration costs for administering the statewide NSP program.

Location Description:

Alaska 1 - statewide

Activity Progress Narrative:

Grantee continues to utilize administrative funds to cover NSP Program Management staff salaries. NSP funds were also used to sponsor two training events for NSP grantees this quarter. A one-day Fair Housing/Section 504 Training was held on July 12, 2010 and supported through NSP. All NSP grantee staff were prioritized for attendance, with CHDO, HOME and other community providers attending on a space-available basis. Spectrum Seminars, Inc., a nationally known FH/504 trainer, provided the training. ICF, Inc., one of HUD's NSP TA Providers, provided a two and a half day NSP Training in Anchorage, Alaska for NSP grantees. Topics included: Overview of NSP Objectives/Activities in the State of Alaska; Overview of NSP Eligible Activities; Infrastructure of an NSP Project; Using NSP with Other Financing, Resale/Recapture Basics; Program Income; and, Long-Term Monitoring and Compliance Strategies. Grantees felt the training was helpful but wished that the training had been held prior to the beginning of the competitive process for NSP funds. A one-to-one session with the TA Provider, AHFC and NSP Grantees was offered on the third day, with three grantees taking advantage of the one-to-one technical assistance opportunity. Program Management staff were also heavily involved this quarter with amending grantee project budgets, completing environmental reviews, and working with grantees to make sure that all purchase, rehabilitation and construction contracts were fully executed before AHFC's obligation deadline in early September.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NSP-09-ANH-1-1
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

11/01/2009

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,122,110.00
Total CDBG Program Funds Budgeted	N/A	\$2,122,110.00
Program Funds Drawdown	\$666,401.85	\$2,112,110.00
Obligated CDBG DR Funds	\$676,401.85	\$2,122,110.00
Expended CDBG DR Funds	\$666,401.85	\$2,112,110.00
Anchorage Neighborhood Housing Services dba	\$666,401.85	\$2,112,110.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire property for redevelopment into affordable housing units, targeting individuals with special needs. ANHS plans to partner with the ARC, ACMHS, AHI and other non-profit groups to develop affordable housing options, targeting special needs populations. ANHS may also explore using NSP acquisition as a first step in the development of a future HUD 202 or 811 project or low income housing tax credit project.

Location Description:

Across the Municipality of Anchorage funding area. ANHS plans to target census tracts/block groups, whenever possible, with a HUD Foreclosure Risk Assessment Score of between 3-6. No specific properties have been identified. Properties for acquisition: 1403 West 32nd Avenue, 1830 Kuskokwim, 1540 Charter Circle, Anchorage, Alaska; T14N, R2W, Section 11 Lot 27 N2REM, Lot 47 S2REM, ER; one or two additional properties not yet identified.

Activity Progress Narrative:

Grantee has received clearance to move forward with final property acquisition for 215 West 24th (Coffey Subdivision). Grantee closed on this acquisition in September. Plans 35% complete on 32nd Avenue project, the HUD 811, ten unit special needs housing project. The 811 ownership corporation was also created during the quarter. Plans 35% complete on the Charter Circle project, a HUD 202, 20 unit senior housing project. No progress on the project to be located at 1830 Kuskokwim occurred this quarter. The Eagle River road project final plat has been completed and an RFQ issued for architectural services. The demolition on the site for the Seeds of Change program to be located at 8314 Duben Avenue has been completed using other funding. Work on the preliminary design has been completed with the Urban League. An application for funding is anticipated to be submitted by the end of the year.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	6	14/5
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	6	10/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/84

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	1	0/0	0/0	1/1	0.00

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/84	0/0	0/84	0
# of Persons benefitting	0	0	0	0/100	0/0	0/100	0

Activity Locations

Address	City	State	Zip
8314 Duben Avenue	Anchorage	NA	99504
16650/16670 Eagle River Road	Eagle River	NA	99577
1403 West 32nd	Anchorage	NA	99503
215 West 24th Avenue	Anchorage	NA	99503
1830 Kuskokwim	Anchorage	NA	99508
1540 Charter Circle	Anchorage	NA	99508

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NSP-09-ANH-1-2
Activity Title:	ANH-NSP - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-09-ANH-1

Project Title:

ANH-NSP (E) Redevelopment

Projected Start Date:

11/01/2009

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$212,211.00
Total CDBG Program Funds Budgeted	N/A	\$212,211.00
Program Funds Drawdown	\$19,512.91	\$87,205.67
Obligated CDBG DR Funds	\$144,518.24	\$212,211.00
Expended CDBG DR Funds	\$19,512.91	\$87,205.67
Anchorage Neighborhood Housing Services dba	\$19,512.91	\$87,205.67
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative activities for the grant, primarily to fund NSP Program Manager position-salary/fringe, mileage, training workshops, and environmental reviews for properties that were not purchased due to an issue(s) being identified in the environmental review assessment that eliminated a property as an acceptable option for an NSP-funded acquisition.

Location Description:

N/A

Activity Progress Narrative:

Grantee submitted Administrative Budget information for obligation on 8/24/10. Grantee continues to use administrative funds to pay for salary and fringe benefits for the NSP Construction Manager position, a position that was created by the NSP program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-CDI-1-1
Activity Title:	CDI - NSP (D) Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
NSP-09-CDI-1

Project Title:
CDI-NSP (D) & (E)

Projected Start Date:
06/01/2009

Projected End Date:
03/06/2013

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Community Development, Inc.-Alaska

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,368,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,368,000.00
Program Funds Drawdown	\$0.00	\$429,040.56
Obligated CDBG DR Funds	\$0.00	\$1,368,000.00
Expended CDBG DR Funds	\$0.00	\$429,040.56
Community Development, Inc.-Alaska	\$0.00	\$429,040.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Three blighted multi-family buildings will be cleared with NSP funds to allow for the redevelopment of affordable housing for families and seniors.

Location Description:

Former site of Fairview Manor in Fairbanks Alaska. Thirteen acre site with multiple buildings which the city of Fairbanks has determined are blighted. Located in CT 000200, Block 1, an LMMA with a Foreclosure Risk Assessment Score of 5 and determined to be an "area of greatest need" in Alaska.

Activity Progress Narrative:

Building 3 and 4 are not scheduled for demolition in 2010. Demolition of Building 3 will take place shortly after the end of the school year in 2011 (mid-May).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/3

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-CDI-1-2
Activity Title:	CDI-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/01/2009

Activity Status:

Completed

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Development, Inc.-Alaska

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,005,470.17
Total CDBG Program Funds Budgeted	N/A	\$1,005,470.17
Program Funds Drawdown	\$0.00	\$1,005,470.17
Obligated CDBG DR Funds	\$0.00	\$1,005,470.17
Expended CDBG DR Funds	\$0.00	\$2,785,499.17
Community Development, Inc.-Alaska	\$0.00	\$2,785,499.17
Match Contributed	\$0.00	\$781,500.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase of three parcels which will allow the site to be developed into affordable housing. Approximately 94 units of affordable housing to be developed in addition to senior housing on the same site. This is a large mixed use project with NSP comprising approximately 11% of the total cost of development.

Location Description:

Former site of Fairview Manor in Fairbanks Alaska. Thirteen acre site which was declared blighted by the city of Fairbanks. Census Tract 000200, Block Group 1, which has a Foreclosure Risk Assessment Score of 5 which is a "greatest need area" in Alaska.

Activity Progress Narrative:

Properties were acquired in previous quarters.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	8/3
# of Parcels acquired by	0	0/3

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/0	0/94	0
# of Persons benefitting	0	0	0	0/188	0/0	0/188	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-09-CDI-1-3

Activity Title: CDI - NSP (E) Redev - Reloc.

Activity Category:

Relocation payments and assistance

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/01/2009

Activity Status:

Planned

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Development, Inc.-Alaska

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$147,726.33
Total CDBG Program Funds Budgeted	N/A	\$147,726.33
Program Funds Drawdown	\$11,973.00	\$44,072.60
Obligated CDBG DR Funds	\$115,626.73	\$147,726.33
Expended CDBG DR Funds	\$0.00	\$32,099.60
Community Development, Inc.-Alaska	\$0.00	\$32,099.60
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Relocation activities for residents in remaining buildings prior to demolition activities. CDI-A proposes to complete Phase I, moving individuals from other buildings into Phase I, and relocate and demolish the three remaining buildings on a staggered schedule so that tenants can be relocated within the project and the project does not impact the rental market within the city of Fairbanks.

Location Description:

Former site of Fairview Manor in Fairbanks Alaska. Site declared blighted as per the city of Fairbanks. This project is located in Census Tract 000200, Block 1 with a Foreclosure Risk Assessment Score of 5 and is a "greatest need area" within Alaska.

Activity Progress Narrative:

Grantee submitted a comprehensive Residential Relocation Management Report for the remaining buildings on-site. Grantee moved several families within the project to other units within the project. Grantee continues to issue move-in notices to all new tenants, explaining the scope of the redevelopment project and the new tenants' ineligibility for relocation assistance. Grantee advertised for 30 days this quarter in an attempt to contact former tenants in Building 2 who may have been impacted by the demolition of Building 2. Several tenants moved from Buildings 3 and 4 to Phase I, Weeks Field Estates, which is a move outside of the project, but due to Weeks Field Estates' tax credit status tenants were charged significantly lower rents which eliminated the need for monthly residential relocation assistance.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-CDI-1-4

Activity Title: Use E-Redev. Dem. Pro.-NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/22/2010

Activity Status:

Under Way

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Development, Inc.-Alaska

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,780,029.00
Total CDBG Program Funds Budgeted	N/A	\$1,780,029.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,780,029.00	\$1,780,029.00
Expended CDBG DR Funds	\$0.00	\$0.00
Community Development, Inc.-Alaska	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New Housing Construction activity for Phase II, Weeks Field Estates. A total of 55 units of affordable housing to be developed (56 units total) with 34 units for households at or below 50% AMI and 21 units for families at or below 80% AMI. Construction to take place in 2010/2011.

Location Description:

Tract B-1 of the REPLAT OF TRACTS A & B, WEEKS FIELD COMMUNITY, according to the plat filed December 8, 2009 as Plat No. 2009-128, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. This location is the former site of Fairview Manor.

Activity Progress Narrative:

Construction has begun on Weeks Field Estates, Phase II. No NSP funds have been expended this quarter due to the use of other stimulus program funding prior to use of the NSP funding. Grantee anticipates completing this Weeks Field, Phase II, in early 2011, with a number of tenants moving from Buildings 3 and 4, to the new building.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-CIH-1-1

Activity Title: CIH-NSP (B) Pur & Rehab - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-CIH-1

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,150,722.75
Total CDBG Program Funds Budgeted	N/A	\$1,150,722.75
Program Funds Drawdown	\$749,129.63	\$1,145,337.75
Obligated CDBG DR Funds	\$754,514.63	\$1,150,722.75
Expended CDBG DR Funds	\$0.00	\$396,208.12
Cook Inlet Housing Authority	\$0.00	\$396,208.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire two blighted, foreclosed multi-family properties at a discount and rehabilitate/reconstruct into affordable rental duplexes to rent to families at or below 50% AMI.

Revision #1: Properties were acquired at a lower cost than originally anticipated; budget adjusted to reflect actual acquisition costs; and funds moved to LR-25 Use E to utilize for construction. No change in LH-25 activity budget; no change in overall project budget.

Revision #2: CIHA acquired a third Mountain View site. CIHA was offered a supplemental funding reservation to develop additional LH-25 housing units. On December 4, 2009 CIHA identified an additional six properties for Use B Acquisition/Rehabilitation activities in locations described above.

Location Description:

833 North Klevin and 717 North Klevin in Mountain View revitalization area, Anchorage Alaska. Located in census tracts that have a HUD Risk Assessment Score of 6 and are determined to be "greatest need areas" within the state of Alaska.

Budget Revision #2: The MOA changed property addresses to 839 North Klevin and 715 North Klevin. A supplemental award was made to CIHA to acquire one additional property to redevelop into two additional units of affordable housing in the MountainView Revitalization area-633 North Park. A reservation was offered to CIHA for additional LH-25 Use B acquisition and rehabilitation activities in the three "greatest need" census tracts in the Matanuska-Susitna Valley and/or one census tract on the Kenai Peninsula, as identified as "greatest need" areas by the HUD NSP-2 mapping tool. On December 4, 2009, CIHA accepted the reservation and identified six potential acquisitions in the census tracts in the Mat-Su Valley.

3081 Bald Eagle Drive in Wasilla Alaska has been identified as a potential NSP acquisition. Environmental review has been completed and a notice to proceed issued. This acquisition was not successful.

On April 2, 2010, grantee requested to expand the Mat-Su Valley project to include the Mat-Su Borough Funding Area, as identified in the initial Substantial Amendment, rather than be limited to exploring acquisitions in the three, highest need census tracts, within the city of Wasilla as identified on the NSP-2 need assessment tool. Grantee has explored acquisitions in the "greatest need areas" but has not been able to secure a foreclosure acquisition, to-date. Grantee has indicated that the foreclosure inventory was limited in the greatest need census tracts which hampered the agency's ability to successfully option properties and follow-through with acquisition. Grantee was authorized on April 14, 2010, to expand the eligible area for their Mat-Su Valley project to include the Mat-Su Borough Funding Area as identified in the initial HUD-approved, NSP Substantial

Amendment.

Activity Progress Narrative:

Acquisition of properties took place in previous quarters.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-CIH-1-2
Activity Title:	CIH - NSP (E) Redev. - NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-CIH-1

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,877,205.88
Total CDBG Program Funds Budgeted	N/A	\$1,877,205.88
Program Funds Drawdown	\$434,943.28	\$1,601,492.01
Obligated CDBG DR Funds	\$719,886.26	\$1,877,205.88
Expended CDBG DR Funds	\$434,943.28	\$1,592,262.90
Cook Inlet Housing Authority	\$434,943.28	\$1,592,262.90
Match Contributed	\$0.00	\$458.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To redevelop the foreclosed properties into four units (two duplexes) of affordable housing to rent to families at or below 50% AMI, properties were foreclosed upon and purchased at a discount to provide affordable rental units to individual at or below 50% area median income.

Revision #1: Additional funds moved from acquisition to new construction due to the acquisition costs on 717 and 833 North Klevin being less than anticipated. No change in LR-25 activity budget; no change in overall project budget.

Revision #2: Added additional property, 633 North Park adding two additional units of affordable housing to this activity.

Location Description:

717 North Klevin and 833 North Klevin, adding 633 North Park, Mountain View revitalization area, Anchorage, Alaska. HUD Foreclosure Risk Assessment Score = 6

Activity Progress Narrative:

New housing construction activities continued this quarter, with some units completed. Work continues on the recently added 10th NSP site in Mountain View.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-CIH-1-3
Activity Title:	CIH - NSP (D) Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
NSP-09-CIH-1

Project Title:
CIH-NSP (B) & (D) (E)

Projected Start Date:
06/01/2009

Projected End Date:
03/06/2013

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Cook Inlet Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Remove blighted structures and redevelop vacant property under Use E. Budget Revision #1: This activity budget has been adjusted to \$0.00; activity will take place but will be fully funded through the use of NAHASDA matching funds. Overall project budget remains unchanged.

Location Description:

138 N. Klevin, 308 N. Hoyt, 817 N. Bragaw, 4211/4223 Peterkin, 316 N. Hoyt, 240 N. Bunn in the Mountain View Revitalization area in Anchorage Alaska. HUD Foreclosure Risk Assessment Score = 6. This area is determined to be a "greatest need area" in Alaska.

Revision #2: Properties acquired for this activity revised to 416 North Park, 525 North Park, 240 North Bunn, 538 North Park, 608 North Hoyt, and 408 North Bunn. All properties located in Mountain View Revitalization area.

Activity Progress Narrative:

Activity took place in prior quarters with non-NSP funding resources.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/12	0/0	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-09-CIH-1-4

Activity Title: CIH - NSP (E) Redev - Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-09-CIH-1

Projected Start Date:

06/01/2009

Activity Status:

Completed

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Cook Inlet Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire the properties to redevelop into affordable rental units for families at or below 80% area median income. Revision #1: This activity budget has been adjusted to \$0.00; this activity will still take place but a portion of the \$750,000 NAHASDA matching funds proposed in the NSP application were used to fully fund the acquisitions. Acquisition funds have been moved to Use E-New Construction; no change in overall project budget.

Location Description:

138 N. Klevin; 308 N. Hoyt; 817 N. Bragaw; 4211/4223 Peterkin; 316 N. Hoyt; 240 N. Bunn, within the Mountain View Revitalization Area, Anchorage, Alaska All properties located within a HUD defined "area of greatest need" for Alaska within a census tract with an NSP-1 Foreclosure Risk Assessment Score of 6.

Revision #2: Not all properties identified in initial submission could be acquired for program. Revised property list is as follows: 416 North Park, 525 North Park, 240 North Bunn, 538 North Park, 608 North Hoyt, 408 North Bunn. All properties located in Mountainview Revitalization Area.

Property address changed by Municipality of Anchorage: 410 North Bunn; 534 North Park; 610 Hoyt; 523 North Park; 4340 Peterkin; 418 North Park.

Activity Progress Narrative:

Sites acquired using other funding sources for six NSP sites during previous quarters. No sites will be acquired using NSP1 funds.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/0	0/12	0
# of Persons benefitting	0	0	0	0/0	0/0	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-CIH-1-5
Activity Title:	CIH - NSP (E) Redev - NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-CIH-1

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,242,654.30
Total CDBG Program Funds Budgeted	N/A	\$3,242,654.30
Program Funds Drawdown	\$235,182.03	\$2,934,471.58
Obligated CDBG DR Funds	\$534,135.64	\$3,242,654.30
Expended CDBG DR Funds	\$235,182.03	\$2,943,700.69
Cook Inlet Housing Authority	\$235,182.03	\$2,943,700.69
Match Contributed	\$0.00	\$583,707.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New housing construction after the removal of blight on property through the Use D clearance activity. Duplexes will provide affordable rental housing for individuals at or below 80% area median income. Revision #1: This activity budget was increased. NSP funds previously budgeted in Use E-Acquisition were moved into the new housing construction category. Total project budget remains unchanged.

Location Description:

308 North Hoyt; 817 North Bragaw; 4211/4223 Peterkin; 316 North Hoyt; 240 N. Bunn within the Mountain View Revitalization area, Anchorage, Alaska. Located within census tracts with an NSP-1 Foreclosure Risk Assessment Score of 6 which is a "greatest need area" for the state of Alaska.

Revision #2: Properties now located at: 416 North Park, 525 North Park, 240 North Bunn, 538 North Park, 608 North Hoyt, 408 North Bunn; not all of the properties identified in initial RFQ submission could be acquired for this program. All replacement properties are located within Mountain View Revitalization area.

Activity Progress Narrative:

Grantee reports that construction is complete on the sites funded through this activity. The project was completed ahead of schedule. Grantee anticipates leasing units during the next quarter. All households served in these units will have an income at or below 80% AMI.

Contractor filled two open positions with a Section 3 qualified labor and labor/carpenter. One subcontractor filled one position with a Section 3 qualified labor and carpenter. The general contractor, the Peterson Group, hired two subcontractors, one that was a Minority Business Enterprise and one subcontractor that was a Women Owned Business Enterprise.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-CIH-1-6
Activity Title:	CIH - NSP (B) Rehab

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP-09-CIH-1

Projected Start Date:
01/15/2010

Activity Status:
Planned

Project Title:
CIH-NSP (B) & (D) (E)

Projected End Date:
03/06/2013

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$468,485.37
Total CDBG Program Funds Budgeted	N/A	\$468,485.37
Program Funds Drawdown	\$5,385.13	\$5,385.13
Obligated CDBG DR Funds	\$468,485.37	\$468,485.37
Expended CDBG DR Funds	\$5,385.13	\$5,385.13
Cook Inlet Housing Authority	\$5,385.13	\$5,385.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of six homes for individuals at or below 50% AMI.

Location Description:

The acquisition will take place in the three census tracts identified by HUD in the NSP-2 mapping tool as "greatest need" areas.

Activity Progress Narrative:

Rehabilitation contracts were executed for the five properties on August 30, 2010. Project rehabilitation activities scheduled to begin on the five sites acquired in Wasilla.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
6361 West Admiralty Circle	Wasilla	NA	99654
7933 Shearwater	Wasilla	NA	99654
2381 Rue De La Paix	Wasilla	NA	99654
5635 Wolverine	Wasilla	NA	99654
674 North Southway	Wasilla	NA	99654

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-CIH-1-7
Activity Title:	CIH - NSP (E) - NHC LH25 sa

Activity Category:

Construction of new housing

Project Number:

NSP-09-CIH-1

Projected Start Date:

08/01/2010

Activity Status:

Planned

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Cook Inlet Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The passage of the Dodd-Frank Wall Street Reform and Consumer Protection Act, removed the restriction that allowed only abandoned or foreclosed upon homes or residential properties to be used to meet the set-aside requirement. No expenditures have been made for this activity prior to July 21, 2010, Act passage, therefore this project qualifies as a set-aside activity. As per NSP Policy Alert 2010-07, "the grantee must create a duplicate of the activity in DRGR."

Location Description:

One additional site in the Mountain View Revitalization area.

Activity Progress Narrative:

No activity occurred this quarter, no program income generated to-date.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-FNH-1-1

Activity Title: FNH - NSP (B) Pur & Rehab-Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-FNH-1

Projected Start Date:

12/01/2009

Activity Status:

Under Way

Project Title:

FNH-NSP (B) Pur & Reh.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Fairbanks Neighborhood Housing Services

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$410,457.19
Total CDBG Program Funds Budgeted	N/A	\$410,457.19
Program Funds Drawdown	\$0.00	\$410,457.19
Obligated CDBG DR Funds	\$0.00	\$410,457.19
Expended CDBG DR Funds	\$0.00	\$410,457.19
Fairbanks Neighborhood Housing Services	\$0.00	\$410,457.19
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate foreclosed or abandoned residential properties and sell to individuals at or below 50% AMI.

Location Description:

Fairbanks/North Pole, Alaska. FNHS proposes, when possible, to purchase homes in census tracts which have a HUD Foreclosure Risk Assessment Score of 5. No properties have been identified.

Activity Progress Narrative:

Acquisitions took place in previous quarter. No additional acquisitions anticipated.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/3	0/0	0/3	0
# of Persons benefitting	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-FNH-1-2
Activity Title:	FNHS -NSP (B) Pur & Rehab-Reh

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP-09-FNH-1

Projected Start Date:
12/01/2009

Activity Status:
Under Way

Project Title:
FNH-NSP (B) Pur & Reh.

Projected End Date:
03/06/2013

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Fairbanks Neighborhood Housing Services

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$17,042.81
Total CDBG Program Funds Budgeted	N/A	\$17,042.81
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$17,042.81	\$17,042.81
Expended CDBG DR Funds	\$0.00	\$0.00
Fairbanks Neighborhood Housing Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitate abandoned homes or residential properties for resale to individuals at or below 50% AMI.

Location Description:

Fairbanks/North Pole, Alaska. FNHS proposes, to the extent possible, to purchase foreclosed homes in area with a HUD Foreclosure Risk Assessment Score of 5. No specific properties have been identified.

Activity Progress Narrative:

Units have been rehabilitated; two units have been rented to families at or below 50% AMI, with the third unit anticipated to be rented within the next 30 days.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-FNH-1-3

Activity Title: FNH - NSP - Administration

Activity Category:

Administration

Project Number:

NSP-09-FNH-1

Projected Start Date:

12/01/2009

Activity Status:

Planned

Project Title:

FNH-NSP (B) Pur & Reh.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Fairbanks Neighborhood Housing Services

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$42,750.00
Total CDBG Program Funds Budgeted	N/A	\$42,750.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$42,750.00
Expended CDBG DR Funds	\$0.00	\$0.00
Fairbanks Neighborhood Housing Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration costs for grantee program.

Location Description:

Fairbanks/North Pole area.

Activity Progress Narrative:

Grantee has expended funds for Admin this quarter which will be drawn down in the next quarter. Funds covered the cost of staff salaries and fringe.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-HFH-1-1
Activity Title:	HFH - (E) Redev - NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-HFH-1

Projected Start Date:

01/11/2010

Activity Status:

Under Way

Project Title:

HFH-NSP (E) Red. AcNHC

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity-Anchorage

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$219,339.56
Total CDBG Program Funds Budgeted	N/A	\$219,339.56
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$219,339.56	\$219,339.56
Expended CDBG DR Funds	\$0.00	\$0.00
Habitat for Humanity-Anchorage	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Property to be acquired and developed into seven homeownership units using Habitat and NSP funds. CDBG funds will not be used to supplement this project.

Location Description:

Development of seven units of self-help homeownership in Anchorage, Alaska, in existing subdivision. HFH proposes to target census tracts/block group areas, when possible, that are LMMA tracts in the Spenard, Fairview, Mountain View, and east Anchorage area. No specific properties have been identified for this activity.

Revision 2: HFH has identified property located at 303 Oklahoma for the USE E-acquisition/new construction activities. Environmental assessment is complete, FONSI public comment period running.

Activity Progress Narrative:

The Architectural firm for this project was procured during this quarter. The Architectural firm is a women-owned business enterprise. The civil engineering firm for the project was procured. Grantee's key staff changed with Kay Ashton hired as Director of Operations.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-HFH-1-2
Activity Title:	HFH - Administration

Activity Category:

Administration

Project Number:

NSP-09-HFH-1

Projected Start Date:

01/11/2010

Activity Status:

Under Way

Project Title:

HFH-NSP (E) Red. AcNHC

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Habitat for Humanity-Anchorage

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,469.62
Total CDBG Program Funds Budgeted	N/A	\$3,469.62
Program Funds Drawdown	\$1,739.00	\$3,469.62
Obligated CDBG DR Funds	\$1,739.00	\$3,469.62
Expended CDBG DR Funds	\$0.00	\$1,730.62
Habitat for Humanity-Anchorage	\$0.00	\$1,730.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration for HFH project.

Location Description:

In existing subdivision in Anchorage, Alaska.

Activity Progress Narrative:

No administrative activities reported this quarter. Grantee moved a substantial portion of the funds originally budgeted in the Admin activity to the New Housing Construction activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-HFH-1-3

Activity Title: HFH - (E) Redev - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-HFH-1

Projected Start Date:

01/11/2010

Activity Status:

Completed

Project Title:

HFH-NSP (E) Red. AcNHC

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity-Anchorage

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$230,000.00
Total CDBG Program Funds Budgeted	N/A	\$230,000.00
Program Funds Drawdown	\$0.00	\$230,000.00
Obligated CDBG DR Funds	\$0.00	\$230,000.00
Expended CDBG DR Funds	\$0.00	\$230,000.00
Habitat for Humanity-Anchorage	\$0.00	\$230,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of parcel of land for development into a seven unit condominium complex as a self-help homeownership project.

Location Description:

303 Oklahoma, Anchorage, AK

Activity Progress Narrative:

Property was purchased in a previous quarter. No additional properties are targeted for acquisition with NSP1 funds.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/2	0/5	0/7	0
# of Persons benefitting	0	0	0	0/0	0/0	0/18	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-JHT-1-1
Activity Title:	JHT-NSP (B) Pur & Rehab - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-JHT-1

Projected Start Date:

01/01/2010

Activity Status:

Under Way

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Juneau Housing Trust, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$244,000.00
Total CDBG Program Funds Budgeted	N/A	\$244,000.00
Program Funds Drawdown	\$0.00	\$240,850.29
Obligated CDBG DR Funds	\$3,149.71	\$244,000.00
Expended CDBG DR Funds	\$0.00	\$240,850.29
Juneau Housing Trust, Inc.	\$0.00	\$240,850.29
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate one foreclosed or abandoned home to resell to an individual or family at 50% AMI or below. Property has not yet been identified.

Location Description:

Juneau, Alaska area. Properties will target LMMA areas within Juneau. Due to the limited inventory of foreclosures within the Juneau area that may be available to purchase at a discount, HUD Foreclosure Risk Assessment Scores for the affected census tracts may range from 1-5.

Activity Progress Narrative:

Acquisition took place in a previous quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-JHT-1-2
Activity Title:	JHT-NSP (B) Pur & Rehab - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-JHT-1

Projected Start Date:

01/01/2010

Activity Status:

Under Way

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Juneau Housing Trust, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$269,211.93
Total CDBG Program Funds Budgeted	N/A	\$269,211.93
Program Funds Drawdown	\$266,432.40	\$266,432.40
Obligated CDBG DR Funds	\$269,211.93	\$269,211.93
Expended CDBG DR Funds	\$266,432.40	\$266,432.40
Juneau Housing Trust, Inc.	\$266,432.40	\$266,432.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase of two foreclosed or abandoned homes to sell to one family at an income level of 80% AMI or below and one family with an income level at 120% AMI or below. Properties have not yet been identified.

Location Description:

Juneau, Alaska. No specific properties have been identified. Due to the limited number of foreclosed properties that may be available to purchase at a discount the HUD Foreclosure Risk Assessment Score for the properties may range from 1-5.

Activity Progress Narrative:

Acquisition of property completed in August of 2010. Property was in default, as verified by the lender. Property was purchased at a 1% discount to rehabilitate and resell to an income-eligible family.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
4452 Albatross Street	Juneau	NA	99801

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-09-JHT-1-3
Activity Title: JHT-NSP (B) Pur & Rehab - Reh

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 NSP-09-JHT-1

Project Title:
 JHT-NSP (B) Pur & Reh

Projected Start Date:
 01/01/2010

Projected End Date:
 03/06/2013

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Juneau Housing Trust, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of one foreclosed or abandoned home to resell to an individual or family at or below 50% AMI

Location Description:

Juneau Alaska area. Property not yet identified.

Activity Progress Narrative:

Minimal rehabilitation on acquisition completed with other funds.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-JHT-1-4

Activity Title: JHT-NSP (B) Pur & Rehab - Reh

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP-09-JHT-1

Project Title:

JHT-NSP (B) Pur & Reh

Projected Start Date:

01/01/2010

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Juneau Housing Trust, Inc.

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate two foreclosed or abandoned homes and resell to a family, one family at 80% AMI or below; one family at 120% AMI or below.

Location Description:

Juneau, Alaska area. No specific property identified

Activity Progress Narrative:

Minimal rehabilitation completed with other funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/1	0/1	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-09-JHT-1-5

Activity Title: JHT-NSP - Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NSP-09-JHT-1

Project Title:

JHT-NSP (B) Pur & Reh

Projected Start Date:

01/01/2010

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Juneau Housing Trust, Inc.

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$45,821.00
Total CDBG Program Funds Budgeted	N/A	\$45,821.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$45,821.00	\$45,821.00
Expended CDBG DR Funds	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

10% Administration for NSP program.

Location Description:

Juneau Alaska area

Activity Progress Narrative:

Grantee has submitted Administrative budget for the project. No administrative expenditures were reported this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-JHT-1-6
Activity Title:	JHT - NSP (B) Pur & Rehab - HC

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-09-JHT-1

Projected Start Date:

01/01/2010

Activity Status:

Completed

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Juneau Housing Trust, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide housing counseling for two households (or more) who plan to purchase abandoned or foreclosed homes from JHT; one family will be at or below 80% AMI, one family will be at or below 120% AMI. Additional households may need to be counseled if some households fail to prequalify.

Two families identified for this program. Both families had taken the Home Choice Pre-Purchase Counseling Seminar to qualify for this program.

Location Description:

Juneau Alaska area

Activity Progress Narrative:

Prospective homeowners accessed AHFC's HOME CHOICE Pre-purchase Housing Seminar. Grantee may provide post-purchase counseling for families in the future.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households benefitting	0	0	0	0/1	0/1	0/2	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-09-JHT-1-7
Activity Title: JHT-NSP (B) Pur & Rehab - HC

Activity Category:
 Homeownership Assistance to low- and moderate-income
Project Number:
 NSP-09-JHT-1
Projected Start Date:
 01/01/2010

Activity Status:
 Completed
Project Title:
 JHT-NSP (B) Pur & Reh
Projected End Date:
 03/06/2013
Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Juneau Housing Trust, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide housing counseling for family planning to purchase foreclosed or abandoned home from Juneau Housing Trust. Counseling provided through Home Choice at no cost to potential homeowners. One potential homeowner identified.

Location Description:

Juneau Alaska area.

Activity Progress Narrative:

Homeownership assistance was provided through the free HOME CHOICE Pre-Purchase Housing Seminar. Grantee may elect to provide post-purchase counseling services to the homeowner in the future.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-JHT-1-8
Activity Title:	JHT-NSP (E) Redev - NHC

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NSP-09-JHT-1

Project Title:

JHT-NSP (B) Pur & Reh

Projected Start Date:

11/15/2010

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Juneau Housing Trust, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

JHT plans to subdivide the property into two lots and develop each lot into a bungalow unit of housing (~1,100 sq. ft.) to offer an affordable homeownership opportunity to two low to moderate income families over the next three years. The home will be built in conjunction with the SAGA program sponsored through the Juneau School District.

Location Description:

To use future program income from the JHT's sale of the first two homes purchased and rehabilitated with NSP funds to develop a vacant piece of property currently owned by the City/Borough of Juneau. The City is in support of the project and plans to bring the wale

Activity Progress Narrative:

Grantee is working with the Juneau School District's SAGA program and the City and Borough of Juneau to develop one lot into two units of affordable bungalow housing in Juneau within the next two years. JHT plans to purchase an improved lot from the City and Borough of Juneau with NSP program income in late 2010.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-09-JHT-1-9

Activity Title: JHT- NSP (E) - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-JHT-1

Projected Start Date:

11/15/2010

Activity Status:

Planned

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Juneau Housing Trust, Inc.

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

JHT plans to use to NSP program income from the sale of the first two NSP acquisitions to acquire the lot and subdivide.

Location Description:

On lot to be acquired from the City and Borough of Juneau and build two bungalow units of affordable housing.

Activity Progress Narrative:

During the last week of the quarter (9/29/10), Grantee resold the first NSP-purchased home to a low income family and generated \$166,937.19 in program income. Grantee plans to utilize the program income during the next quarter to purchase a vacant lot from the City and Borough of Juneau in order to develop two bungalow-style units of housing for resale to two low income families in the next two years. Grantee has a preliminary commitment from the city to purchase the property, with anticipated purchase to take place in late 2010. An environmental review as per 24 CFR 58.5 has been completed on the property and the property has received environmental clearance.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-KPH-1-1
Activity Title:	KPHI - NSP (B) Pur & Rehab-Acq,

Activity Category:

Acquisition - general

Project Number:

NSP-09-KPH-1

Projected Start Date:

12/01/2009

Activity Status:

Under Way

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$665,000.00
Total CDBG Program Funds Budgeted	N/A	\$665,000.00
Program Funds Drawdown	\$278,838.22	\$497,274.94
Obligated CDBG DR Funds	\$446,563.28	\$665,000.00
Expended CDBG DR Funds	\$278,838.22	\$278,838.22
Kenai Peninsula Housing Initiatives	\$278,838.22	\$278,838.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned homes to rent to individuals at or below 50% AMI

Location Description:

Housing to be located on the Kenai peninsula and targeted, to the extent possible, the areas that have a HUD Foreclosure Risk Assessment Score between 3 and 6. No properties have been identified.

Activity Progress Narrative:

Two properties were purchased during this quarter to be rehabilitated and resold to families with incomes at or below 50% AMI. One property was purchased at a discount of 1.2%, the other property was purchased at a discount of 2.09%. Both appraisals and offers within the 60-day NSP window. One foreclosure was a HUD and one foreclosure a VA. Grantee received approval of a SAFE Act waiver from the State of Alaska, Division of Banking & Securities, to move forward with the marketing and resale of the homes to income-eligible families.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
115 North Kobuk	Soldotna	NA	99669
40810 Kay Court	Homer	NA	99603

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-KPH-1-2
Activity Title:	KPHI - NSP (B) P & R - Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-09-KPH-1

Projected Start Date:

12/01/2009

Activity Status:

Under Way

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$197,500.00
Total CDBG Program Funds Budgeted	N/A	\$197,500.00
Program Funds Drawdown	\$189,209.74	\$189,209.74
Obligated CDBG DR Funds	(\$65,000.00)	\$197,500.00
Expended CDBG DR Funds	\$21,545.81	\$21,545.81
Kenai Peninsula Housing Initiatives	\$21,545.81	\$21,545.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of housing units for rental units for individuals at 50% AMI or below in greatest need areas on the Kenai peninsula.

Location Description:

Housing to be located on the Kenai Peninsula and to the greatest extent possible purchased in census tracts with a Risk Assessment Score of between 3 and 6.

Activity Progress Narrative:

\$65,000 was moved from this activity to the acquisition activity to fund the acquisition of a foreclosed property to be purchased before the obligation deadline. Rehabilitation costs equal \$21,545.81, and the additional \$167,663.93 of funds reflected above is an NSP-09-KPH-1-1 acquisition activity rather than rehabilitation activity. The DRGR voucher will be corrected during the next quarter to reflect the expenditure in the appropriate activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-KPH-1-3

Activity Title: KPHI - NSP (B) Pur & Rehab -Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-KPH-1

Projected Start Date:

12/01/2009

Activity Status:

Under Way

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$478,365.09
Total CDBG Program Funds Budgeted	N/A	\$478,365.09
Program Funds Drawdown	\$0.00	\$478,365.09
Obligated CDBG DR Funds	\$0.00	\$478,365.09
Expended CDBG DR Funds	\$0.00	\$478,365.09
Kenai Peninsula Housing Initiatives	\$0.00	\$478,365.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire two foreclosed or abandoned homes.

Location Description:

Project to be located on Kenai peninsula and to the extent possible properties to be acquired in census tracts which have a foreclosure risk assessment score of between 3 and 6.

Activity Progress Narrative:

Acquisition completed previous quarter. No activity this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/4	0/0	0/4	0
# of Persons benefitting	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-KPH-1-4
Activity Title:	KPHI - NSP (B) P & R - Rehab

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-09-KPH-1

Project Title:
KPH-NSP (B) Purchase & Rehab.

Projected Start Date:
12/01/2009

Projected End Date:
03/06/2013

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Kenai Peninsula Housing Initiatives

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Kenai Peninsula Housing Initiatives	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of two foreclosed or abandoned homes or residential properties for use as rental property for individuals at or below 80% AMI. Grantee requested budget modification on April 5, 2010, moving funds from rehabilitation to acquisition. Rehabilitation will take place through the use of other funding sources, with the NSP funds being used for acquisition.

Location Description:

Kenai Peninsula location, to the extent possible located in census tracts with a risk assessment score of between 3 and 6.

Activity Progress Narrative:

No activity this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-KPH-1-5
Activity Title: KPH-NSP (E) Redev NHC

Activity Category:

Acquisition - general

Project Number:

NSP-09-KPH-1

Projected Start Date:

03/01/2011

Activity Status:

Planned

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Kenai Peninsula Housing Initiatives	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Grantee is currently exploring options to purchase properties with NSP program income to develop additional units of affordable housing. This activity is anticipated to begin in 2011 after the agencies NSP acquisitions have been rehabilitated and resold to income eligible families.

Location Description:

Grantee is currently exploring options to purchase vacant property on the Kenai peninsula with program income generated by the sale of homes to income-eligible families.

Activity Progress Narrative:

Grantee has begun preliminary exploration of potential purchases of vacant property to purchase with NSP program income to develop additional units of affordable housing on the Kenai peninsula. Program income generation is not anticipated until the last quarter of 2010 or the first/second quarter in 2011. Activity set-up specifically to address a potential Use E-Redevelopment Acquisition activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-KPH-1-6
Activity Title: KPH-NSP (E) Redev NHC

Activity Category:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 NSP-09-KPH-1

Project Title:
 KPH-NSP (B) Purchase & Rehab.

Projected Start Date:
 03/01/2011

Projected End Date:
 03/06/2013

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Kenai Peninsula Housing Initiatives

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Kenai Peninsula Housing Initiatives	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To develop additional unit(s) of affordable rental housing with program income. This activity is currently in the planning stages and will not begin until next year.

Location Description:

Grantee exploring potential vacant property purchases on Kenai Peninsula.

Activity Progress Narrative:

This activity is set up as a potential additional program income activity for future Use E-New Housing Construction activities. Property has yet to be acquired and this activity will not potentially not be active until the Summer of 2011 or 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-RCP-1-1
Activity Title:	Rural CAP-NSP (B) Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-09-RCP-1

Projected Start Date:

11/04/2009

Activity Status:

Under Way

Project Title:

Rural CAP-NSP (E) Redev-Anch

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$126,238.86
Total CDBG Program Funds Budgeted	N/A	\$126,238.86
Program Funds Drawdown	\$0.00	\$126,238.86
Obligated CDBG DR Funds	\$0.00	\$126,238.86
Expended CDBG DR Funds	\$0.00	\$327.00
Rural Alaska Community Action Program, Inc.	\$0.00	\$327.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

RCP to acquire one additional property. RCP investigating the acquisition of a foreclosed property to use for individuals at or below 50% AMI which will add one additional unit of affordable housing to their Affordable Housing Program.

Location Description:

Property address: 7341 Huntsman Circle, #17-D, Anchorage, AK.

Activity Progress Narrative:

Acquisition occurred in previous quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/1	0/0	0/1	0
# of Persons benefitting	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NSP-09-RCP-1-2
Activity Title:	Rural CAP - NSP (E) Redev NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-RCP-1

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

Rural CAP-NSP (E) Redev-Anch

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$229,117.56
Total CDBG Program Funds Budgeted	N/A	\$229,117.56
Program Funds Drawdown	\$36,663.46	\$63,879.80
Obligated CDBG DR Funds	\$201,901.22	\$229,117.56
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Develop two vacant subdivision lots into seven units of affordable housing for individuals at or below 50% AMI

Location Description:

Fairview subdivision, Anchorage, Alaska. Address: 1036 East 11th, Third Addition, Lots 11 and 12 B3C. The census tract block group has a HUD Foreclosure Risk Assessment Score of 3.

Activity Progress Narrative:

Construction has begun on the seven unit housing project for individuals at or below 50% AMI. \$849,741 of the construction budget for this project was moved to duplicate activity NSP-09-RCP-1-4 as a result of the Dodd-Frank Act, since all individuals to be housed in the project will be at or below 50% AMI and the construction funds had not yet been fully expended for this project. Several design changes were made by the Municipality of Anchorage which have increased costs somewhat. Grantee moved funds from rehabilitation to the new housing construction activity to cover a portion of the additional costs due to less than anticipated rehabilitation costs on the Huntsman property.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-RCP-1-3
Activity Title:	Rural CAP-NSP (B) Rehab

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-09-RCP-1

Project Title:
Rural CAP-NSP (E) Redev-Anch

Projected Start Date:
02/01/2010

Projected End Date:
06/15/2010

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Rural Alaska Community Action Program, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$6,276.58
Total CDBG Program Funds Budgeted	N/A	\$6,276.58
Program Funds Drawdown	\$2,533.64	\$2,533.64
Obligated CDBG DR Funds	\$6,276.58	\$6,276.58
Expended CDBG DR Funds	\$2,533.64	\$2,533.64
Rural Alaska Community Action Program, Inc.	\$2,533.64	\$2,533.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate one foreclosed condominium unit to house one 50% AMI or below household in Anchorage, Alaska. This property is a one unit of grantee's affordable housing program rental stock.

Location Description:

Huntsman Drive, Anchorage, Alaska

Activity Progress Narrative:

Rehabilitation activities have been completed on the property. Grantee to invoice for the final disbursement on the rehabilitation costs during the next quarter. The unused rehabilitation budget on this property was transferred to the seven-unit affordable housing "new housing construction" activity to cover increased costs in order to make the changes changes in the project plans that were mandated by the Municipality of Anchorage in order for the project to move forward.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/1

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP-09-RCP-1-4
Activity Title:	RCP-NSP (E) Redev-NHC LH25

Activity Category:

Construction of new housing

Project Number:

NSP-09-RCP-1

Projected Start Date:

08/02/2010

Activity Status:

Under Way

Project Title:

Rural CAP-NSP (E) Redev-Anch

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$849,741.00
Total CDBG Program Funds Budgeted	N/A	\$849,741.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$849,741.00	\$849,741.00
Expended CDBG DR Funds	\$0.00	\$0.00
Rural Alaska Community Action Program, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This is a duplicate activity. As per the Dodd-Frank Bill, project for which funds have not been obligated or for which funds have been obligated with no expenditures will be able to apply for all of the costs toward the set-aside and HUD will allow credit for any expenditures made after July 21, 2010. Grantee is calculating expenditures from August 1, 2010, forward to move to this duplicate activity after approval.

Location Description:

11th and Medfra, Anchorage, AK

Activity Progress Narrative:

Duplicate "New Housing Construction" activity due to the passage of Dodd-Frank which allows set-aside activities on vacant properties to "count" toward the 25% of 50% AMI set-aside. Funds will be drawn after funds budgeted in NSP-09-RCP-1-2 are fully expended.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-RCP-2-1

Activity Title: Rural CAP - NSP (E) Redev -Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-RCP-2

Projected Start Date:

01/04/2010

Activity Status:

Under Way

Project Title:

Rural CAP - NSP (E) Redev-Kenai

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$138,281.59
Total CDBG Program Funds Budgeted	N/A	\$138,281.59
Program Funds Drawdown	\$1,900.00	\$121,191.03
Obligated CDBG DR Funds	\$17,090.56	\$138,281.59
Expended CDBG DR Funds	\$0.00	\$119,291.03
Rural Alaska Community Action Program, Inc.	\$0.00	\$119,291.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Development of eight homes through Rural CAP's self-help homeownership program in conjunction with the USDA 523 Program. Adding one additional project site due to less than anticipated lot improvement costs. One of the two alternate homeowners will move forward. USDA is in support of this addition.

Location Description:

Chinulna Point #8, Lots A1, F8, F9, F10, F11, F14, F15, F16 on Sea Quest Drive in Kenai, Alaska. One additional lot in Chinulna Point.

Activity Progress Narrative:

One additional lot (Lot 4, Block 5) was purchased this quarter to add one additional site/participant to the Chinulna Point Self-help Homeownership Project. Adding an additional family brings the total to nine sites/nine families. Grantee, USDA and AHFC began discussing the addition of one additional lot at the June 2, 2010, groundbreaking. Environmental clearance was achieved before a choice-limiting action was taken to purchase the additional lot.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	17/9
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	1	17/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/9

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
Lot 4, Block 5, Chinulna Point Subdivision	Kenai	NA	99611

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-RCP-2-2
Activity Title:	Rural CAP - NSP (E) Redev-NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-RCP-2

Projected Start Date:

01/04/2010

Activity Status:

Under Way

Project Title:

Rural CAP - NSP (E) Redev-Kenai

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$439,718.41
Total CDBG Program Funds Budgeted	N/A	\$439,718.41
Program Funds Drawdown	\$99,282.99	\$99,282.99
Obligated CDBG DR Funds	\$292,639.41	\$439,718.41
Expended CDBG DR Funds	\$0.00	\$0.00
Rural Alaska Community Action Program, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of eight units of affordable housing through Rural CAP's self-help homeownership program. The agency has received a USDA 523 Program technical assistance grant to assist homeowners in building their homes. Homeowners to finance homes through the USDA 502 direct program. NSP funds will be used to improve the lots prior to the sale to low- to moderate income owner/builders. All homeowners receiving NSP assistance will have an NSP deed of trust, deed of trust note and subsidy agreement, recorded on the property at closing and/or prior to the close out of the agency's NSP grant.

Location Description:

Chinulna Point #8, Lots A1, F8, F9, F10, F11, F14, F15, F16, Kenai, Alaska. Adding one additional lot to project due to lower than anticipated lot improvement costs, allowing one of the alternate homebuyer/builders to move forward at this time. USDA is in support of this addition.

Activity Progress Narrative:

The Chinulna Point Self-Help Homeownership project continues to move forward. Two families have dropped out and two replacement families have been qualified by USDA and RCP as replacement families. Closing for the new families is anticipated to occur during the next quarter. Homes are being framed with the project moving forward smoothly.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
