

Grantee: Alaska State Program

Grant: B-11-DN-02-0001

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-11-DN-02-0001

Obligation Date:**Award Date:****Grantee Name:**

Alaska State Program

Contract End Date:

02/24/2014

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$5,000,000.00

Grant Status:

Active

QPR Contact:

Lona A Hammer

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$5,000,000.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Alaska Housing Finance Corporation drafted an initial NSP3 Substantial Amendment detailing three strategies to use for Alaska's NSP3 program in potentially thirteen different target areas. The initial Substantial Amendment was submitted to HUD on January 14, 2011, and approved on February 24, 2011. An initial "Request for Information" (RFI) was published, requesting information on vacant, foreclosed or abandoned properties for sale in each of the initial target areas. Submissions were reviewed, and one property selected for potential acquisition in one target area, prior to the development of the second Substantial Amendment. AHFC proposed that 100% of the NSP3 allocation be used for the development of affordable rental housing for individuals at or below 80% of area median income in one or more target areas.

Consistent with NSP Policy Alerts, AHFC drafted and published a second Substantial Amendment that identifies the final selected NSP-3 activities. AHFC narrowed NSP3 strategies to the Tier 1 Strategy and proposes to utilize the NSP3 funds for the development of additional units of public housing. Forty percent (40%) of the housing proposed will be for individuals at or below 50% area median income. The final NSP3 target area was narrowed to one, slightly revised target area in Anchorage. The second Substantial Amendment will be submitted to HUD on or after May 3, 2011. A second RFI was published requesting information on vacant, foreclosed or abandoned properties for sale in the final target area. Additional sites within the final target area may be selected to allow for more than one acquisition option.

AHFC reserves the right to move NSP3 funding from the proposed eligible Use E-Acquisition or New Housing Construction activity to create and use a Use B-Acquisition activity if foreclosures in the market become available in lieu of vacant property acquisitions. AHFC also reserves the right to move NSP3 funds between Acquisition, New Housing Construction, Land Banking and Administration activities to ensure that the funds are fully utilized and meet the needs of the State's NSP3 program. Initially, two Use E-Acquisition activities have been set up in DRGR and two Use E-Redevelopment-New Housing Construction activities to facilitate accurate tracking of acquisition and new housing construction activities by income group/national objective. Performance measures and demographic information on tenants will be reported under the end-use, New Housing Construction activity.

Any change in target area, strategy, or the addition of new eligible uses to Alaska's program funded through NSP3 funds will require an additional Substantial Amendment.

AHFC is in the process of investigating funding through additional sources and will add those sources to the plan as the source and amount of funding is determined.

9.7.12 NSP3 acquisition activity budgets were adjusted to allow for purchase of two vacant parcels in the final target area for redevelopment. AHFC closed on the NSP3 purchases on 9.7.12 with the sale recording on 9.10.12. NSP3 funds are anticipated to be drawn the week of 9.10.12; with that draw, AHFC will meet the 50% NSP3 expenditure threshold five months before the NSP3 expenditure deadline. The New Housing Construction (NHC) activities were also adjusted, moving additional funds into the LMMI NHC activity, leaving less funds in the LH-25% Set-Aside activity.

10.9.12 NSP activities were added to reflect award to the AHFC-PHD subsidiary corporation, Alaska Corporation for Affordable Housing. The subsidiary was awarded funding for a third acquisition, new housing construction, and administration activities. AHFC continues to retain a portion of the administrative allocation for direct use. AHFC acquired the first two sites for this project directly. AHFC will transfer the Wilhour Trust parcel and the Fragment Lot 14A parcel to the subsidiary corporation in 2013. These acquisitions continue to be reflected as AFHC acquisition activities. There have been no changes in uses, target area, or strategy as a result of these activity adjustments.



How Fund Use Addresses Market Conditions:

AHFC plans to utilize the Tier 1 Strategy for the State's NSP3 project. By utilizing the Tier 1 Strategy, AHFC will create stabilization in a neighborhood that has been destabilized by vacant, foreclosed or abandoned properties. AHFC will explore acquisition and redevelopment of properties in the Final-Russian Jack-Mountain View target neighborhood. The final targeted neighborhood is slightly smaller than the initial target area and the boundaries have been further refined. The target area has a Neighborhood NSP Score of 10.23. Sixty-nine percent (69%) of the families in the area are at or below 80% AMI, with 85.78% of the families below 120% area median income. HUD data indicates that 132 resident addresses have been vacant for 90 days or more and a visual inspection of the neighborhood reveals vacant properties potentially eligible for redevelopment. In the past year foreclosure starts in the neighborhood stood at 29, with 17 foreclosure completions from the July 2009 to June 2010 time period. The AHFC Public Housing Division (PHD) has also developed a plan to demolish aging public housing in this same target area. The addition of an NSP3 site would complement the planned San Roberto redevelopment project and allow for further stabilization of this urban neighborhood. The Public Housing Division, directly, or through the assistance of a competitively procured entity, would develop the project and the Division would own and manage the new affordable housing resource. AHFC will also explore whether it is feasible to develop additional non-residential resources, funded through other sources, in order to enhance tenants' abilities to become more self-sufficient as well as enhance PHD's management of projects within the target area.

Ensuring Continued Affordability:

The units will be designated as Public Housing units. Long-term affordability will be achieved through the use of the PHD's Annual Contributions Contract (ACC) to provide ongoing subsidy for the units. The addition of long-term operating assistance through the PHD's ACC will meet the stated goal in the NSP3 Notice to "ensure longest feasible continued affordability." Project sites will be located in an area currently served through the Division to assure the availability of long-term asset management, maintenance and administrative oversight services.

Additional leveraging of resources will be explored due to the potential to sell tax free bonds, the potential to access the 4% or new market tax credit market, to utilize other corporate resources, or through use of the PHD Capital Fund in the target area to further enhance the project. The NSP3 Regulation clearly speaks to States using NSP3 funds directly. The Regulation states, "Direct use of funds by a state may also result in more expeditious use of NSP funds."

Long-term affordability will be achieved through the PHD retaining ownership and management of the properties for no less than 30 years. Use of the ACC for these units will continue for the foreseeable future.

Definition of Blighted Structure:

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. Demolition of blighted structures is proposed to be minimal and limited to removal of structures that have been vacated and are not livable. No demolition activities are proposed with NSP funds.

Definition of Affordable Rents:

AHFC defines affordable rents (including utilities) for households as 30% of adjusted gross income as adjusted for family size. The formula for developing rents for the Public Housing Conventional program will be utilized for the NSP3 units. For any project utilizing ACC assistance, rents will be recalculated on an interim and annual basis as per the policies and procedures for the PHD's Conventional Housing Program due to the use of PHD ACC for ongoing rental subsidy.

Housing Rehabilitation/New Construction Standards:

Housing that is constructed or rehabilitated with NSP3 funds must meet the following minimum property standards:

Uniform Physical Conditions Standards or the Section 8 Housing Quality Standards.

Newly constructed housing shall meet all applicable local building codes, the State's Building Code (AS 18.56.300) as implemented by 15 AAC 150.030, 15 AAC 154.090, and Building Energy Efficiency Standard (AS 46.11.040 as implemented by 15 AAC 155.010). If the Summary of Building Inspection (PUR-102) form or Building Energy Efficiency Standard Certification (PUR-101) is required, the project must be inspected and the form must be executed by a qualified inspector at various stages of project development.

All residential buildings with four or more units must obtain a permit from the Alaska State Fire Marshall, as per AS 18.70.010-18.70.100. In communities that have accepted a deferral for full code enforcement, plans should be submitted directly to the city.

All applicable local codes, rehabilitation standards, AHFC standards, and zoning ordinances.

For rehabilitations that are not substantial, the HOME Owner-Occupied Rehabilitation Standards will apply. For rehabilitations that are substantial, the inspection standards of the AHFC GOAL Program will apply.

All projects requiring substantial rehabilitation or new housing construction will be designed to meet the standard for Energy Star Qualified New Homes. For a rehabilitation that is not substantial, grantees will replace any appliances that are replaced with Energy Star labeled products or WaterSense labeled products.

Vicinity Hiring:

The NSP3 program in Alaska will create a stabilized neighborhood by beginning to address the destabilizing influences within the neighborhood by purchasing vacant, abandoned or foreclosed properties and redeveloping into affordable rental housing for individuals at or below 80% AMI.

AHFC will encourage, whenever possible, the hiring of qualified individuals from within the neighborhood to work on projects within their neighborhood, creating a sense of community ownership and pride in the work being done within their neighborhood. Secondly, qualified individuals will be hired for the project who reside within the Municipality of Anchorage and/or the Matanuska-Susitna Valley.



Procedures for Preferences for Affordable Rental Dev.:

One hundred percent (100%) of the housing developed in Alaska's NSP3 program with NSP3 funds will be rental housing. The housing will be developed, owned and managed by AHFC's Public Housing Division. The Division will utilize the existing PHD Policies & Procedures Manual to manage the units once they are completed and fully ready for occupancy by income-eligible tenants. In addition, 40% of the housing developed will serve individuals at or below 50% area median income and 60% of the housing developed will serve individuals at or below 80% area median income.

AHFC's PHD waiting list currently provides preference points and procedures for housing homeless families, families affected by domestic violence, families affected by natural disaster, families who need housing in order to provide for family reunification and families who are rent-burdened. Smaller preference points are available for working, disabled and elderly families and families whose head of household, spouse or co-head has an incurable, terminal illness, and for a U.S. Veteran or an eligible family member of a U.S. Veteran. Preferences are set locally through the Public Housing Division.

Grantee Contact Information:

Lona Hammer, Planner
 NSP Program Manager
 Department of Planning & Program Development
 Alaska Housing Finance Corporation
 P. O. Box 101020
 Anchorage, Alaska 99510-1020
 Phone: 907-330-8211

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$0.00	\$5,000,000.00
Total Obligated	\$2,964,473.50	\$3,204,623.50
Total Funds Drawdown	\$2,964,473.50	\$3,204,623.50
Program Funds Drawdown	\$2,964,473.50	\$3,204,623.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,964,473.50	\$3,204,623.50
Match Contributed	\$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	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$500,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
---------------------------	---------------	---------------



Overall Progress Narrative:

Planning of development activities and strategies continue this quarter. Senior housing is being explored as another potential option for development on a portion of the Mountain View site. Due diligence activities on the final acquisition also continue this quarter.

NSP Program Manager will attend the Mountain View Community Summit in early October to gain a sense of the community's ideas about real estate development, housing, and other community interest topic areas. An NSP3 Award Agreement with the PHD subsidiary corporation, Alaska Corporation for Affordable Housing, was also developed this quarter.

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-11-AHF-1, PHD-NSP Rental Dev.	\$2,964,473.50	\$5,000,000.00	\$3,204,623.50



Activities

Grantee Activity Number: NSP-11-AHF-1-1
Activity Title: Use E-Redev-Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-11-AHF-1

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,922,774.00
Total Budget	\$1,574.00	\$1,922,774.00
Total Obligated	\$1,778,684.00	\$1,922,774.00
Total Funds Drawdown	\$1,778,684.00	\$1,922,774.00
Program Funds Drawdown	\$1,778,684.00	\$1,922,774.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,778,684.00	\$1,922,774.00
Alaska Housing Finance Corporation	\$1,778,684.00	\$1,922,774.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant properties for redevelopment in the final target area to be investigated by AHFC staff. Performance measures reported in end-use "New Housing Construction" activities.

Note: If acquisition exploration reveals that a foreclosed property acquisition is available, Activity No. NSP-11-AHF-1, as designated in the second Substantial Amendment, will be added as an activity and a portion of the funds moved to the foreclosure acquisition activity.

Location Description:

Final-Russian Jack/Mountain View Target area in Anchorage Alaska.

Activity Progress Narrative:

The Wilhour Trust and Fragment Lot 14A parcels in the Mountain View neighborhood were purchased on September 7, 2012, for large, mixed financing rental development project. Acquisition costs for the parcels were split between this activity serving 80% AMI individuals and activity NSP-11-AHF-1-3 in order to separately track the expenditures that will be designated to serve 50% AMI and below families.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		2/1	
# 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	2		2/1	
Total acquisition compensation to	1922774		1922774/53100	

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

Beneficiaries Performance Measures

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	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-11-AHF-1-2
Activity Title:	Use C-Land Banking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP-11-AHF-1

Projected Start Date:

02/24/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Alaska Housing Finance Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Land Banking was proposed as Activity 3-A in the Substantial Amendment. At this point in time, no foreclosed properties are targeted for acquisition and land banking as a result of the RFI applications submitted.

A second RFI was released in mid-March and AHFC will evaluate whether properties are available for this activity at a later date and revise the Substantial Amendment to include acquisition and performance measure data for the Land Banking activity if properties become available for this activity. AHFC actively reviews data on foreclosed properties available in the target area via the "first look" programs.

Location Description:

Final-Russian Jack/Mountain View target area

Activity Progress Narrative:

No activity this quarter.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

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-11-AHF-1-3
Activity Title:	Use E-Redev-Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-11-AHF-1

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,281,849.50
Total Budget	\$1,049.50	\$1,281,849.50
Total Obligated	\$1,185,789.50	\$1,281,849.50
Total Funds Drawdown	\$1,185,789.50	\$1,281,849.50
Program Funds Drawdown	\$1,185,789.50	\$1,281,849.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,185,789.50	\$1,281,849.50
Alaska Housing Finance Corporation	\$1,185,789.50	\$1,281,849.50
Match Contributed	\$0.00	\$0.00

Activity Description:

The development of 8 units of rental housing for individuals at 50% AMI or below. Project activity for the LH-25 income level for the site identified in the NSP-11-AHF-1-1 acquisition activity. Split out into two activities due to the need to identify a separate national objective for each income group. It is unknown at this time whether more than one site will be targeted for acquisition and redevelopment.

Actual performance measures and demographics will be proposed on the end-use activity screens noted in NSP-11-AHF-1-5 and 1-6 activities to eliminate double counts of performance measures and participants.

Location Description:

Project to be located in Final-Russian Jack/Mountain View target area.

Activity Progress Narrative:

Willhour Trust and Fragment Lot 14A purchased on September 7, 2012. Expenditures split between NSP-11-AHF-1-1 activity and NSP-11-AHF-1-3 activity to track portion of funds expended for set-aside versus non-set-aside activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/0
# 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	2	2/0
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	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-11-AHF-1-4
Activity Title: NSP3-Administration

Activity Category:

Administration

Project Number:

NSP-11-AHF-1

Projected Start Date:

02/24/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$370,462.50
Total Budget	\$0.00	\$370,462.50
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Alaska Housing Finance Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative activities relating to the management of the NSP3 program. A portion of these funds may be moved to project activities if the full amount of NSP3 funds is not necessary for the administration of the program.

Location Description:

Anchorage, Alaska

Activity Progress Narrative:

No administrative activity draws this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

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-11-AKA-1-1
Activity Title:	Use E - Redev-Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-11-AHF-1

Projected Start Date:

10/15/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$197,100.00
Total Budget	\$0.00	\$197,100.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Alaska Housing Finance Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Property to be purchased for appraised value of \$326,000. Activity funds will be utilized for property purchase and closing costs. Any unexpended funds will be transferred back to activity NSP-11-AKA-1-6 to use for New Housing Construction Activity.

Location Description:

Lot 1, Block 8 Alaska Industrial Subdivision, Anchorage, Alaska. This parcel will be the third acquisition for the Mountain View Affordable Housing project. Household performance measures to be reported in end-use "new housing construction" activity.

Activity Progress Narrative:

New activity created due to the award of funds to the AHFC Subsidiary Corporation, Alaska Corporation for Affordable Housing, identified as "AKA." This activity will provide funding for acquisition of one additional parcel of land that is adjacent to the two previously acquired parcels for the Mountain View project. Acquisition is anticipated to be completed prior to the end of the fourth quarter. The environmental is complete. The seller's board of directors has authorized the executive committee of their board authority to move forward and negotiate the terms of the sale. The appraisal on the property is complete and the seller's are currently reviewing the appraisal.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/1



# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/197100

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/1	0/1	0/2	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	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-11-AKA-1-3
Activity Title:	Use E-Redev-Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-11-AHF-1

Projected Start Date:

10/15/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$131,400.00
Total Budget	\$0.00	\$131,400.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Alaska Housing Finance Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of parcel and related closing costs. Total cost of acquisition is \$326,000.00

Location Description:

Lot 1, Block 8, Alaska Industrial Subdivision. Third acquisition for a large multi-family, mixed financing project in Mountain View. This is the final acquisition for this site. Project to be large multi-family project therefore renter household performance measures to be increased substantially when final unit count is determined. Beneficiary performance measure to be reported in end use "new housing construction" activity.

Activity Progress Narrative:

New activity created due to the award of funds to the AHFC Subsidiary Corporation, Alaska Corporation for Affordable Housing, identified as "AKA." This activity will provide funding for the acquisition of one additional parcel of land that is adjacent to the two previously acquired parcels for the Mountain View project. AHFC/AKA anticipate that the acquisition will be complete prior to the end of the next quarter. The environmental review is complete. The seller's board of directors has approved the executive committee of their board to negotiate the sale terms. An appraisal of the property has been completed and is being reviewed by the seller.

Accomplishments Performance Measures

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



# of buildings (non-residential)	0	0/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/131400

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15
# of Multifamily Units	0	0/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/1	0/1	0/2	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	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-11-AKA-1-4
Activity Title:	Administration-AKA

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-11-AHF-1

Project Title:

PHD-NSP Rental Dev.

Projected Start Date:

10/15/2012

Projected End Date:

02/24/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Alaska Housing Finance Corporation

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$129,537.50
Total Budget	\$0.00	\$129,537.50
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Alaska Housing Finance Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be used for administrative activities directly related to Alaska Corporation for Affordable Housing, an AHFC subsidiary corporation, to develop the Mountain View Affordable Housing project.

Location Description:

Mountain View Affordable Housing project. Mountain View/Porcupine Drive; Wilhour Trust, Fragment Lot 14A and third, yet to be purchased, property.

Activity Progress Narrative:

No activity this quarter. New administrative activity created for expenditures directly by the subsidiary corporation, Alaska Corporation for Affordable Housing.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

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-11-AKA-1-5
Activity Title:	Use E-Redevelopment-NHC

Activity Category:

Construction of new housing

Project Number:

NSP-11-AHF-1

Projected Start Date:

09/17/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$580,126.00
Total Budget	\$198,426.00	\$580,126.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Alaska Housing Finance Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New Housing Construction activity on site(s) acquired with NSP funds.

Location Description:

FINAL-Russian Jack/Mountain View target area

Activity Progress Narrative:

No activity this quarter. Name of activity revised to reflect AKA rather than AHF since new housing construction activities will be undertaken directly by the AHFC subsidiary corporation. AHFC anticipates breaking ground for this project in the summer of 2012. Planning and preliminary development activities will continue throughout 2012 and early 2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/12
#Low flow showerheads	0	0/12
#Units with bus/rail access	0	0/12
#Units exceeding Energy Star	0	0/12



#Sites re-used	0	0/1
#Units & other green	0	0/12
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Multifamily Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/12	0/12	0
# Renter Households	0	0	0	0/0	0/12	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-11-AKA-1-6
Activity Title: Use E-Redevelopment-NHC

Activity Category:

Construction of new housing

Project Number:

NSP-11-AHF-1

Projected Start Date:

09/15/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

PHD-NSP Rental Dev.

Projected End Date:

02/24/2014

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$386,750.50
Total Budget	(\$201,049.50)	\$386,750.50
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Alaska Housing Finance Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New Housing Construction activity for LH-25 individuals.

Location Description:

FINAL-Russian Jack/Mountain View target area

Activity Progress Narrative:

No activity this quarter. Name of activity revised to reflect AKA rather than AHF since new housing construction activities will be undertaken directly by the AHFC subsidiary corporation. AHFC anticipates breaking ground for this project in the summer of 2012. Planning and preliminary development activities will continue throughout 2012 and early 2013. Two "new housing construction" activities are set up for subsidiary to separately track set-aside vs. non-set-aside expenditures.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/8
#Units with bus/rail access	0	0/8



#Units exceeding Energy Star	0	0/8
#Sites re-used	0	0/0
#Units & other green	0	0/8
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Multifamily Units	0	0/8

Beneficiaries Performance Measures

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