

## **CONSOLIDATED HOUSING & COMMUNITY DEVELOPMENT PLAN FOR ALASKA 2001-2005: FY 2002 Annual Performance Report**

### **DRAFT FOR PUBLIC COMMENT**

Enclosed is a copy of the FY 2002 Annual Performance Report for public comment. The Annual Performance Report has three parts:

- Part 1 outlines the resources made available in the State during the past fiscal year as compared with the annual funding plan summary contained in the FY 2002 Annual Action Plan, and describes the number and characteristics of Alaskans benefiting from the investment of those resources. This part also contains program-specific information on how the State has utilized its annual entitlements of CDBG, HOME and Emergency Shelter Grant funds.
- Part 2 recaps other actions taken by the State of Alaska to further the goals and principles of the HCD Plan, again compared to the specific actions outlined in the 2002 Annual Action Plan.
- The final part of the report assesses the progress the State has made in meeting its overall five-year HCD Plan priorities, and discusses any changes anticipated as a result of the findings of the one-year progress assessment.

**The deadline for public comments is 5:00 p.m., September 23, 2002.** You may submit your comments in the following ways:

- FAX to Bob Pickett, AHFC Planning and Program Development,  
@ 907-338-2585.
- Mail to Bob Pickett, AHFC Planning and Program Development ,  
@ P.O. Box 101020, Anchorage, Alaska, 99510-1020.
- E-Mail to [bpickett@ahfc.state.ak.us](mailto:bpickett@ahfc.state.ak.us).

Comments must be received by the above deadline to be included in the final FY 2002 Annual Performance Report to be submitted to HUD by September 27, 2002.

# **Consolidated Housing and Community Development Plan for the State of Alaska**

**Consolidated Annual Performance and Evaluation Report (CAPER) for State of  
Alaska Fiscal Year 2002 (July 1, 2001 through June 30, 2002)**

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## OVERVIEW

Beginning in May 1999, the State of Alaska began the development of a new five year Consolidated Housing and Community Development (HCD) Plan for the State of Alaska, covering state fiscal years 2001 through 2005 (July 1, 2000 through June 30 2005). This Plan identified Alaska's overall housing and community development needs, and outlined a strategy to address those needs. A series of one-year action plans implements the five-year strategy of general principals and priorities. The Fiscal Year 2002 (July 1, 2001 through June 30, 2002) Annual Action Plan is the second implementation plan of the five year FY 2001 through 2005 HCD Plan.

The Consolidated Annual Performance and Evaluation Report (CAPER) assesses progress made under the Annual Action Plans towards the five-year HCD goals. The geographic scope of the State of Alaska's HCD Plan is for all areas outside of the Municipality of Anchorage (MOA). As an entitlement jurisdiction, the Municipality receives its own direct allocations of federal housing and community development funds, and must prepare and maintain its own Consolidated Plan. The State of Alaska and the MOA cooperate and share information concerning their respective planning processes.

An Interagency Steering Committee directs the State of Alaska's Consolidated Plan. By designation of the Governor, Alaska Housing Finance Corporation (AHFC) is the lead agency in this process, with responsibility for project coordination, staffing, and product distribution. The Interagency Steering Committee also includes the Alaska Department of Community and Economic Development (DCED), the Alaska Department of Health and Social Services (DHSS), the Alaska Human Resource Investment Council (AHRIC), the Alaska Mental Health Trust Authority (AMHTA) and the Alaska State Commission for Human Rights (ASCHR). Members of this Steering Committee provide input from their respective program and policy areas, and work to encourage public input into the HCD planning process.

Within 90 days of the close of the state fiscal year, the State is required to report to the public and to the federal government about the program made under the one-year Annual Action Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) identifies the actual housing and community development resources available in the state during the program year, and assesses the use of these resources in comparison to activities outlined in the Annual Action Plan. It also recaps the number and characteristics of low income Alaskans benefiting from these resources. The CAPER contains program-specific reports covering the Community Development Block Grant (CDBG), Home Investment Partnerships and Emergency Shelter Grant (ESG) Programs.

Many different entities provide input into the development of the CAPER. Participating in this effort are the State of Alaska, regional housing authorities, non-profit organizations,

private housing developers, lenders, local governments, and federal agencies. With the close of state fiscal year 2002 on June 30, 2002, AHFC initiated a process to gather information from these many organizations detailing the number and characteristics of persons served, and actual funding levels realized during the year. The information received from this survey has been input into a database, which generated compilations of actual resources received and persons assisted with housing.

**This draft CAPER has three parts:**

- **Part 1** recounts the resources made available in the State during the past fiscal year as compared with the annual funding plan summary contained in the FY 2002 Annual Action Plan, and describes the number and characteristics of Alaskans benefiting from the investment of those resources. This part also contains program-specific information on how the State has utilized its annual entitlements of CDBG, HOME and Emergency Shelter Grant funds.
- **Part 2** identifies other actions taken by the State of Alaska to further the goals and principles of the HCD Plan, again compared to the specific actions outlined in the FY 2002 Annual Action Plan.
- **Part 3** of this report assesses the progress the State has made in meeting its overall five-year HCD Plan priorities, and discusses any changes anticipated as a result of the findings of the one-year progress assessment.

## Part 1: Resources and Beneficiaries

Consistent with the U.S. Housing Act of 1937, the overall goal of the *Housing and Community Development (HCD) Plan for the State of Alaska* is to:

Provide decent housing, create suitable living environments, and expand economic opportunities for low-income Alaskans with incomes at or below 80% of median.

The five-year HCD Plan (July 1, 2000 through June 30, 2005) identified eight general principles to guide the State's efforts to implement the above statutory goal. These principles are:

- 1. Use of federal housing and community development programs should emphasize benefit to low-income Alaskans.** Rationale---the amount of federal funds is limited; the greatest needs are among the lowest income households.
- 2. Federal community development funds should support local efforts addressing local obstacles to local growth by constructing, upgrading and reducing operating costs of essential community services.** Rationale---basic infrastructure is lacking in many of Alaska's poorest communities, and is a major barrier to economic self-sufficiency. Long-term affordability and sustainability of these essential community services is critical to the health and survival of these communities.
- 3. Existing housing supply, both owner-occupied and rentals, should be protected and improved through weatherization and rehabilitation activities.** Rationale---because it is so expensive to develop new housing, every effort must be made to prolong the useful life and to lower operating costs of Alaska's existing housing.
- 4. Allocation of homeless resources covered by this Consolidated Plan should be consistent with community based strategies addressing homelessness.** Rationale--the limited amount of federal homeless resources make the mobilization of mainstream and local generated resources a necessity to address homelessness. Community based strategies offer the best approach to generate and effectively apply such resources. Federal ho homeless resources under this Plan should support such local strategies.
- 5. State matching funds should be provided to leverage other resources for housing, services related to housing, and community development.** Rationale---matching funds give Alaskan applicants a competitive advantage in grant-seeking, and multiply scarce federal resources.
- 6. The supply of affordable housing should be expanded for Alaskans with special needs, incorporating appropriate supportive services and accessibility.** Rationale--the existing housing supply is inadequate to meet the current and projected need for this population, which has historically under-served.

- 7. Housing and community development projects should incorporate appropriate design and engineering, energy efficiency construction techniques and innovative technologies.** Rationale---the use of appropriate technologies ensures that improvements perform to expectations and are fully functional over the life of the project.
- 8. Through relevant and appropriate training and technical assistance, the statewide housing delivery system should be improved.** Rationale: Lack of capacity and "gaps" in the housing delivery system has negatively impacted efforts to address the state's housing needs. Expanded and improved capacity will open new opportunities to attract capital for affordable and sustainable housing.

The primary focus of State of Alaska Consolidated Housing and Community Development Plan is upon the federal formula programs (CDBG, HOME, ESG) funded through the U.S. Department of Housing and Urban Development. A description of other housing and community development programs is also contained in the HCD Plan. Significant HCD resources are provided by U.S. Department of Agriculture programs. The State of Alaska also makes substantial contributions towards housing and community development. Much of this funding comes from the corporate earnings of the Alaska Housing Finance Corporation (AHFC), and appropriated by the Alaska Legislature. AHFC is also an important source of mortgage financing for housing, including a variety of below market rate lending products designed to expand affordable housing opportunities. AHFC has also funded improvements and deferred maintenance for public facilities throughout Alaska by issuing bonds.

Other housing and community development projects are funded from the state general fund, foundations, and private sector sources. It is important to note that not all of the resources that are available within the state are administered through the State government. Many competitive programs result in grants or loans directly to private applicants, including non-profit organizations.



## HOUSING AND COMMUNITY DEVELOPMENT RESOURCES: AVAILABILITY AND UTILIZATION

In the FY 2002 Annual Action Plan, the State of Alaska estimated the amount and type of housing and community development (HCD) funding expected to be made available during state fiscal year 2002. This estimate, called the *Annual Funding Plan Summary*, projected that approximately \$1.35 billion would be available for a wide range of (HCD) activities. The table below, titled ***Combined Annual Funding Plan Summary*** (July 1, 2001 through June 30, 2002), lists HCD resources actually received in non-metropolitan Alaska (all areas outside of Anchorage) during state fiscal year 2002. Because the federal fiscal year does not close until September 30, funding decisions are still outstanding on several HUD programs. Funds awarded through these programs subsequent to June 30, 2002, will be reported in the 2003 CAPER. A total of approximately \$1.46 billion in housing and community development resources were actually committed to non-metropolitan areas of Alaska during FY 2002.

### HCD Plan Annual Action Plan

Combined Annual Funding Plan Summary  
State of Alaska - Non Metropolitan Areas  
Fiscal Year 2002 (July 1, 2001 - June 30, 2002)

Program Name	Type	Program Type	Anticipated Funding			Actual Funding		
			Federal	State	Total	Federal	State	Total
Housing	Mortgages	AHFC Mortgage Programs: Energy Rate Reduction, Multifamily/Special Needs, Rural Housing, Taxable & tax Exempt, Veterans Program, Interest-Rate Reductions; HUD: FHA Title I; USDA Section 502	127,629,221	315,444,861	443,074,082	127,445,096	331,416,665	458,861,761
	Grants	AHFC: Energy Programs, Comp Grants, HAP, LIHTC, Weatherization, Energy Conservation Retrofit, Deferred Maintenance, Supplemental Housing, Mental Health Housing, DHSS CSP; HUD Continuum of Care, ESG, HOME, HOPEWA, NAHASDA, 202, 811; USDA Section 505, 515,	105,942,820	29,403,550	135,346,370	101,259,552	27,928,260	129,187,812
	Rental Assistance	AHFC Public Housing Operating Subsidy; HUD Section 8 Project Based, Certifications and Vouchers; USDA Rental Assistance	35,712,775	0	35,712,775	22,077,110	0	22,077,110
Total			\$266,803,362	\$344,657,621	\$611,460,983	\$250,781,757	\$359,344,925	\$610,126,682
Community Development	Grants	DEC Municipal Grant Matches, Village Safe Water; HUD CDBG; HUD Indian CDBG; HUD Economic Development; Alaska Native Tribal Health Consortium; USDA Village Water/Waste Grants; DOT Capital Projects; Denali Commission	564,900,680	175,386,583	740,287,263	724,219,642	124,264,035	848,483,677
Total			\$ 564,900,680	\$ 175,386,583	\$ 740,287,263	\$ 724,219,642	\$ 124,264,035	\$ 848,483,677
Total Housing and Community Development			\$ 831,704,042	\$ 520,044,204	\$ 1,351,748,246	\$ 975,001,399	\$ 483,608,960	\$ 1,458,610,359

The FY 2002 Annual Action Plan also included two additional tables. The ***Annual Funding Plan for Housing***, detailed projected resources by program area for housing related activities. The ***Annual Funding Plan for Community Development***, does the same for community development activities. Both of these tables indicate the agencies responsible for administering each program, and the source of program funding. The table titled ***Annual Funding Plan for Housing*** gives a more detailed breakdown by program area. Federal regulations require that the State indicate the number of units produced or rehabilitated meeting the definition of "affordable" under Section 215 of the

National Affordable Housing Act of 1990. For sake of simplicity, the State has elected to count only those units benefiting households with incomes below 50% of area median.

#### HCD Plan Annual Action Plan

Annual Funding Plan For Housing  
State of Alaska - Nonmetropolitan Areas  
Fiscal Year 2002 (July 1, 2001 - June 30, 2002)

Program Name	Lead Agency	Program Type	Anticipated Funding			Actual Funding			Total Units	Sec. 215 Units
			Federal	State	Total	Federal	State	Total		
AHFC Energy Interest Rate Reduction	AHFC	Interest rate reduction for energy efficiency	0	6,000,000	6,000,000	0	8,750,741	8,750,741	862	12
AHFC Tax-Exempt First-Time Homebuyers Program	AHFC	First-time homebuyer mortgages	0	48,042,635	48,042,635	0	48,354,951	48,354,951	442	11
AHFC RRRLB Program	AHFC	Interest rate reduction for low-income borrowers	0	7,500,000	7,500,000	0	4,382,149	4,382,149	358	47
AHFC Multifamily Loan Program	AHFC	Multifamily, special needs, congregate & senior progs.	0	18,670,760	18,670,760	0	7,033,970	7,033,970	13	N/A
AHFC Rural Housing Program	AHFC	Mortgages for rural areas	0	84,358,542	84,358,542	0	114,498,079	114,498,079	731	12
AHFC Streamline Refinance Program	AHFC	FHA Refinancing	0	3,600,000	3,600,000	0	10,391,328	10,391,328	104	1
AHFC Taxable Program	AHFC	Conventional single-family mortgages	0	120,000,000	120,000,000	0	113,203,292	113,203,292	724	10
AHFC Veterans Mortgage Program	AHFC	Tax-exempt veterans loan program	0	24,000,000	24,000,000	0	21,529,230	21,529,230	442	1
FHA Loan Program	HUD	Home Loan Guarantee Program	84,046,949	0	84,046,949	98,045,726	0	98,045,726	691	N/A
FHA Title I Home Improvement	HUD	Home Improvement Program	4,254,224	0	4,254,224	3,088,932	0	3,088,932	196	N/A
Other AHFC Loan Programs	AHFC	Mobile Homes/Non-conforming/Seconds	0	3,272,924	3,272,924	0	3,272,924	3,272,924	10	0
Section 184 - Indian Loan Guarantee Program	HUD	Indian Home Loan Guarantee Program	4,848,048	0	4,848,048	4,848,048	0	4,848,048	N/A	0
USDA Section 502	RHD	Direct & Guaranteed Rural Single-Family Housing Loans	32,900,000	0	32,900,000	21,418,335	0	21,418,335	N/A	N/A
USDA Section 504	RHD	Rural Single-Family Housing Repair Loans	80,000	0	80,000	44,055	0	44,055	N/A	N/A
USDA Section 515	RHD	Rural Rental Multifamily Housing Loans	1,500,000	0	1,500,000	0	0	0	N/A	N/A
<b>Total Mortgages:</b>			<b>\$127,629,221</b>	<b>\$315,444,861</b>	<b>\$443,074,082</b>	<b>\$127,445,096</b>	<b>\$331,416,665</b>	<b>\$458,861,761</b>	<b>4,573</b>	<b>96</b>
Accessibility Modifications Brokerage Program	DHSS	Accessibility modifications and improvements	0	250,000	250,000	0	150,000	150,000	N/A	N/A
Beneficiary and Special Needs Housing	DHSS	Housing for people with disabilities	0	1,500,000	1,500,000	0	1,500,000	1,500,000	N/A	N/A
Continuum of Care Homeless	Nonprofits	Acq., rehab., new const., rental assist., supp. servs.	696,489	0	696,489	504,236	0	504,236	N/A	N/A
DHSS Community Support Program	DHSS	Supportive services for the severely mentally ill	2,143,211	13,225,100	15,368,311	1,968,030	15,113,745	17,081,775	N/A	N/A
Drug Elimination Grants	HUD	Crime prevention in public housing	1,875,455	0	1,875,455	190,180	0	190,180	N/A	N/A
Emergency Shelter Grant	DCED	Housing, supportive services	112,000	0	112,000	112,000	0	112,000	N/A	N/A
State Energy Special Projects and Efficiency Monitoring	AHFC	Energy Rating, Marketing, Tech. Asst., Special Projects	150,000	330,000	480,000	90,000	18,000	108,000	N/A	N/A
Environmental Cleanup/Abatement	AHFC	Underground tank replacement	0	0	0	0	0	0	N/A	N/A
Federal and Other Competitive Grants	AHFC	Matching Funds	3,000,000	1,250,000	4,250,000	1,800,000	750,000	2,550,000	N/A	N/A
HOME*	AHFC	Rehab, new const, rental and homebuyer assistance	3,050,000	750,000	3,800,000	3,050,000	750,000	3,800,000	46	10
Homeless Assistance Program	AHFC	One-time aid for emergency needs	0	167,450	167,450	0	198,830	198,830	N/A	N/A
Home Modifications for People With Disabilities	DOL	Accessibility modifications for people with disabilities	0	150,000	150,000	0	150,000	150,000	N/A	N/A
Housing Op. for Persons w/AIDS (HOPWA)	AHFC	Housing & supportive services	616,000	0	616,000	616,000	0	616,000	N/A	N/A
Indian Housing Programs, NAHASDA	HUD	Community development, Housing, Sup. Services	86,676,115	0	86,676,115	84,143,916	0	84,143,916	377	236
Low-Income Housing Tax Credits	AHFC	Acquisition, rehabilitation, new construction	2,000,000	0	2,000,000	2,000,000	0	2,000,000	248	82
Low-Income Weatherization & Enhanced Weatherization	AHFC	Weatherization & retrofit of housing	924,000	2,178,000	3,102,000	847,119	1,815,254	2,662,373	357	273
Public Housing Competitive Grants	AHFC	Matching funds	750,000	250,000	1,000,000	450,000	150,000	600,000	N/A	N/A
Public Housing Capital Grant Program	AHFC	Rehab., management improvements of public housing	2,975,000	0	2,975,000	2,527,000	0	2,527,000	187	168
Public Housing Energy Conservation Retrofit	AHFC	Energy Efficiency Modifications	0	0	0	0	0	0	N/A	N/A
Public Housing Renovation	AHFC	Renovation of Public Housing	0	2,401,000	2,401,000	0	2,401,000	2,401,000	24	22
Public Housing Senior/Statewide Deferred Maint.	AHFC	Maintenance for senior and statewide units	234,550	940,000	1,174,550	350,000	749,210	1,099,210	N/A	N/A
HUD Section 202 - Elderly Housing	HUD	Housing for elderly	0	0	0	891,100	0	891,100	20	20
USDA Section 504	RHD	Rural Single-Family Housing Repair Grants	120,000	0	120,000	139,118	0	139,118	N/A	N/A
USDA Section 521	RHD	Self-Help Housing Grants	450,000	0	450,000	0	0	0	N/A	N/A
USDA Section 533	RHD	Housing Preservation Grants	50,000	0	50,000	0	0	0	N/A	N/A
HUD Section 811 - Persons with Disabilities	HUD	Housing for disabled	0	0	0	1,238,600	0	1,238,600	6	0
AHFC Senior Citizens Housing Development Fund	AHFC	Housing for elderly	0	1,172,000	1,172,000	0	1,351,000	1,351,000	13	N/A
AHFC Senior Access Program**	AHFC	Accessibility modifications for people with disabilities	0	300,000	300,000	0	300,000	300,000	29	20
AHFC Supplemental Housing Development Program	AHFC/HUD	Augments Indian housing development	0	4,500,000	4,500,000	0	3,891,601	3,891,601	269	269
HUD Technical Assistance	HUD	HOME and Supported Housing Technical Assistance	120,000	40,000	160,000	150,000	40,000	190,000	N/A	N/A
<b>Total Grants:</b>			<b>\$105,942,820</b>	<b>\$29,403,550</b>	<b>\$135,346,370</b>	<b>\$101,067,299</b>	<b>\$29,238,640</b>	<b>\$130,305,939</b>	<b>1,576</b>	<b>1,090</b>
Public Housing Operating Subsidy	AHFC	Operating costs	5,319,000	0	5,319,000	5,457,700	0	5,457,700	750	673
Section 8 Project Based	HUD	Rental assistance	10,430,000	0	10,430,000	5,321,144	0	5,321,144	502	251
Section 8 Housing Choice Vouchers Existing	AHFC	Rental assistance	16,663,775	0	16,663,775	10,017,498	0	10,017,498	1,540	1,386
Section 8 Housing Choice Vouchers Incremental	AHFC	Rental assistance	0	0	0	1,146,031	0	1,146,031	180	180
USDA Section 515 Rental Assistance	RHD	Rental assistance for new/existing RHD projects	3,300,000	0	3,300,000	1,280,768	0	3,300,000	N/A	N/A
<b>Total Rental Assistance:</b>			<b>\$35,712,775</b>	<b>\$0</b>	<b>\$35,712,775</b>	<b>\$23,223,141</b>	<b>\$0</b>	<b>\$25,242,373</b>	<b>2,972</b>	<b>2,492</b>

\* For the HOME program, the State Match includes a current State Match of \$250,000 and a prior fiscal year match of \$500,000

\*\* The Senior Access Program is funded from the Senior Citizens Housing Development Fund (SCHDF)

For non-metropolitan areas of Alaska, the total amount of resources projected for housing during FY 2002 was approximately \$611 million. The actual amount housing resources committed during FY 2002 was approximately \$610 million.

A significant change was seen during FY 2001 in a major source of funding for affordable housing programs. In the fall of 2000, Congressional legislation was passed that increased the amount of Low Income Housing Tax Credits allocated to the State of Alaska. This legislation included a minimum allocation of \$2 million per state, which applies to Alaska.

The figure in the Annual Funding Plan for Housing above for FY 2002 reflects the amount of tax credits anticipated to be allocated to non-metropolitan Alaska.

The actual funding level for FY 2002 for the AHFC Public Housing operating subsidy is lower than the figure anticipated in the FY 2002 Action Plan. This lower level is primarily due more to an inaccurate forecast that included client rent contributions in addition to the actual operating subsidy.

The table below, **Annual Funding Plan for Community Development** identifies a wide range of resources that were projected to be available for community development activities during FY 2002, and the actual amount secured.

#### HCD Plan Annual Action Plan

Annual Funding Plan For Community Development  
State of Alaska - Nonmetropolitan Areas  
Fiscal Year 2002 (July 1, 2001 - June 30, 2002)

Program Name	Lead Agency	Program Type	Anticipated Funding			Actual Funding		
			Federal	State	Total	Federal	State	Total
Alaska Native Tribal Health Consortium (Formerly PHS)	ANTHC	Water/sewer development to support housing	27,900,000	0	27,900,000	27,900,000	0	27,900,000
CDBG	DCED	Community development	3,328,000	0	3,328,000	3,328,000		3,328,000
Community Facility Loans and Grants	RHD	Loans and grants for community facility construction	2,550,000	0	2,550,000	2,550,000	0	2,550,000
Community Priorities Program	DCED	Supplemental funding for community fixed infrastructure	4,500,000	2,250,000	6,750,000	4,500,000	2,250,000	6,750,000
Denali Commission	Denali Com.	Rural utilities, infrastructure, health, safety, econ dev.	57,856,123	25,881,233	83,737,356	57,856,123	25,881,233	83,737,356
Department of Transportation	DOT	Roads, Runways, Safety, Marine Highway	404,830,257	119,037,650	523,867,907	516,854,014	68,443,902	585,297,916
Economic Development Initiative Grants	HUD	Community development, Housing, Sup. Services	0	0	0	0	0	0
Indian Community Development Block Grant	HUD	Community development, Housing, Sup. Services	5,504,400	0	5,504,400	5,504,400	0	5,504,400
Municipal Match Grants	DEC	Water and wastewater infrastructure	9,586,300	13,873,300	20,709,600	9,605,000	13,905,600	23,510,600
Village Safe Water	DEC	Water and wastewater infrastructure	23,545,600	14,344,400	37,890,000	21,345,600	13,783,300	35,128,900
Village Water/Waste Disposal Grants	RHD	Construction of water and waste systems (VSW match)	20,000,000	0	20,000,000	20,000,000		20,000,000
Water & Waste Grants	RHD	Water and waste disposal systems	3,800,000	0	3,800,000	3,800,000		3,800,000
Water & Waste Loans	RHD	Water and waste disposal systems	1,500,000	0	1,500,000	1,500,000		1,500,000
<b>Total</b>			<b>\$564,900,680</b>	<b>\$175,386,583</b>	<b>\$737,537,263</b>	<b>\$674,743,137</b>	<b>\$124,264,035</b>	<b>\$799,007,172</b>

N/A = Not Available

The total amount of community development resources estimated for FY 2002, at the time of preparing the FY 2002 Annual Action Plan, was approximately \$740 million. The actual funding for FY 2002 community development activities totaled approximately \$848 million. This increase was found in the federal funding level to the Alaska Department of Transportation and Public Facilities.

The HCD Plan does not establish goals for the distribution of housing resources among the State's various regions and communities, nor does it favor one type of housing over another. It has been the policy of the State of Alaska, in the use of its housing resources, to emphasize local determination and responsiveness to demonstrated market demand. During fiscal year 2002, 4,047 renter households were served, and 2,043 Alaskan homeowners received assistance from a variety of housing programs. The table below illustrates the distribution of assistance across racial and ethnic categories. This table

titled "Households and Persons Assisted with Housing" includes renters, homeowners, homeless, and non-homeless special needs households.

**Alaska Housing Finance Corporation**  
**Consolidated Housing and Community Development Plan**  
**Households & Persons Assisted with Housing\***  
 State of Alaska - Non-Metropolitan Areas  
 July 1, 2001 - June 30, 2002

Name of State: STATE OF ALASKA - Non Metropolitan Areas												Fiscal Year: 2002		
ASSISTANCE PROVIDED  (by Income Group)	RENTERS					OWNERS				HOMELESS		Non-Homeless Special Needs*** (L)	Total Goals (M)	Total Section 215 Goal (N)
	Elderly 1&2 Member Household (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Other Houshds. (D)	Total Renters (E)	Existing Home- Owners (F)	First Time Buyers		Total Home- Owners (I)	Individuals (J)	Families (K)			
							With Children (G)	All Others (H)						
1 Extremely Low-Income (0 to 30% of MFI)	202	585	172	319	1,278	244	15	6	265	1,464	340	389	3,347	3,347
2 Very Low-Income (31 to 50% of MFI)	650	696	174	580	2,100	551	111	33	695	19	16	865	2,830	2,830
3 Other Low-Income (51 to 80% of MFI)	149	369	73	78	669	385	483	215	1,083	2	324	161	2,078	
4 Total Low-Income (Lines 1+2+3)	1,001	1,650	419	977	4,047	1,180	609	254	2,043	1,485	680	1,415	8,255	6,177

5 <b>Racial/Ethnic Composition**</b> <b>Total Low-Income</b>				
<b>Hispanic</b>				
1 Hispanic				192
<b>All Races</b>				
2 White				4,361
3 Black				200
4 Native American				2,213
5 Asian & Pacific Islander				194
6 Other/Unidentified				1,526
<b>Total</b>				<b>8,494</b>

\*Data for period 07/01/01 - 06/30/02. Source: AHFC, Public Housing Division, Mortgage Dept., Planning and Program Development, Rural Development  
 \*\*Primary Racial/Ethnic composition of households

NOTE: This table reflects all areas outside of Anchorage

Programs Included Are Highlighted:
AHFC First-Time Homebuyer Tax-Exempt
AHFC EEIRRR Program
AHFC IRRLLIB Program
AHFC Multifamily and Special Needs Loan Program
AHFC Nonconforming and Mobile Home
AHFC Public Housing
AHFC Rural Loan Program
AHFC Senior Citizens Housing Development
AHFC Taxable Program
AHFC Taxable First Time Homebuyer Program
AHFC Veterans Mortgage Program
HOME Owner-Occupied Rehabilitation/Home Ownership Program
HOME Rental Development
Hud-Subsidized Projects
Indian HOME
Indian Low Rent & Mutual Help
Low-Income Housing Weatherization Program
Section 8 Housing Choice Vouchers and 5h Homeownership
FHA Streamline Refinance (AHFC)

**State of Alaska---Non-Metropolitan Areas**  
**Demographic Characteristics of Households Assisted vs. Population Composition**

Racial Group	Households Assisted FY 2002		2000 Population Estimate	
	Number	Percent	Number	Percent
White	4,361	50%	246,525	67%
Black	200	2%	6,588	2%
Native	2,213	25%	79,102	22%
Asian/Pacific Islander	194	2%	11,569	3%
Other	1,551	18%	22,865	6%
Total	8,711	100%	366,649	100%
<i>Hispanic/Any Race</i>	256	3%	11,029	3%

The data for the Demographic Characteristics of Households Assisted table, as well as the Households and Persons Assisted with Housing table on page 11, was compiled from the results of a survey mailed out to housing providers serving areas of Alaska outside of Anchorage.

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## **Community Development Block Grant Program**

### **STATE OF ALASKA---FY 2002 State Performance/Evaluation Report PART II — Narrative Requirements for FFY 1997, 1998, 1999, 2000, AND 2001 Grants**

#### **A. Statutory Requirements of Section 104(e):**

The overall mission of the State of Alaska Community Development Block Grant Program is to enhance the quality of life for low and moderate income residents by expanding economic opportunities in the State. The CDBG program fulfills this mission by acting upon its defined goals and objectives. The objectives of the State of Alaska Community Development Block Grant Program are:

- To support local efforts toward solving public facility problems by constructing, upgrading, or reducing operational/maintenance costs of essential community facilities.
- To support activities which develop infrastructure in support of economic development projects.
- To support activities which provide a substantial or direct benefit to low and moderate income persons.
- To support activities which demonstrate the potential for long-term positive impact.
- To support economic development activities which will result in business development and job creation or retention which principally benefit low and moderate income persons.
- To support economic development activities which will promote import substitution or export development.
- To support activities which encourage local community efforts to combine and coordinate CDBG funds with other available private and public resources whenever possible.

As is indicated in the attached Part I of the Performance Evaluation Report, all of the CDBG grants funded have supported at least one of the above objectives. All have met the objective of serving low and moderate income residents.

The State of Alaska has not and does not anticipate significantly modifying the objectives of the CDBG program for the years included in this report. Through our Consolidated Planning process, our constituents have confirmed that our efforts to maintain and

improve the quality of life for low and moderate income residents by focusing on infrastructure development, is a priority for use of CDBG funds.

During the last year we increased the maximum grant amount for which applicants could apply from \$200,000 to \$350,000. This change was made in an effort to address the rising costs of construction in rural Alaska. It has been well received.

It is clear that the CDBG Program has had a tremendous positive impact on the low and moderate income residents of the State of Alaska, as indicated in the attached Accomplishments section of this report.

## **B. Summary of Activities and Results from Technical Assistance Funding**

The State has set aside and does intend to use 1% of its FFY 1997, 1998, 1999, 2000, and 2001 allocations to provide Technical Assistance to its grantees. Prior year TA funds were used to hire a team of experts to put together a *Grant Construction Manual* for use by those grantees constructing public facilities. The manual was written for CDBG grantees and others involved in the building industry in rural Alaska: architects, engineers, material suppliers, contractors, construction crews, municipal grant recipients, and permitting and regulatory agencies. It contains information on design considerations, construction, maintenance, energy efficiency standards by region of the state, mechanical systems, walls, roof, doors & windows, etc. The manual has been well received by all and the feedback we received is that it has been a very valuable tool for grantees who do not have expensive experience in building construction.

Using technical assistance funds we have expanded upon this training concept by contracting with Alaska Housing Finance Corporation to hire a construction/energy/conservation consultant to provide assistance in a number of communities which were awarded CDBG construction grants. He made at least three trips to each community selected. The initial visit was used to determine what type of assistance would be most appropriate for the grantee. In some cases the grantee needed help in putting together materials lists for bids; in other cases they needed help training the local labor force crews on basic construction techniques; in other cases they needed help with designing a building appropriate for their site or environment. In some cases they needed all of the above! We wanted the consultant to provide whatever assistance he and the grantee determined to be most appropriate. He followed each project through, making inspections at critical points. His over-site gave us the opportunity to avoid huge cost overruns on projects, which is not untypical for those inexperienced to construction. We avoided ordering inappropriate materials and the costs associated with returning those. Every crew member who attended the training indicated that it was extremely valuable for them. Most indicated that they rarely have the opportunity to receive on-site supervision and training. They learned a great deal about reducing energy costs through good construction techniques. We felt this experiment exceeded our expectations by leaps and bounds. The consultant was excellent in working with grantees and this helped to get

them behind the training concept. We were originally concerned that they might be some resistance to having an "outsider" helping. But that was not the case. They welcomed the help and utilized the opportunity to the fullest. We expanded even more on this concept as time went on. We conducted extensive workshops during the Fall 1997, 1998, and 1999, and 2000 solicitations and included construction training in those workshops. The consultant attended some of those workshops and provided an overview of issues communities should consider in planning a construction project. Design, site preparation, availability of local talent for construction crews, bidding materials, selecting the best value, conducting materials inventory, etc. He helped us help the communities consider issues which they may not have considered or been aware of previously. We found that this type of instruction greatly enhanced the quality of construction applications we received in 97, 98, 99, and 2000. Applicants were clearly more informed of what they were undertaking. To date, approximately 30 –40 communities have received assistance. Some have had multiple on-site visits; some have received only plan reviews. We were not able to conduct workshops during the 2001 solicitation, but hope to do so in the Fall of 2002.

In addition to the construction training, we also provided more general training and assistance with meeting the requirements of the CDBG program at the workshops. We covered general program information including the Grant Implementation Manual, the signatory authority form, insurance requirements and certifications, public hearing requirements, audits, complaint process, fair housing and equal opportunity employment, section 3, environmental review, labor standards, and site control. We would like to do more of these workshops in the coming years.



## **HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) ANNUAL PERFORMANCE REPORT---July 1, 2001 - June 30, 2002**

### **Program Accomplishments/Commitments**

During the year, AHFC continued the successes of earlier years through the HOME Investment Partnership (HOME) Program. As proposed in the FY 02 Action Plan, HOME program funds were used to (i) develop affordable rental and homeownership housing (Greater Opportunities for Affordable Living Program), (ii) rehabilitate single-family homes owned and occupied by lower-income families (Owner-Occupied Rehabilitation Program), (iii) provide financial assistance to lower-income home buyers (HOME Opportunity Program), and (iv) fund a portion of the operating costs incurred by the State's Community Housing Development Organizations (CHDOs).

#### **1) Rental Development – GOAL Program**

Under the Greater Opportunities for Affordable Living (GOAL) Program, AHFC awards funding for affordable rental housing development, utilizing three funding sources - HOME funds, Low Income Housing Tax Credits, and AHFC grant funds under the Senior Citizen's Housing Development Funds Program. By combining these three funding resources, the GOAL Program has reduced the application and development burden for housing developers, increased the rate in which GOAL funds are leveraged with other resources, and decreased development time frames. As part of this year's GOAL Program funding cycle, AHFC conducted regional application workshops in Bethel, Anchorage, Fairbanks, Sitka, and Kenai. Scheduled workshops in Barrow and Kotzebue were cancelled due to travel restrictions related to the national tragedy on September 11<sup>th</sup>.

Two rental development projects, located in Kotzebue and Wasilla, and two homeownership development projects located in Douglas and Fairbanks, were awarded HOME funds totaling \$1,675,659 (including \$410,000 in state match). These four HOME-funded projects are expected leverage other development funds totaling approximately \$7 million. A total of 28 affordable rental units and nine affordable homes for homeownership will be developed as a result of all eight projects (all of which are new construction).

One of the four projects funded included phase two of a homeownership Community Land Trust project in Douglas (Juneau). This project will result in four new-construction homes for sale to households at or below 80% of the median income. The homes are built as part of a land trust, which holds title to the land while selling the building only, thus allowing for a more affordable home. The land trust also assures that any sales of the homes during the next 99 years will be made to low to moderate income households, guaranteeing affordability for the long term. This is the second Community Land Trust in Alaska, and the third homeownership development project funded through Alaska's HOME program.

A second homeownership development, a five-unit project in Fairbanks, will be the first homeownership development project funded that is not part of a land trust. This project will also be required to implement resale restrictions on each of the homes that will ensure that, if sold in the first 30 years after project completion, the homes will be sold to a household at or below 80 percent of the median income.

Federal regulations require a minimum average of 15 percent of all HOME funds (\$450,000 annually) be allocated to Community Housing Development Organizations (CHDOs) to develop, sponsor, or own HOME assisted housing. Two of the four HOME-funded GOAL projects are sponsored by CHDOs, representing 9 of the affordable units (all of which are homeownership units), and \$357,855 in federal HOME funds. Because the minimum CHDO allocation has been exceeded in previous years, the balance of CHDO funds was reprogrammed to non-CHDO funded activities, as allowed under the HOME program, and formal approval for this reallocation was requested and received from HUD during the program year.

## **2) Owner-Occupied Rehabilitation Program (ORP)**

Three non-profit organizations continued to administer AHFC's HOME-funded Owner-Occupied Rehabilitation Program (ORP). Through this program, non-profit program administrators, or "subrecipients", provide funding to lower-income homeowners to improve the homeowner's property condition and energy efficiency, eliminate life-safety hazards, and make accessibility improvements. Fifteen (15) ORP projects were completed during the program year, and an additional 15 were in process as of June 30, 2002. Areas served by the three subrecipients included the Matanuska-Susitna Borough, Kenai Peninsula Borough, Fairbanks North Star Borough, City and Borough of Juneau, the Ketchikan Gateway Borough, Northern/Northwest Area and the Western Area regions. This represents a geographic expansion in the program due to a policy change made in the previous year allowing each subrecipient to serve up to three regions.

New lead-based paint regulations went into effect on January 10, 2002. Because of the lag time between funding and completing projects, it is too early to evaluate the actual impact these regulations are having on the HOME program. To date, no homes participating in the ORP program have required lead-based paint clearance exams.

## **3) HOME Opportunity Program (HOP)**

The HOME Opportunity Program (HOP) saw its fourth year of activity during the program year. Under HOP, qualifying families may receive down payment funding assistance equaling 2 percent of the purchase price (up to \$2,000), up to \$2,000 for loan closing costs, and, if necessary to achieve affordability, a soft second deed of trust of up to \$25,000.

Grant agreements were renewed towards the second half of the program year. Housing First and Alaska Community Development Corporation contracts were both renewed for the same amount as the original award. Because of lack of funds, Fairbanks

Neighborhood Housing Services' contract was renewed for a lesser amount. An increase in this renewal may be possible during the next program year with recaptured funds from other projects.

HOP continues to reflect a demand for homeownership assistance in the state. By the end of the program year, subrecipients had assisted 51 low-income households close on their new homes, with one (1) additional loan in process. A profile of these beneficiaries and the properties purchased is shown in Table 1 and discussed below.

**Table 1. HOP Beneficiaries 7/1/01-6/30/02**

	Fairbanks		Mat-Su		Juneau		Sitka		Total	
	#	%	#	%	#	%	#	%	#	%
Total Loans Closed	22	100%	10	1	16	100%	3	100%	51	100%
Condominiums	2	9%	0	0%	7	44%	0	0%	9	18%
Ethnicity:										
Caucasian	12	55%	9	90%	11	69%	2	67%	34	67%
Black	2	9%	0	0%	0	0%	0	0%	2	4%
Native American	7	32%	0	0%	5	31%	1	33%	13	25%
Asian	0	0%	1	10%	0	0%	0	0%	1	2%
Hispanic	1	5%	0	0%	0	0%	0	0%	1	2%
Other ethnicity		0%	0	0%	0	0%	0	0%	0	0%
Household Type										
Single-parent family	4	18%	3	30%	8	50%	1	33%	16	31%
Two-parent family	7	32%	2	20%	3	19%	2	67%	14	27%
Single, non-elderly	4	18%	4	40%	3	19%	0	0%	11	22%
Elderly	6	27%	1	10%	2	13%	0	0%	9	18%
Income Range										
60-80 percent	17	77%	3	30%	11	69%	3	100%	34	67%
50-60 percent	1	5%	2	20%	4	25%	0	0%	7	14%
30-50 percent	4	18%	5	50%	1	6%	0	0%	10	20%

Fairbanks and Juneau saw the most activity over the past year, with the Mat-Su area program picking up speed over the previous year. The smaller Sitka program was also slowed by turnover in lending partner's staff and keeping them trained and informed on the HOP program.

Most homes purchased through the HOP program were single family homes: only nine out of 51 (18 percent) properties purchased were condominiums. The Juneau area was much more likely to see condominium purchases than other areas, however: seven of the

nine condominiums in the HOP program were purchased in Juneau, and condominiums represented 44 percent of all property purchased in that sub-market. This concentration in Juneau seems to suggest a tighter housing market and higher-priced homes in that community.

Program-wide, households served consisted of a relatively even mix of single-parent, two-parent and single, non-elderly households and elderly households. The majority of households served were Caucasian (67%), with Native American making up the second largest minority. These are similar ethnicity statistics as seen in last years' program analysis. As part of the revised Analysis of Impediments that will be done during the coming program year, further efforts will be made to understand why certain minorities are not accessing this program more (especially Black Hispanic and Asian families), and to try to serve them better.

The Matanuska-Susitna region was able to serve the lowest income population through the HOP program (50 percent of HOP loans in that region), with Fairbanks coming in second (18 percent). This reflects the lower prices of land and homes in those markets.

In 1999, a new component to the HOME program was introduced under the HOP program: the homeownership developer's subsidy. One project was funded during that program year, which got underway in full steam during the current. Seven homes were constructed and sold to homeowners during the program year under this program with only one home remaining. Because the developer subsidy that made these new homes possible is more closely related to development than to down-payment assistance, this component was transferred to the GOAL program during the program year.

#### 4) Community Housing Development Organization (CHDO) Operating Expense Assistance (OEA)

Over the past year, AHFC continued to help Community Housing Development Organizations (CHDOs) through its CHDO Operating Expense Assistance (OEA) Program. OEA assists active CHDOs build capacity and meet operating expenses for a six-year period, with assistance diminishing over time. Contracts for OEA awarded the previous year were executed in late summer of 2001. In June of 2002, new applications for OEA were accepted and \$118,750 was awarded for the coming year across six applicants. This includes one new organization which fulfilled the CHDO requirements during the program year: Kenai Peninsula Housing Initiatives (KPHI). The KPHI operating expense award will be held until that organization develops a firm plan for developing, sponsoring or owning HOME-assisted housing. The final award amount to KPHI may be reduced/postponed depending on when this plan is accepted by AHFC. OEA contracts encourage CHDOs to operate all AHFC programs in accordance with program rules: for every month a CHDO remains unresponsive to findings with AHFC for more than 30 days, the OEA grant is reduced by one twelfth.

## Summary of Commitments

The table below identifies HOME commitments made during the past fiscal year.

Program Component/ Sponsor	Commit Date	Commit. Amount**	Project Location	# of Units	Project Status 6/02
<b>Rental Development:</b>					
Wasilla Area Seniors	6/02	\$ 675,000 <sup>◊</sup>	Wasilla	26	Underway
Tupiq	tba	<u>\$ 642,804</u>	Kotzebue	<u>11</u>	Env Rev. in process
		\$1,317,804		37	
<b>Homeownership Development:</b>					
Juneau Housing Trust*	7/02	\$160,000	Douglas/Juneau	4	Funds Budg
Fairbanks Neighborhood Hsg Serv., Inc.*	7/02	<u>\$197,855</u>	Fairbanks	<u>5</u>	Funds Budg
		\$357,855		9	
<b>Owner Occupied Rehabilitation:</b>				(actual unit completions)	Grant agreements finalized during program year. Actual loans closed may reflect activity from previous grant awards.
Alaska Community Dvlp. Corp., Inc.	7/01	\$ 390,896	Southcentral	7	
Alaska Community Dvlp. Corp., Inc.	7/01	\$ 125,822	Southeast	1	
Interior Weatherization, Inc.	7/01	\$ 292,135	Interior	6	
Rural AK. Comm. Action Program	7/01	\$ 89,737	Juneau	1	
Rural AK. Comm. Action Program	7/01	\$ 67,520	Nrth/N.W	0	
Rural AK. Comm. Action Program	7/01	<u>\$ 68,890</u>	Western	<u>0</u>	
(amendments/renewals to these commitments are currently in process)		\$1,035,000		15	
<b>HOME Opportunity Program:</b>				(actual loan closings)	In process
Fairbanks Neighborhood Hsg Serv., Inc.*	4/02	\$ 252,806 <sup>◊</sup>	Fairbanks	22	
Housing First, Inc.*	5/02	\$ 440,000 <sup>◊</sup>	Juneau & Sitka	19	
Alaska Community Dvlp. Corp., Inc.	4/02	<u>\$ 242,000<sup>◊</sup></u>	Mat-Su Valley	<u>10</u>	
		\$ 934,806		51	
<b>CHDO Operating Expense Assistance:</b>					
Fairbanks Neighborhood Hsg Serv., Inc.*	In process	\$ 11,250	Fairbanks	N/A	In process, assistance covers period 7/02 to 6/03.
Housing First, Inc.*		\$ 7,500	Juneau		
Juneau Housing Trust*		\$ 25,000	Juneau		
Kenai Peninsula Housing Ini.*		\$ 35,000	Kenai Pen.		
Borealis Community Land Trust*		\$ 20,000	Fairbanks		
Valley Residential Services*		<u>\$ 20,000</u>	Wasilla		
		\$ 118,750			

\* Organization is a Community Housing Development Organization (CHDO)

<sup>◊</sup> Includes AHFC Cash "Matching" Funds.

## **HOME Match**

Matching requirements for all program components (except CHDO Operating Expense Assistance and Administration Expenses, both of which do not require match) are being met by AHFC's cash contribution of \$750,000, and contributions through other sources. While the match liability for this year was only \$551,677.18, \$1,353.963.67 in matching contributions was logged during the year. Match liability is incurred whenever program funds are drawn from the federal treasury. Match is only logged, however, when the project with which it is associated is closed out in HUD's Information Disbursement and Information System (IDIS). The annual HOME match report is included in Appendix B-1.

## **Lead-Based Paint**

In September of 1999, HUD published new Lead-Based Paint regulations that lay out procedures required for all HOME-funded projects assisting housing built before 1978. These regulations are expected to have a major impact on the Owner Occupied Rehabilitation Program and, to a lesser degree, the HOME Opportunity Program and Rental and Homeownership Development Programs.

For all HOME-assisted activities where more than a diminutive amount of paint will be disturbed in housing built before 1978, a specially certified lead-based paint assessor must ascertain if lead exists in the home. This determination must be made using an XRF machine (which cost from \$15,000 to \$25,000) or lab-tested paint chips, or it must be assumed that all paint is lead-based. Any work involving lead-based paint must be accomplished under the direction of a lead-based paint certified supervisor, or by workers certified in safe work practices. Once work is complete, a lead-based paint assessor or clearance technician who was not involved in performing or supervising the work must clear the site. Until clearance is confirmed by a lab's analysis of dust collected on site, no household members are permitted to reside in the home.

AHFC staff conducted an analysis of existing information available on the prevalence of lead-based paint and lead poisoning in children in Alaska, and the cost of implementing new regulations. Because of the relatively new housing stock in this state, the presence of both lead-based paint and children with elevated blood levels in Alaska were well below the national average. Conversely, because of the very remote nature of the sites assisted through the HOME program and the lack of certified lead professionals, the cost of implementing new regulations in Alaska will be very high. For example, in the ORP program alone, staff estimated that if 50 units are assisted in one year (a generous estimate), approximately 10 would benefit from new lead-based paint controls and together would cost the ORP program approximately \$122,050 in one year, 12 percent of the total ORP budget.

Housing for rural, low-income households is consistently a high priority for the AHFC Board of Directors and in the Consolidated Plan. These new lead-based paint regulations

are a great concern because they make serving older homes in these remote areas disproportionately more costly and cumbersome to serve. AHFC will continue to strive to meet the challenge of the new lead regulations. Over the past year, AHFC has coordinated the various Transition Implementation Plans throughout the state, welcomed HUD's efforts to make limited training available locally, and has assisted, through the HUD Technical Assistance Grant, other Alaskans involved with the HOME program to go out of the state for needed training.

Through these various training efforts, AHFC, in conjunction with private contractors, subrecipients, and other agencies involved with housing, have been gaining the capacity necessary to implement the new lead-based paint regulations. Following a series of extensions, these new regulations became effective January 10, 2002. To date, no ORP projects have been set up since the regulation's implementation that involve homes built before 1978.

### **Displacement/Relocation**

One rental development project awarded in the previous program year (PY2000, or State fiscal year 2001), proposed for Mountain Village, has indicated it may have to change sites. The new site may involve voluntary relocation ("arm's length transaction") of existing homeowners. Before AHFC will consider approving the site change, a complete environmental review and review of the project's relocation plan will be undertaken. Any demolition of qualifying existing units will also be addressed following a one-for-one replacement policy. As of the end of the current program year, these details had not yet been finalized.

### **Program Monitoring**

Program monitoring during the year consisted of two types of compliance review. The first involved project monitoring during the initial development period. This type of review consists of site visits to projects being developed and to subrecipient offices to ensure compliance with program policies and property requirements. It also consists of desk monitoring accomplished through review of financial data, quarterly and annual project status reports. Reviews of this nature were conducted throughout the year by program staff.

Among the Project Initiation Reports required of developers of rental housing are the Section 3 Work Plan and a written Women's and Minority Business Enterprises (MBE/WBE) workplan. The Section 3 Work Plan must identify how the subrecipient will notify Section 3 residents and contractors of training and job opportunities, facilitate the training and employment of Section 3 residents and the award of contracts to Section 3 businesses, and include the Section 3 Clause in all solicitations and contracts. The Women's and Minority Business Enterprises workplan must include a description of the subrecipient's planned outreach designed to inform women and minority business

enterprises of present and future contract opportunities. Contracts require quarterly reports on MBE/WBE, Section 3 and Job Training activity, allowing AHFC to routinely do a desk review of appropriate activity during construction. In addition, all site visits during the construction period also inquire about Section 3 and MBE/WBE activity, in an effort to correct any deficiencies before the end of the project. Contracts require quarterly reports on MBE/WBE, Section 3 and Job Training activity, allowing AHFC to routinely do a desk review of appropriate activity during construction.

The second form of project monitoring consists of post-project completion review, or “affordability compliance” review. Monitoring reviews of this nature were conducted by AHFC’s Internal Audit Department throughout the year based on a schedule consistent with federal requirements.

In cases where program requirements are not being met, AHFC takes appropriate actions to ensure grantees and subrecipient come into compliance as soon as possible. Such actions include providing technical assistance, reminding subrecipients/grantees of possible penalties in future funding rounds, re-audits to see that problems are corrected, withholding grants and awards until current compliance issues are corrected, and reducing current grants where non-compliance continues or where grant funds were not ultimately required for project feasibility, in accordance with statute, regulation policy, and grant agreements. In most cases, through these actions, project developers, owners and subrecipients show a willingness and ability to meet program requirements.

During this program year, a settlement was reached with Tlingit Haida Regional Housing Authority regarding a dispute over the amount of HOME funds to be contributed to two previously funded and completed HOME projects: Kake and Klawock. The resolution involved recapture of grant funds not yet distributed to THRHA, and the repayment by THRHA of \$504,859 in grant funds to the State of Alaska’s HOME program over a ten-year period.

### **Fair Housing and Related Issues**

The HOME Program requires AHFC to comply with the Fair Housing Act and related issues of affirmative marketing and equal opportunity. In most cases, these requirements pass through to program subrecipients and to housing developers and owners who have received HOME funds.

It has been AHFC’s practice to meet these requirements through a variety of actions including:

- Placement of an equal opportunity logo in all AHFC solicitations, including those of program administrators, for program activities as well as press releases;
- Display of fair housing and equal opportunity posters in prominent areas of AHFC



and program administrator's offices;

- Inclusion of specific provisions within each grant, loan, or program administrator's contract addressing the grantee's, borrowers or program administrator's fair housing and equal opportunity responsibilities;
- Outreach efforts, including meetings and workshops sponsored, conducted or participated in by AHFC, which are designed to educate segments of the population which might otherwise be less informed regarding the availability of program funds and the requirements under the Fair Housing Act. For example, during program funding cycles, AHFC conducts application workshops that address, in part, Fair Housing issues and requirements. Successful applicants are required to attend a pre-award conference that addresses these issues at greater length.
- AHFC's compliance and planning departments also regularly audit grantees and program administrators to ensure fair housing compliance and to further educate program participants regarding their fair housing responsibilities.
- Participation in advisory committees regarding special needs groups and their specific housing needs and assistance requirements.
- Focus program efforts toward areas and persons who might be considered least likely to apply for the assistance. For instance, the rating criteria utilized in the GOAL program targets projects in rural areas and those that will serve special needs groups. The ORP program criteria also restricts program participation to families whose income does not exceed 60% of the area median income, and additionally targets families with special needs, i.e., elderly and families with small children.
- ORP Program administrators and rental developers under the GOAL Program are required to encourage the participation by businesses owned by minorities and women in contracts of \$25,000 or more.
- With the new flexibility offered by the Native American Housing and Self-Determination Act (NAHASDA), AHFC continues to invite participation in the HOME program by Indian Housing Authorities and tribes, and to work with them to ensure that all HOME funds result in housing units that are open to both native and non-native eligible households. New guidance from the US Department of Housing and Urban Development's Office of General Council, dated June 4, 2001, provides some clarification about how these funds may be combined and what the implications are for fair housing in preferences related to housing occupancy. It has been determined that HOME funds may not be combined with NAHASDA in contracts, however, due to incompatible preference requirements of the two

programs.

- Annually evaluate the success of the Affirmative Marketing efforts, and propose changes for the coming year. This assessment has been completed and is included in Appendix B-2.

The numerous actions identified above have caused greater awareness and compliance with fair housing and related requirements. This has resulted in greater geographic disbursement of HOME funds throughout the State and the effective delivery of housing to a greater number of minority and lower income populations. It is AHFC's intent to continue these actions in the future.

## **ALASKA'S CONTINUUM OF CARE FOR THE HOMELESS**

Federal and state resources were used during FY 2002 to fund programs of homeless prevention and intervention for Alaskans living outside of the state's largest city, Anchorage. Local non-profit agencies are the critical link in this delivery system. The Alaska Coalition on Housing and Homelessness and Alaska Housing Finance Corporation worked closely together throughout FY 2002, to prepare for the HUD Continuum of Care competition announced in the third quarter of FY 2001. These activities under the State of Alaska Continuum of Care are described in a section following on page 29. The allocation of homeless resources covered by this Consolidated Plan during FY 2002 were consistent with community based strategies addressing homelessness. (Guiding Principle # 4)

### **Emergency Shelter Grant Program Annual Report PER 02**

Alaska's non-metro allocation of Emergency Shelter Funds is administered by DCED; metro funds are granted by HUD directly to the Municipality of Anchorage. The state program received \$112,000 in federal fiscal year 2001 funds, which were distributed on a competitive basis. Six agencies were awarded grants from this year's Emergency Shelter Grant program. The grants support three general categories of assistance: activities to prevent homelessness; direct emergency services such as food and transportation; and costs to operate shelter facilities, such as utilities and fuel oil.

The ESG funds were matched by the local providers with a total of **\$238,360.00** in local funds, local non-cash resources, and other state and federal agency funds.

### **Summary of Grants made from FFY 01 Emergency Shelter Grant Funds**

#### **1. Unalaskans Against Sexual Assault & Family Violence:**

Homeless Prevention Activities: \$.00  
Direct Emergency Services: \$6,262.70  
Shelter Operations: \$14,828.30  
Rehabilitation/Renovation: \$0.00  
Administration: \$.00  
Total: \$21,091.00

#### **2. Kenai-Soldotna Women's Resource & Crisis Center serving Kenai:**

Homeless Prevention Activities: \$0.00  
Direct Emergency Services: \$.00  
Shelter Operations: \$: \$14,935.00  
Rehabilitation/Renovation: \$2,024.00

Administration: \$0.00  
Total: \$16,959.00

3. Catholic Social Services serving Kodiak:

Homeless Prevention Activities: \$6,101.80  
Direct Emergency Services: \$900.18  
Shelter Operations: \$14,576.02  
Rehabilitation/Renovation: \$0.00  
Administration: \$1,125.00  
Total: \$22,703.00

4. Alaska Family Resource Center serving Palmer

Homeless Prevention Activities: \$11973.92  
Direct Emergency Services: \$4415.55  
Shelter Operations: \$0.00  
Rehabilitation/Renovation: \$4456.60  
Administration: \$1100.00  
Total: \$21946.07

5. Advocates for Victims of Violence serving Valdez:

Homeless Prevention Activities: \$1006.00  
Direct Emergency Services: \$0.00  
Shelter Operations: \$: \$5,694.00  
Rehabilitation/Renovation: \$0.00  
Administration: \$0.00  
Total: \$6700.00

6. Interior Alaska Center for Non-Violent Living serving Fairbanks:

Homeless Prevention Activities: \$0.00  
Direct Emergency Services: \$0.00  
Shelter Operations: \$22,600.00  
Rehabilitation/Renovation: \$0.00  
Administration: \$0.00  
Total: \$22,600.00

## Priority Activities Under Alaska's Continuum of Care

### Continuum of Care Competition

On November 20, 2002, the U.S. Department of Housing and Urban Development announced the Homeless Assistance awards under the Federal Fiscal year 2001 Continuum of Care Competition. Under the State of Alaska Continuum of Care Associated Application, the following awards were made:

- |   |               |
|---|---------------|
| • State of Alaska                         | \$ 264,240.00 |
| • Fairbanks Native Association            | \$ 38,350.00  |
| • Mat-Su Community Mental Health Services | \$ 201,646.00 |

<i>State of Alaska Continuum of Care Total</i>	<i>\$ 504,236.00</i>
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Throughout FY2002, AHFC supported the Alaska Coalition on Housing and Homelessness by providing staff assistance, meeting space, and teleconference services. Representatives from 10 communities throughout the state consistently participated in the monthly Coalition meetings over the reporting period. At its annual meeting in October 2001, the Coalition developed a framework for a plan to significantly and measurably reduce homelessness in Alaska. Using a “front-door-back-door” method of analysis, Coalition examined what it would take to reduce the need for emergency shelters and what is needed to reduce the existing shelter population. Also during FY2002, AHFC continued its collaboration with the Coalition to facilitate Continuum of Care planning and project prioritization processes, as well as produce the “Balance-of-State” competitive funding application.

In the spring of 2002, AHFC and its sponsor, Yukon-Kuskokwim Health Corporation (YKHC) launched a second Shelter+Care program in Bethel. Funding for this program came as a result of a successful FY2001 Continuum of Care application. Whereas, the first program targeted individual persons with mental disabilities, this program will assist homeless disabled persons with families. The rental assistance will enable these clients to access one of several new duplexes recently constructed in Bethel.

To further expand housing services for homeless persons with disabilities, AHFC submitted another Shelter+Care application in the FY2002 Continuum of Care competition. If funded, this project will enable 4 individuals and 2 families to access a new rental housing project close to downtown Juneau. The project sponsor, St. Vincent dePaul, will coordinate services through numerous inter-agency agreements.

## **Grant Match Assistance**

With authority from the Alaska Legislature, AHFC provides matching grants for several federal competitive grant programs. For FY2002, the Legislature authorized \$1,250,000 in corporate receipts for matching grant awards. AHFC awarded \$50,000 in matching funds under the USDA Housing Preservation Grant Program to upgrade homes in the remote community of Chuathbaluk. Also during FY02, AHFC committed approximately \$650,000 in Corporate funds to match nine grant requests totaling \$1.5 million from HUD under the Continuum of Care, Homeless Assistance program. AHFC also committed \$260,000 to match a renewal of the HOPWA (Housing Opportunity for Persons With AIDS) grant from HUD. Results of these competitions were still pending at the time of this report.

## **AHFC Homeless Assistance Program (HAP)**

For nearly six years, AHFC has consistently requested authorization from the Alaska Legislature to increase funding for its Homeless Assistance Program (HAP), this request was again denied during the 2002 Legislative season for FY03. Although the Legislature continued to hold the line of AHFC's authorization to \$250,000, they did authorize a supplemental contribution of \$500,000 from the Alaska Mental Health Trust Authority for this program. These combined resources will result in the following awards to "Balance-of-State" recipients:

<u>Agency</u>	<u>Activity</u>	<u>Grant Award</u>
Fairbanks Salvation Army	Homeless Prevention	\$ 47,825
The Glory Hole (Juneau)	Shelter Support	\$ 22,600
Homer Community Food Pantry	Homeless Prevention	\$ 35,000
Juneau Youth Services	Shelter Support	\$ 22,600
Kodiak Brother Frances Shltr	Homeless Prevention	\$ 67,885
KWRCC (Kenai)	Shelter Upgrade & Support	\$ 30,000
Sitkans Against Family Violence	Shelter Upgrade & Support	\$ 40,300
St. Vincent dePaul	Homeless Prevention	\$ 22,600
USAFV (Unalaska)	Shelter Support	<u>\$ 39,000</u>
Total		\$ 327,810

### **Improving Information on Alaska's Homeless**

Throughout FY2002, AHFC has been exploring options to achieve compliance with the HUD mandate of an operational Homeless Management Information System (HMIS) by September 2004. In recognition of the small amounts of McKinney funds that are annually awarded in Alaska, the State of Alaska is seeking to work cooperatively to develop an integrated client data system that will satisfy not only HUD's requirements, but Federal agencies that support other programs for the homeless such as SAMHSA. This approach will not only help to minimize duplicate data entry on the part of the service provider, but will hopefully keep costs reasonable to the state in the face of severe budget shortfalls.

### **Linking the Homeless With Mainstream Resources**

During FY02, AHFC mobilized its first inter-agency technical assistance team to assist a community mental health agency with its transitional housing program. This agency was contending with financial hardship due to the age and condition of the housing and a change in funding streams. AHFC assisted the agency with information on capital resources to make necessary repairs, as well as offered further instruction in residential property asset management. AHFC also identified sources such as the Shelter+Care program and Housing Choice vouchers to provide rental assistance for homeless clients. Other members of the team came from the AK Dept. of Mental Health and Developmental Disabilities (DMHDD). The DMHDD staff explained the mechanisms for receiving support for resident services through the Assisted Living program and Medicaid. As a result of this venture, it appears the state has averted the loss of at least 9 transitional beds in the Balance of State's Continuum of Care inventory.

## **Assisting Alaskans with Special Needs**

### **Senior Citizen Housing Development Funds**

The FY 2002 legislative appropriation for Senior Citizen Housing Development Funds totaled \$ 1,472,200. The Greater Opportunities for Affordable Living (GOAL) funding competition conducted in the Fall of 2001 awarded \$493,221 to the Homer Senior Citizens for six units, and Connections in Sterling was awarded \$700,000 for sixteen units.

#### **Senior Citizen Housing Development Fund – Senior Housing Accessibility Modifications (Senior Access)**

The Senior Housing Accessibility Modifications (Senior Access) Program was initiated during the program year. A total of \$500,000 was awarded to four (4) non-profit organizations to administer the program, covering all areas of the state except the Aleutian/Bristol Bay Region (no applications were received to cover that region of the state). Twenty percent of Senior Access program funds are reserved for seniors residing in small, state-certified assisted living homes to make accessibility modifications needed by the senior. The remaining are available to senior households to make accessibility modifications to benefit a senior member of the household. Grants to owner-occupied homes are limited to \$10,000 and to renter households, \$5,000, with a maximum of \$10,000 going towards any one assisted living facility.

Overall, eighteen seniors were assisted through the Senior Access program during the year, with \$115,352 in program funds committed to date. Two of the seniors assisted reside in assisted living homes, representing \$14,176, or 12% of all funds committed.

The initial implementation of this program has revealed some difficulties in finding qualified assisted living projects to participate. In some of the more rural areas, the assisted living facilities do not exist. In other areas, it has been difficult finding an assisted living facility both in need of accessibility modifications and with a senior currently in residence who needs those modifications. Consequently, a review of this program will be undertaken over the coming program year to assess how these funds may be better targeted to seniors in need of assistance. One proposal is to waive the 20% assisted living set-aside where there are no assisted living facilities.

Other difficulties encountered relate to the difficulty in operating such a small program in remote areas, which has resulted in subrecipients needing additional time to commit and complete projects in the Northwest/Northern regions, Western Region, and the Southeast (excluding Juneau). The additional time will allow the subrecipient to coordinate these



activities with activities funded through other programs (such as the HOME-funded Owner-Rehabilitaiton Program and the Weatherization program) thereby achieving a better economy of scale.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

In the spring of 2002, AHFC prepared and submitted a grant application to HUD for \$710,800 in continued funding of a HOPWA program that has been operating since 1995 in the Interior and Southeast regions of the state, including Fairbanks, Juneau, Sitka and Ketchikan. These funds are used to provide assistance with rental or short-term utility costs, as well as a wide array of supportive services. The final outcome of this renewal application is expected in the fall of 2002.

### **Special Needs Housing Grant Program**

Valley Residential Services, a Community Housing Development Organization (CHDO) received an award of approximately \$1.3 million of Special Needs Housing Grant Funds during FY 2002. These capital funds will be used to a six unit housing complex for persons with chronic mental illness in Palmer.

During FY 2002, Alaska Housing Finance Corporation (AHFC) continued to work with the Alaska Mental Health Trust Authority (AMHTA) and the Alaska Department of Health and Social Services (DHSS) on the implementation of the Beneficiary and Special Needs Housing Grant Program (SNHG). The FY 2002 legislative appropriation was \$1.8 million for this program. On June 19, 2002, a Notice of Funding Availability (NOFA) was released for this program. The purpose of this NOFA was capital and operating funds (at the same time) to develop supportive housing for "hard-to-serve" and severely mentally ill adults. This effort targeted people who have experienced psychiatric hospitalization, incarceration, or both and who have few or no housing alternatives remaining as a result of their mental illness. Supportive housing allows persons with disabilities to live independently in a community residential setting and decreases the likelihood that they will return to API or to correction facilities. An objective of this NOFA was to provide housing opportunities designed and operated to assist a special population of tenants to live independently and to give them a right to tenancy that is not conditioned on their receiving community based services from a particular provider. In addition to the \$1.8

million in capital funds provided by AHFC, up to \$305,000 in operating funds are to be provided by AMHTA and DHSS. The operating funds will be in the form of rent payments for tenants until they qualify for benefits or can otherwise make rent payments themselves, rent payments for units the grant recipient holds available for state referrals, and payments for approved remaining start-up operating costs that are not met by tenant rent payments or other income sources. This one-time only grant is expected to be replaced by other revenue source following the start period. *This NOFA closed on August 26, 2002, and an award is anticipated in early FY 2003. The FY 2003 CAPER will report on this award, and progress on the project.*

### **Expanding the Capacity of Sponsors to Access Special Needs Housing Programs**

Throughout FY 2002, Alaska Housing Finance Corporation offered HUD funded technical assistance activities targeted at improving the capacity of sponsors to access special needs housing programs and access “mainstream” housing resources for special needs populations. During FY 2000 (July 1, 1999 through June 30, 2000), a particular area of concern was the fact that no project sponsors from Alaska applied for the HUD Section 811 Supportive Housing for Persons with Disabilities program. This program provides both capital funding and project rental assistance for very low income persons with disabilities who are at least 18 years old. Non-profit organizations are eligible to apply, and use HUD 811 funding to construct, rehabilitate, or acquire structures that may be developed into a variety of housing options. In FY 2001, two applicants did compete for HUD 811 funds. The announcement of 811 funding awards was anticipated in the Fall of 2001. The results will be reported in the FY 2002 Annual Performance Report.

Because of the limited amount of funding for HUD's Supportive Housing programs and other targeted special needs housing funding sources, accessing mainstream resources for housing and associated supportive services. Targeted direct technical assistance was given to non-profit housing organizations to access housing programs that benefit special needs populations. Two Community Housing Development Organizations (CHDOs)--- Fairbanks Neighborhood Housing Services and Valley Residential Services (Mat-Su) received such direct technical assistance, and were successful in developing proposals to serve special needs populations. Other training workshops and forums conducted outreach to potential sponsors of special needs housing. These events included the GOAL (Greater Opportunities for Affordable Housing) workshops conducted during the Fall of 2001, and Affordable Housing Investment Opportunity Forums conducted in Kenai and Anchorage in September 2001.

## **Efforts to Promote Accessible Housing**

Throughout FY 2002, Alaska Housing Finance Corporation worked with the Governor's Council on Disabilities and Special Education to identify and access resources, and develop strategies to help persons with disabilities secure adequate housing. Specific actions during the fiscal year included:

1. The Home Modification Brokerage program, administered by the Alaska Department of Health and Social Services, used \$        in funding to help individuals make accessibility modifications to their homes. A total of        households benefited from this activity during FY 2002.
2. AHFC, in the fourth quarter of 2002, planned and organized future training on universal design and accessibility modifications. This training will be conducted by the Center for Universal Design of North Carolina State University, on October 14 and 15, 2002 in Anchorage, and October 17 and 18, 2002, in Fairbanks.
3. A new program, the Senior Accessibility Modification program was implemented during FY 2002. A description of this program may be found on page 31 of this report.
4. The fall 2001 GOAL funding was awarded to projects containing 81 accessible units.

## **Alaska's Fair Housing Plan**

During FY 2002 , the State of Alaska took steps to implement its Fair Housing Plan and address the following impediments to Fair Housing:

1. **Housing options for the disabled have been very limited, due to lack of appropriate housing stock and because of financial barriers.**
  - AHFC's Public Housing and Section 8 programs represent a significant housing resource for the disabled in Alaska. During FY 2002, 36 households with a disability were placed in housing using the Section 8 program or placed into public housing. A total of 694 persons with a disability were receiving assistance through AHFC's Public Housing and Section 8 programs in FY 2002.
  - Consumers, special needs service providers, and the State Independent Living Council provided AHFC with public input in the FFY 2001 application for 76 Section 8 Mainstream Housing Choice Vouchers.
  - AHFC worked collaboratively with the State Independent Living Council and the Governor's Council on Disability and Special Education to successfully receive housing assistance funds under a federal grant designed to transition Medicaid-Waiver option eligible clients from nursing facilities to independent living.

- The Greater Opportunities for Affordable Living Program (GOAL) also funded projects with 76 accessible units.
- AHFC, through its Assistance Provider Interest Rate Reduction Program, provides an incentive designed to increase the availability of housing that is occupied by a live-in care provider, who provides assistance in activities of daily living for individuals with either a physical or mental disability. During FY 2001, AHFC funded 23 mortgages totaling \$1.8 million, at interest rates of 2.5% to 3.5%. This program allowed the disabled to live in normal residential settings (one to four units).
- A new program, the Senior Accessibility Modification program was developed during FY 2001, with funding of \$500,000 include in AHFC's capital budget. This program will be implemented during FY 2002.
- The Alaska Department of Health and Social Services administered \$250,000 in funding to assist 35 households make accessibility modifications to their homes.

**2. In several Alaskan communities, negative reactions to proposed group homes have presented challenges to project sponsors.**

- During FY 2002, the State (for all areas out side of Anchorage) was not informed of any NIMBY issues relating to group homes serving members of protected classes.

**3. Lack of information hinders the ability of individuals in protected classes and organizations serving them to access available housing resources.**

- AHFC staff, throughout FY 2002, conducted outreach with representatives of organizations serving members of protected classes. The purpose of this outreach was to improve understanding of available housing resources, and how to access them. During FY 2002, AHFC specifically designated staff persons to work with organizations serving members of protected classes, to assist them to better understand how to access available housing resources.
- AHFC conducted HOME CHOICE classes in approximately 40 communities throughout Alaska. HOME CHOICE is an eight hour class covered all aspects of homeownership and the home-buying process. These classes are well publicized throughout the state, and organizations representing members of protected classes are informed about the availability of these classes. In the areas of the Alaska covered by this Consolidated Plan, more than 2000 individuals completed HOME CHOICE classes.

**4. Lack of information of Fair Housing laws, and all applicable accessibility standards, is another impediment.**

- During FY 2002, the Alaska State Commission for Human Rights completed its Fair Housing Outreach program. Fair Housing Training in twelve Alaskan communities, with 302 individuals participating in these workshops. This Fair Housing outreach was made possible through a technical assistance grant from the U.S. Department of Housing and Urban Development. Communities in which the workshops were conducted included Bethel, Fairbanks, Anchorage, Kenai, Palmer, Juneau, Sitka, Kodiak, Ketchikan, Craig, Barrow, and Dutch Harbor.
- On April 25, AHFC, HUD, the Anchorage Equal Rights Commission, and the Alaska State Commission for Human Rights sponsored a Fair Housing Open House in Anchorage. AHFC gave an update on the State of Alaska's Fair Housing Plan and Analysis of Impediments, and plans to update it during FY 2003.
- AHFC, using HUD technical assistance funding, planned for training on universal design and accessibility modifications. This training will be conducted by the Center for Universal Design of North Carolina State University, in October 2002, in Anchorage and Fairbanks.

**5. Individuals who receive Section 8 housing choice vouchers have experienced difficulty in leasing units because of tight market conditions, and because of the reluctance of landlords to participate in the program.**

- During FY 2002, AHFC Housing on an on-going basis evaluated the participation of landlords in the Section 8 program, and conducted outreach efforts to increase participation of private sector landlords in the Section 8 program.

**6. Members of protected classes under the Fair Housing laws are disproportionately represented in Alaska's homeless population.**

- During FY 2002, AHFC conducted two Homeless Service Providers Surveys---one on July 25, 2001, and a second on January 30, 2002. Both of the surveys indicated that members of protected classes continue to be disproportionately represented in Alaska's homeless population. Alaska Natives and the disabled are represented in far greater numbers in the state's homeless population than their representation in the overall population. The activities described throughout this Annual Performance Report describe mainstream housing and service resources for the homeless that help address this problem.

## **Part 2: Other Housing and Community Development Actions**

During FY 2002 (FFY 2001), a variety of other activities targeted Alaska's housing and community development needs.

### **Alaska Housing Finance Corporation---Public Housing Division**

Alaska Housing Finance Corporation (AHFC) is the public housing authority for the State of Alaska, including the Municipality of Anchorage. Within the area covered by this Consolidated Plan (all areas of Alaska outside of Anchorage), AHFC administers 772 units of public housing and 502 units of project-based Section 8 housing, located in 13 communities across Alaska. AHFC administers an additional 1,720 Section 8 Housing Choice Vouchers subsidizing rent in private sector housing in ten communities. Over the past decade, Congress has made no new additional funds available for expansion of public housing units.

#### **(1) Housing Operations**

During FY 2002, AHFC continued to implement the federal Quality Housing and Work Responsibility Act (QHWRA) of 1998. Key provisions of this Act include:

- **Reducing the concentration of poverty in public housing.** On February 5, 2001, HUD published guidance stating that housing authorities with plans beginning July 1 (such as Alaska's) do not need to submit or implement a de-concentration policy until State Fiscal Year 2003 (July 1, 2002 through June 30, 2003). This only applies to projects with more than 100 units. Outside of Anchorage, only one AHFC Public Housing project falls into this category, Bethel Heights in Bethel. None of the covered developments fell outside of the Established Income Range.
- **Protecting access to housing assistance for the poorest families.** The proportion of people on the Section 8 wait list at or below 30% of the median income (the lowest income bracket) has increased statewide. In November of 2000, these families represented 76% of all households on the Section 8 wait list, compared to a 56% in the previous year. This percentage fell to 40% in FY 2002.
- **Supporting families making the transition from welfare to work.** In 1999, AHFC received 652 Welfare to Work vouchers, with 292 of those vouchers being used in six communities outside of Anchorage. By the end of Fiscal Year 2001, all of these vouchers were initially leased. During FY 2002, the overall utilization rate for the vouchers was 98%.

- **Raising performance standards for public housing agencies, and rewarding high performance.** AHFC continues to be recognized by HUD as a high performing public housing agency.
- **Transforming the public housing stock through new policies and procedures for demolition and replacement and mixed-finance projects, and through authorizing the HOPE VI revitalization program.** During FY 2001, AHFC began a preliminary analysis of all of its public housing developments to address the "voluntary conversion" rule in QHWRA. This analysis was completed in FY 2002.
- **Merging and reforming the Section 8 certificate and voucher programs, and allowing public housing agencies to implement a Section 8 homeownership program.** AHFC completed the merger of the Section 8 certificate and voucher programs during Fiscal Year 2001, creating a new "Housing Choice Voucher." During FY 2001, AHFC also began a preliminary analysis of a possible Section 8 homeownership program. During FY 2002, in the development of the FY 2003 Public Housing Agency Plan, AHFC committed to a Section 8 Homeownership Program for up to ten families statewide. Initially, this program will exclusively target qualified families where either the head or spouse is a person with a physical, mental or developmental disability. This proposed program is scheduled to start July 1, 2002.
- **Supporting HUD management reform efficiencies through deregulation and streamlining program consolidation.** The merging of the Section 8 certificate and voucher programs described above is an example of one such reform efficiency accomplished during FY 2001. with continued implementation throughout FY 2002.

One of the requirements of this Act was the establishment of public housing agency plans, which include a 5-Year Plan and an Annual Public Housing Agency Plan. The 5-Year Plan describes the mission of the public housing agency and its long range goals and objectives for achieving its mission over this 5 year period. The annual plan provides details about the public housing agency's immediate operations, program participants, programs, and services. Also included is the agencies strategy for handling operational concerns, resident's needs and concerns, programs and services for the upcoming fiscal year. The Quality Housing and Work Responsibility Act of 1998 also provides that the public housing agency must ensure that its Agency Plan is consistent with the Consolidated Plan for the jurisdiction in which the agency is conducting its programs. *The FY 2002 Public Housing Agency Plan was certified as being consistent with the State of Alaska's Consolidated Housing and Community Development Plan, and also with the Municipality of Anchorage's HCD Plan.*

State Fiscal Year 2002 (July 1, 2001 through June 30, 2002) was the second year covered by an Annual Public Housing Agency Plan. This annual plan was developed concurrently with the Five Year Agency Plan covering the period July 1 2000 through June 30, 2005. The Five Year Plan identifies goals, objectives and measures for the covered period. The seven goals under AHFC's Public Housing Agency Plan are:

1. Provide programs and services that are responsive to the diverse housing needs statewide.

2. Increase home-ownership.
3. Increase special needs housing.
4. Expand partnerships to strengthen program and service delivery.
5. Promote operational excellence.
6. Manage assets to generate sufficient profit to meet AHFC's financial commitments.

## **(2) Public Housing Construction Activities**

### **Status of PHD Construction activities during FY 2002 :**

- ***Bethel: Bethel Heights***  
The grading and resurfacing of all cul-de-sac streets has been completed.
- ***Cordova: Eyak Manor***  
The interior renovation of all units has been completed.
- ***Cordova: Sunset View***  
The installation of vents, replacement of boiler stacks, and replacement of kitchen and bathroom counters has been completed.
- ***Fairbanks: Southall Manor***  
Renovation of 40 senior/disabled apartments was underway during FY 2002, with completion anticipated in August of 2002.
- ***Fairbanks: Birch Park I***  
Bidding was underway for shimming of floor joists. Landscaping, sidewalks, installation of storage sheds, replacement of exterior doors, and energy upgrade were work was in progress. Conversion to natural gas was completed.
- ***Fairbanks: Birch Park II***  
Landscaping, replacement of exterior doors, and conversion to natural gas was in progress.
- ***Fairbanks: Golden Ages***  
Installation of fencing was completed. Conversion to natural gas and sidewalk replacement work is in progress.
- ***Fairbanks: Spruce Park Q Building***  
Replacement of boiler room floor was completed. Advertising for bids was underway to install card reader, building skirting, shingles, decks, stairs, ramps; paint doors, trim and building fascia; upgrade electrical, replace exterior lighting and pole; interior modernization.



- ***Juneau: Cedar Park***  
Painting of the complex was completed.
- ***Juneau: Cedar Park Annex***  
Replacement of cabinets in 3405 'A' Building was completed.
- ***Juneau: Riverbend***  
Bids were advertised for rerouting HRV intake ducts, installation of storm doors, and outdoor rest controls.
- ***Juneau: Geneva Woods***  
Sidewalk replacement for Building B is pending design.
- ***Ketchikan: Schoenbar Park***  
Replacement of boiler room components is ongoing.
- ***Kodiak: Pacific Terrace***  
Exterior painting of four buildings is complete.
- ***Nome: Beringvue***  
The conversion of ranges from gas to electric is on-going. Bids are being advertised for playground fence and storage sheds for 33 units. Energy audits will be done in-house by AHFC.
- ***Seward: Glacier View***  
Installation of card readers, interior painting of common areas, roof work, and mechanical work is completed.
- ***Sitka: Swan Lake Terrace***  
Interior kitchen and bathroom renovations are in the design phase.
- ***Sitka: Paxton Manor***  
Demolition and replacement of all units with the addition of a multipurpose building is underway.
- ***Wasilla: Williwa Manor***  
Window replacement is completed. Advertising is underway for bids to re-asphalt parking lot, renovate walkways, mailbox enclosures, pipe insulation in crawl spaces and attics.
- ***Wrangell: Etolin Heights***  
Work is underway to clear land, install fencing, replace heater cores and pipes.

## **Public Housing Resident Initiatives**

AHFC continues to foster the goals of resident involvement and self-sufficiency through its Public Housing Division, Resident Services Section. Funding for resident-centered services are derived from three federal programs funded by the U.S. Department of Housing and Urban Development (HUD).

### **A. Capital Funds Program (CFP)**

Pays for modernization of public housing, but also provides funding for a Service Coordinator position in Juneau and a “management improvements” component used to foster economic development among residents. AHFC sets aside a portion of its CFP budget for resident initiatives. The overall goal is to promote resident economic self-sufficiency. In FY 2002, AHFC identifies the following objectives for CFP resident initiatives funding:

1. Training and technical assistance to residents/resident councils, including, but not limited to, resident outreach, information and referral services and capacity development.
2. Resident Initiatives Training Coordinator for learning/training centers.
3. Develop and support tutorial/after-school program partnerships with community based organizations.
4. Resident job training; including training related costs for residents.
5. Supportive services which assist residents in financial management, job searching, life skills and child development.
6. Purchase and install educational and training software, and computer hardware, at resident training centers.
7. Security services, and/or security-related training for residents.
8. Provide literature explaining AHFC policies and lease requirements.

### ***B. Operating Subsidy Funds Received for Resident Participation Activities***

Resident-centered programs make it possible for residents, with assistance from AHFC and local community resources to develop methods of improving their environment, managing their developments, and obtain training, employment and economic development opportunities. AHFC and residents work together through resident councils to encourage resident involvement. Funding appropriated by Congress in 2001 allowed AHFC to set aside \$25 per occupied unit for resident participation activities. Of this amount, duly elected resident councils are provided \$15 per unit, and AHFC receives \$10

per unit to supplement activities and training. FY 2003 resident participation funding will again provide training, consultation, and outreach for public housing residents that support interaction between AHFC and residents.

### ***C. HUD Discretionary Grants***

Resident Services administers the Resident Opportunity and Self-Sufficiency (ROSS) Grant and the Public Housing Drug Elimination Grant (PHDEP). Congress refused to appropriate funding for the PHDEP in FY 2003. AHFC is presently assessing current activities to determine how to continue funding beyond June 2003.

- *Resident Opportunity and Self-Sufficiency (ROSS) Grants.* The FY 2001 ROSS grant funds Service Coordination and Heavy Chore Services.

The ROSS grant funds full-time service coordination programs in Anchorage, Fairbanks, and Juneau. Service coordinators assist elderly and disabled residents to remain independent or “age in place” in their own homes. Circle of Care, operating under the umbrella of the Providence Health Care System of Alaska, provides service coordination to 240 senior/disabled residents at Anchorage’s Chugach Manor and Chugach View. The Fairbanks contract, provided through Adult Learning Programs of Alaska serves 156 senior/disabled residents of Golden Ages, Southall manor and Golden Towers. In Juneau, the 62 residents at Mountain View receive service coordination through a contract with Catholic Community Services.

The Heavy Chore Services enables elderly/disabled residents to live independently, while meeting the minimum housing quality standards required by HUD. Job Ready Community Services Inc. provides housekeeping services to 50 frail and at-risk elderly/disabled residents of Golden Towers, Golden Ages and Southall Manor in Fairbanks, and to 60 residents at Chugach manor and Chugach View in Anchorage.

In 2002, AHFC applied for grant funding under competitive process, hoping to extend the Heavy Chore Services program to the remaining elderly/disabled sites located in the communities of Cordova, Juneau, Ketchikan, Seward, Sitka, and Wasilla. The proposed program would provide housekeeping.

- *The HUD Public Housing Drug Elimination Program (PHDEP) Grant.* AHFC will use corporate receipts to maintain a select number of contracts currently funded with remaining PHDEP funds. PHDEP was not funded by Congress in Federal Fiscal Year 2002; AHFC is using its remaining funds and corporate receipts to continue most contracts through June 2003. The PHDEP contracts target primarily youth ages 6-17, but also provide self-sufficiency programs to

residents 18 + years old and community policing programs. The 2003 grantees providing services to youth, adults and community policing:

1. Boys and Girls Clubs of Southcentral Alaska, (After-School Programs)
2. Camp Fire Boys and Girls, Fairbanks (After-School Programs)
3. Boys and Girls Clubs of the Tanana Valley, Fairbanks (Community Transportation Program)
4. Literacy Council of Alaska, Fairbanks (Science and Literacy Program)
5. Juneau Arts and Humanities Council, Juneau (Artshops Program)
6. Alaska Document Services, Juneau (Family Computer Lab)
7. Alaska Document Services, Juneau (Computer Instruction for Adults)
8. Volunteers in Policing, Fairbanks (Security Services)

AHFC has provided, through the PDHEP grant, a competitive statewide scholarship program, awarding \$500 to residents attending an educational or vocational institution of their choice. AHFC expects to issue a round of scholarships in both the fall of 2002 and spring of 2003.

## **Developing Economic Initiatives for Low Income Families**

The Quality Housing and Work Responsibility Act of 1998 places greater emphasis upon the importance of housing assistance and welfare reform. To foster the “Work Responsibility” portion of the Act, AHFC has developed partnerships with Municipal, State and private nonprofit agencies to promote economic independence among the very low-income households served by the Public Housing Division.

### **1. Family Self-Sufficiency (FSS) Program:**

The Public Housing Reform Act requires AHFC to collaborate with the Division of Public Assistance when a participant receives both TANF and housing assistance. To foster the “Work Responsibility” portion of the Act, AHFC has developed partnerships with Municipal, State and private nonprofit agencies to promote economic independence among very low-income households served by the Public Housing Division.

FSS is designed to help participating families set and fulfill interim and long-term goals of achieving economic self-sufficiency. FSS is a voluntary program allowing families to participate in education, job training, and counseling to increase their household earned income and decrease their dependency on welfare and housing assistance. During the contract period, as an FSS families rent portion increases due to increases in earned income, AHFC will credit a portion of the family’s rent to the FSS escrow account. When a participant’s FSS contract meets the HUD requirements, the

client is eligible to receive the monies in the FSS escrow account. As of September 30, 2001, the last HUD reporting period, 105 public and assisted housing participants successfully graduated from the FSS Program with an average escrow payout of \$2,985. Of those successful graduates, 53 were economically self-sufficient and moved off housing subsidy.

Because of cost constraints, participation is limited to Juneau families receiving assistance through the Housing Choice Voucher program and those families residing in Public Housing. To remedy this situation, AHFC and the Division of Public Assistance have entered into a Memorandum of Agreement to improve collaboration services to families receiving both TANF benefits and housing assistance. A component of the program involves the design of an expanded FSS program to all participants getting housing assistance through a Welfare to Work Housing Choice Voucher. The proposed implementation date is January 2003.

## 2. Welfare to Work Housing Choice Vouchers:

In 1999, AHFC received 652 Welfare to Work vouchers, statewide, representing \$4 million in annual rental housing subsidy. By June 30, 2001 AHFC achieved its goal of having initially leased 100 percent of those vouchers. As of June 30, 2002, the Welfare to Work Voucher utilization rate was 98%.

With two exceptions, the Welfare to Work voucher is essentially the same as regular Housing Choice voucher. At intake, the family must demonstrate that the voucher is “critical to acquiring or retaining employment.” AHFC uses several means to measure need such as rent burden or a recommendation from the Division of Public Assistance. Secondly, the family must agree that by year three of the voucher assistance either the head or co-head will maintain employment for a reasonable period of time within each year of assistance.

The communities where Welfare to Work voucher are distributed are provided below. The number in parentheses indicates how many Welfare to Work vouchers are assigned there.

Anchorage (360); Fairbanks (75); Homer (12); Juneau (60); Ketchikan (12); Mat-Su (93); Soldotna/Kenai (40).

## **Evaluating and Reducing Lead Based Paint Hazards**

During FY 2002, the Interagency Steering Committee for the Consolidated Plan continued to work with the Alaska Department of Epidemiology to monitor blood lead levels in tested Alaskan children. In Alaska, health care providers and laboratories are required to report any blood lead test result greater than 10 micrograms of lead for deciliter of blood. Reports must be made to the Department of Epidemiology within 4 weeks of receiving the results. No significant elevated blood lead levels were detected in Alaskan children during FY 2002 (July 1, 2001 through June 30, 2002).

During FY 2001, lead abatement activities were identified to be done in conjunction with the renovation of Southhall Manor, an AHFC Public Housing project for seniors in Fairbanks. This lead abatement was completed in FY 2002.

In September of 1999, HUD published new lead-based paint regulations that described procedures for all HOME-funded projects assisting housing built before 1978. These regulations are expected to have a major impact on the Owner-Occupied Rehabilitation Program (ORP), and to a lesser degree, the HOME Opportunity Program (HOP) and the Rental Development Program. AHFC staff analyzed available information on the prevalence of lead-based paint and lead poisoning in children in Alaska, and the cost of implementing these new regulations. Throughout FY 2002, AHFC worked with the challenges of complying with the new lead regulations. Over the past year, AHFC has coordinated the various Transition Implementation Plans throughout the state, sponsored a series of training events and has welcomed HUD's efforts to make additional training available. Through these various training efforts, AHFC, in conjunction with private contractors, sub-recipients, and other agencies involved with housing, have been developing the capacity to implement the new lead-based paint regulations. Following a series of extensions, the new regulations were to be implemented by January 10, 2002.

## **ADDRESSING HOUSING AND COMMUNITY DEVELOPMENT BARRIERS**

### ***Improving Organizational Capacity***

Throughout FY 2002, Alaska Housing Finance Corporation delivered a variety of workshops and direct technical assistance activities that focused upon improving HCD organizational capacity. By the end of the fiscal year, six organizations were certified by the State of Alaska as Community Housing Development Organizations (CHDOs):

- Alaska Housing Development Corporation---Juneau
- Borealis Community Land Trust---Fairbanks
- Fairbanks Neighborhood Housing Services---Fairbanks
- Housing First---Juneau
- Juneau Land Trust---Juneau
- Valley Residential Services---Matanuska-Susitna Borough

One additional organization, Kenai Peninsula Housing Initiatives (KPHI) has completed its CHDO application and addressed board composition issues by the end of FY 2002. It is anticipated that CHDO certification will be given to KPHI in early FY 2003.

These CHDOs all received direct technical assistance, and were provided training opportunities, both within Alaska and outside the state. The organizational assessments of these CHDOs indicated a wide range of training and technical assistance needs. Several of the CHDOs are well established, managing affordable rental projects, but are not currently pursuing new rental development projects. Another CHDO has been certified for only 27 months as of the end of FY 2002, but is aggressively pursuing rental development and special needs housing projects. Many different approaches were used throughout FY 2002 to improve the organizational capacity of affordable housing providers. Two CHDOs were implementing Community Land Trust (CLT) affordable housing projects. The training and technical assistance to these two organizations was targeted to address organizational capacity issues most relevant to the CLTs.

## ***Infrastructure for Housing and Community Development***

Progress continued towards the goals of the Rural Sanitation 2005 Action Plan. This plan is meant to be a blueprint to ensure that all Alaskans have access to safe drinking water and a sanitary means of sewage disposal. During FY 2001, more than \$100 million in combined federal, state and local funding was directed towards this end. (Refer to Annual Funding Plan for Community Development on Page 10). Federal, state and local entities worked together to improve rural sanitation conditions, and to begin addressing issues of long term affordability and sustainability of these critical infrastructure systems.

During FY 2002, AHFC's Supplemental Housing Development Grant Fund was funded at \$3.9 million. This program provided funding to Regional Housing Authorities, which use the funds to supplement HUD Office of Native American Programs (ONAP) funded housing developments. The funds in AHFC's program are limited to 20% of HUD's Total Development Cost per project, and can be used only for the cost of on-site sewer and water facilities, road construction to project sites, electrical distribution facilities, and energy efficient design features in the homes.

In 1998, the U.S. Congress passed the Denali Commission Act. This Act defined the following purposes for the Denali Commission:

1. To deliver the services of the Federal Government in the most cost effective manner possible by reducing administrative and overhead costs.
2. To provide job training and other economic development services in rural, particularly distressed communities.
3. To promote rural development, provide power generation and transmission facilities, modern communication systems, water and sewer systems, and other infrastructure needs.

The Denali Commission's FY 2002 Annual Work Plan emphasized funding for rural health clinics, upgrades and improvements to rural electrical systems, and bulk fuel storage upgrades and improvements.

The State of Alaska's Power Cost Equalization (PCE) provided approximately \$15 million in assistance, subsidizing the cost of electrical power to households in 190 communities, benefiting 76,000 persons.

Under the direction of the Alaska Rural Housing Partnership, a Rural Infrastructure Work Group was established in February of 2001. The purpose of this work group was to:

- Identify and review coordination of housing and infrastructure development;
- Analyze why these problems are occurring;
- Recommend actions to improve coordination;



- Focus needed resources to address identified problems.

The Rural Infrastructure Work Group also supported the planning and implementation of the December 2001 Workshop held in Anchorage to promote better community planning in rural Alaska to improve the coordination of housing and infrastructure projects.

Community Development Block Grant awards made in FY 2002 to projects in 19 different communities totaling \$4,593,110.

### ***Role of Local Governments***

During FY 2001, a state statute became effective that related to the tax assessment (by a home rule or general law municipality) of housing that qualifies for low-income housing credit under the Internal Revenue Code. House Bill No. 272 became law on January 1, 2001. The objective of this piece of legislation was to address a problem that emerged several years ago concerning the property tax assessment of affordable housing projects. Most subsidies to affordable rental projects carry some restrictions on the amount of rent that may be charged to targeted lower income households. A specified percentage of the total units will be "set-aside", to be rented only to households with lower incomes (as defined by a percentage of the area's median income, adjusted for household size. These rent restrictions lower the amount of cash flow that an affordable housing project can generate. Until 1998, local governments throughout Alaska were assessing low-income housing projects based upon federally restricted rental income, taking into consideration deed restrictions and other covenants on the properties that are required by the federal government. In 1998, the Municipality of Anchorage began assessing low-income housing projects based on a market value without regard to deed restrictions. On some projects, this change in approach to property tax assessment resulted in a 100% tax increase. This situation was placing a number of low-income rental housing projects in financial jeopardy, and had a dampening effect on the enthusiasm of investors and project sponsors to expand the supply of affordable rental housing. Even in some local jurisdictions that have not changed their assessment approach, the need to annually appeal tax assessments is burdensome for non-profit organizations involved in affordable housing projects. HB 272 amended Alaska Statute 29.45.110 by adding a subsection that reads:

"When the assessor acts to determine the full and true value of property that qualifies for a low-income tax credit under 26 U.S. C. 42, .....the assessor shall base the assessment of the value of the property on the actual income derived from the property and may not adjust it based on the amount of any federal income tax credit given for the property."

HB 272, as amended, is not the final say in this property tax assessment issue. The version which became law included a provisions that the local government must take a positive action (passage of an ordinance) that makes the law's requirements apply in their community, and also that the property owner submit an application on prescribed forms to

the assessor by May 15 of each year. As of the end of FY 2002, all available information indicated compliance with the provisions of this act by local jurisdictions.

### ***Targeting and Leveraging Resources***

The State of Alaska's Five Year Consolidated Housing and Community (FY 2001 through FY 2005) identified unmet housing and community needs that far exceeded available resources available to programs governed by the HCD Plan. An objective of the FY 2002 Annual Action Plan was to effectively target and leverage available HCD resources with all other available resources. Both private and public funding is necessary to meet these needs, and in many cases a combination of funding sources is necessary to make a project viable. During FY 2002, Alaska Housing Finance Corporation (AHFC) continued to encourage the effective and coordinated use of available resources through the Greater Opportunities for Affordable Living (GOAL) program. The GOAL program incorporated funding from the HOME Rental Development Program, Low Income Housing Tax Credit Program, and the Senior Citizen Housing Development Program.

During FY 2002, the need to effectively target scarce resources continued to be a critical issue for Alaska Housing Finance Corporation in regards to the use of arbitrage funds for subsidizing residential mortgage interest rates. After input in FY 2001 from the public and representative of the mortgage banking, real estate, and residential construction industry, AHFC's Board of Directors adopted changes to reduce the annual arbitrage use to \$26 million annually to make the affected programs sustainable and not subject to sudden termination. The implementation of these arbitrage policy decisions were fully implemented during FY 2002.

### ***Protecting and Improving Housing***

During FY 2002, the preservation and improvement of existing housing stock continued to be an important component of the state's overall housing strategy. A previous section of this report details the rehabilitation activities undertaken by Alaska Housing Finance Corporation's Public Housing Division to improve its housing stock. AHFC also used its HOME Investment Partnership Program and its weatherization program to provide assistance to low-income households in improving the energy efficiency and safety of their homes. Through the HOME funded Owner-Occupied Rehabilitation Program, \$1,035,000 was committed to improving the quality of housing, with 35 housing units actually be rehabilitated during the fiscal year. The Low Income Weatherization Program

received approximately \$2.3 million in funding, with 457 housing units being weatherized, resulting in lower operating expenses for heating fuel and electricity.

### ***Input from Other Planning Efforts***

During FY 2002, the Interagency Steering Committee for the Consolidated Plan continued to seek input from a variety of local, regional, and statewide in the area of housing and community development. Some of this input includes:

- Alaska Continuum of Care for the Homeless---*Homeless Strategy for All Areas Outside of Anchorage.*
- Alaska Housing Finance Corporation--*Public Housing Agency Plan*
- Alaska Department of Community and Economic Development---*Rural Alaska Project Identification and Delivery System.*
- Alaska Department of Health and Social Services---*Draft Comprehensive Integrated Mental Health Plan.*
- Alaska Department of Environmental Conservation---*Village Safe Water Program*
- Alaska Department of Transportation---*Statewide Transportation Improvement Program*
- Denali Commission---*Annual Work Plans (FY 2000, FY 2001, FY 2002, FY 2003), Summary of Regional Funding Summits*
- Fairbanks North Star Borough---*Quarterly Community Research*
- Kenai Peninsula Borough---*Quarterly Report of Key Economic Indicators*
- Matanuska-Susitna Borough---*First Annual Community Planning Survey (October 2000)*
- Tribally Designated Housing Entities---*Indian Housing Plans.*

This input will be used in the development of the FY 2004 Annual Action Plan covering the period July 1, 2003 through June 30, 2004. The release of data from the 2000 Census was also monitored and analyzed, and will continue to be reviewed as the final data sets are released during FY 2003.

## **PART 3: ASSESSMENT OF PROGRESS IN MEETING FIVE-YEAR HCD PLAN PRIORITIES**

### **1. Use of federal housing and community development programs should emphasize benefit to low-income Alaskans.**

- 8,280 low-income households received assistance from federal, state, and other community development programs. Approximately 75% of these households met Section 215 goals (50% or less of median family income).
- In FY 2002, AHFC awarded HOME rental development funds to 4 projects during the fiscal year. These projects will provide 37 units of affordable rental units, and 9 units of housing for CHDO homeownership projects. Of the 37 rental units, 18 units will be restricted to households with incomes at or below 60% of area median income. An additional 10 units will be restricted to households with income at or below 50% of area median income. All CHDO homeownership units will be restricted to households at or below 80% of median income. All of these projects are funded for a total of \$1.67 million in HOME dollars and will leverage other development funds of more than \$8.6 million.
- In FY 2002, AHFC placed into service 84 rental development units. Of these 84 units, 28 will be restricted to households with incomes below 60% of area median income. An additional 39 units will be restricted to households at or below 50% of area median income. HOME rental development funds are responsible for 46 of the units placed into service.
- During FY 2002, the HOME Opportunity Program (HOP) offered down-payment and closing cost assistance to 51 families in the amount of \$930,000. Ten of these households were at or below 50% of area median income. Another HOME funded program, the Owner-Occupied Rehabilitation Program (ORP) provided 15 homeowners with rehabilitation assistance in the amount of \$805,000. Nine of these ORP assisted households were at or below 50% of area median income.
- In the non-metropolitan areas of Alaska (all areas outside of Anchorage), AHFC Public Housing provided low-rent housing to 830 families that were below 80% of median income. Of these families, 636 were at 50% or less of median income, falling within the Section 215 Goals category. During FY 2002, AHFC also provided Section 8 Housing Choice Vouchers to 1,720 households, with all 1,457 households at or below 50% of median income.
- In FY 2002, AHFC's Low-Income Weatherization program provided statewide weatherization assistance to 590 households below 80% of area median income, with 456 households meeting Section 215 goals of less than 50% of area median income. In the non-metropolitan areas of the State, 357 households received weatherization assistance with 273 households meeting Section 215 goals.
- In FY 2002, AHFC financed mortgages for 1,042 low-income households, with 960 of these households being first-time homebuyers. In addition, AHFC provided

Interest Rate Reductions to 735 low-income households. In the non-metropolitan areas of Alaska, AHFC financed mortgages for 429 low-income households, with 342 of these households qualifying as first-time homebuyers. An additional 344 households received interest rate reductions, with 46 meeting Section 215 Goals. AHFC's Multifamily and Special Needs Loan program also finance 179 units of rental housing outside of Anchorage.

**2. Federal community development funds should support efforts addressing obstacles to local growth by constructing, upgrading and reducing operating costs of essential community services.**

- The Community Development Block Grant Program made awards to projects in 19 different communities totaling \$4,593,110.
- More than \$57 million in federal Denali Commission funding was combined with approximately \$26 million in local and state funding for critical infrastructure, community facilities, and economic development projects. A strong emphasis was placed upon supporting projects and activities that conform to local community planning priorities, and are sustainable for the long term.

**3. Existing housing supply, both owner-occupied and rentals, should be protected and improved through weatherization and rehabilitation activities.**

- AHFC's HOME funded Owner-Occupied Rehabilitation Program committed approximately \$1 million to improving the quality of housing, with 35 housing units actually rehabilitated during the fiscal year.
- AHFC's Rental Development program awarded \$52,130 to Housing First in Juneau to rehabilitate a seven unit affordable housing project.
- AHFC's Low Income Weatherization Program received \$2.3 million in funding, with 457 housing units being weatherized, resulting in lower operating expenses for heating fuel and electricity.

**4. Allocation of homeless resources covered by this Consolidated Plan should be consistent with community based strategies addressing homelessness.**

- During the fiscal year, \$504,236 in U.S. Department of Housing and Urban Development Continuum of Care funding was secured for three programs in three different communities. These resources will be used in a manner that is consistent with their respective community based strategies addressing homelessness.
- Alaska' Emergency Shelter Grant allocation of \$112,000 was awarded to six agencies that will apply these resources consistent with community based strategies addressing homelessness.
- Alaska Housing Finance Corporation continued to support the Alaska Coalition on Housing and Homelessness in its efforts to develop a framework and a plan to significantly and measurably reduce homelessness in Alaska. Representatives from 10 communities throughout Alaska consistently participated in the monthly Coalition meetings over the reporting period.

**5. State matching funds should be provided to leverage other resources for housing, services related to housing, and community development.**

- During FY 2002, Alaska Housing Finance Corporation provided \$8.54 million in corporate funds to leverage \$10.85 million in federal funds.
- The combined Annual Funding Plan Summary on page 8 shows that for all housing and community development programs, state funding of \$483,608,960 leveraged \$975,001,399 in federal funding.

**6. The supply of affordable housing should be expanded for Alaskans with special needs, incorporating appropriate supportive services and accessibility.**

- In FY 2002, AHFC rental development programs provided funding for the development of 49 units of accessible housing. During FY 2002, AHFC also placed a total of 76 GOAL funded units of accessible housing into service.
- The HOME Modification Brokerage Program, administered by the Alaska Department of Health and Social Services, used \$250,000 in funding to help individuals make accessibility modifications to their homes. An estimated total of 35 households benefited from this activity during FY 2002.
- AHFC, through the use of U.S. Department of Housing and Urban Development Technical Assistance funding, planned for training on universal design and

accessibility modifications to be conducted in the fall of 2002 in Anchorage and Fairbanks.

- A new program, the Senior Accessibility Modification program was developed during FY 2001, and received an appropriation of \$500,000 in the FY 2001 state capital budget. AHFC implemented this program during FY 2002.

**7. Housing and community development projects should incorporate appropriate design and engineering, energy-efficient construction techniques and innovative technologies.**

- During FY 2002, AHFC, using HUD technical assistance funding, finalized a "Multi-Family Building Guide" addressing energy efficiency issues.
- AHFC continued to maintain a Research and Information Center (RIC) during FY 2002. RIC is a full service center offering information on state-of-the-art northern building science, innovative housing and residential energy efficiency. RIC maintains a library of more than 5,600 publications and video programs, as well as technical assistance and a referral line.
- In FY 2002, RIC provided information on AHFC programs and technical assistance by responding to 3,525 requests from 2,955 users. RIC developed and taught 52 presentations or classes for 1,490 home buyers, homebuilders, agencies, subcontractors, lenders, real estate agents and other interested parties.
- AkWarm is a weatherization and energy modeling program that not only identifies and projects the energy requirements for homes, but is also a design tool for making cost-effective energy improvements. In FY 2002 AHFC conducted 1,084 energy ratings audits in Anchorage, and 1,438 in non-metropolitan areas of the state using AkWarm. These ratings provided homeowners with ideas on how they might improve the energy efficiency of their home.
- AHFC offered a mortgage incentive program for borrowers to increase the energy efficiency of both new and existing housing. During FY 2002, this program provided interest rate reduction benefits to 1,026 households. Of this total, benefits in energy interest rate reductions went to 155 households at or below 80% of the area median income. In non-metropolitan areas of the state, 119 low-income households benefited from this program.

**8. Through relevant and appropriate training and technical assistance, the statewide housing delivery system should be improved.**

- Throughout FY 2002, AHFC used HUD technical assistance (TA) resources to provide direct technical assistance to Community Housing Development Organizations (CHDOs), and to provide resources for CHDOs to attend specialized and relevant training opportunities.

- In September of 2001, AHFC (using HUD TA resources) conducted Affordable Housing Investment Opportunity Forums in Kenai and Fairbanks. These Forums promoted public-private partnerships in providing affordable housing.
- AHFC was a co-sponsor of the April 2001 Alaska Fair Housing Conference, with 180 attendees from 16 Alaskan communities.
- Two separate financial management and cost allocation trainings were made available to CHDOs in FY 2002.
- Two CHDOs (Fairbanks Neighborhood Housing Services and Housing First) received technical assistance resources to provide housing counseling services.
- HOME grantees received assistance to participate in lead based paint training.
- AHFC developed a Multi Family Building Guide addressing energy efficiency issues.

## **Looking to the Future**

Progress was made during FY 2002 (July 1, 2001 through June 30, 2002) under each of the eight guiding principles of the State of Alaska's Consolidated Housing and Community Development Plan. This was the first Annual Action Plan and CAPER under the new five year HCD Plan (FY 2001--FY 2005), and future Action Plans will build upon FY 2002 activities.

As the process to develop the draft FY 2004 Annual Action Plan (July 1, 2003 through June 30, 2004) begins in December of 2002, the Interagency Steering Committee will evaluate the findings of the FY 2002 CAPER for potential input. Several key areas of concern will require on-going attention during the remaining implementation of the FY 2003 Annual Action Plan (July 1, 2002 through June 30, 2003) and in the upcoming FY 2004 Action Plan development:

- During FY 2003, the State will update its Analysis of Impediments to Fair Housing and its Fair Housing Plan to address these revised impediments.
- Another area of concern is discussed on page 31 of this CAPER. In the spring of 2001, HUD announced that a Congressional mandate requires that Continuums of Care for the homeless must have a Homeless Management Information System in place by 2004. This requirement continues to be a challenge for Alaska, as the costs of developing and implementing such a system may exceed the amount of funding the state receives in McKinney homeless assistance funding.

The Interagency Steering Committee for the State's HCD Plan will continue to incorporate input from a wide range of organizations, agencies, units of local/state/federal government, and individuals. When relevant and appropriate, information from other planning processes will be utilized. As Census 2000 data sets are released, the Steering Committee will evaluate such information, and determine if HCD priorities and strategies may be impacted.



## **APPENDIX A: CDBG ANNUAL PERFORMANCE REPORT**

## PER Report

## Part I FFY 97

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800505 Aniak	C	Other Public Facilities	6	76,436.00	PF	L/M	558 p/s; 287 l/m	558 p/s; 287 l/m	97
800807 Alakanuk (FFY 97&98 99)		Other Public Facilities	6	0.00	PF	L/M	Data reported in 99	Data reported in 99	97
2198806 Atka (FFY 97, 98)	C	Other Public Facilities	6	38,600.00	PF	L/M	Data reported in 98	Data reported in FFY 98	97
2198462 Barrow	C	Removal of Architectural be	11	22,623.00	PF	L/M	221 p/s; 221 l/m	221 p/s; 221 l/m	97
800506 Bethel (FFY 97, 98)		Other Public Facilities	6	103,824.00	PF	L/M	Data reported in 99	Data reported in 99	97
801169 Deering	C	Other Public Facilities	6	200,000.00	PF	L/M	157 p/s; 124 l/m	157 p/s; 124 l/m	97
2198805 Egegik (FFY 95, 97)	C	Other Public Facilities	6	39,500.00	PF	L/M	139 p/s; 90 l/m	139 p/s; 90 l/m	97
801326 Emmonak	C	Other Public Facilities	6	200,000.00	PF	L/M	642 p/s; 447 l/m	642 p/s; 447 l/m	97
810811 Fairbanks (97,98, 99)	AC	Other Public Facilities	6	58,098.00	PF	L/M	Data reported in 99	Data reported in 99	97
2198460 Fairbanks	C	Other Public Facilities	6	200,000.00	PF	L/M	15,304 p/s; 9142 l/m	15,304 p/s; 9142 l/m	97
2198489 False Pass	C	Other Public Facilities	6	92,940.00	PF	L/M	68 p/s; 47 l/m	68 p/s; 47 l/m	97
801261 False Pass (FFY 97& 98)	C	Other Public Facilities	6	54,800.00	PF	L/M	Data reported in 98	Data reported in 98	97
801269 Gambell	C	Other Public Facilities	6	3,452.00	PF	L/M	Data reported in 99	Data reported in 99	97
2198487 Huslia	C	Other Public Facilities	6	0.00	PF	L/M	Data reported in 96	Data reported in 96	97
2188471 Kake (FFY 96 & 97)		Economic Development	14a	0.00	ED	L/M	Data reported in 96	Data reported in 96	97
2188779 Kenai Peninsula Boro	C	Center/Facility (FFY95/96/	3	65,006.00	PF	L/M	81 p/s; 71 l/m	81 p/s; 71 l/m	97
800043 Ketchikan Boro 97 & 98	C	Other Public Facilities)	6	55,304.00	PF	L/M	Data reported in 98	Data reported in 98	97
801239 Klawock (97 & 98)		Public Facility	4a	0.00	PF	L/M	None	None	97
2188787 Kobuk (FFY 96/97/98)		Other Public Facilities	6	129,224.00	PF	L/M	Data reported in 98	Data reported in 98	97
2198605 Kodiak Island Boro Karkuk	T	Other Public Facilities	6	0.00	PF	L/M	None	None	97
2198596 Kotlik	C	Other Public Facilities	6	6,811.00	PF	L/M	461 p/s; 353 l/m	461 p/s; 353 l/m	97
810563 Kwethluk (FFY 97 & 98)	AC	Other Public Facilities	6	78,637.00	PF	L/M	Data reported in 98	Data reported in 98	97
800850 Mat-Su Borough (97,98,99)		Center/Facility	3	5,189.00	PF	L/M	Data reported in 99	Data rept in 99	97
2198495 Mountain Village (95/97)	C	Other Public Facilities	6	191,811.00	PF	L/M	674 p/s; 407 l/m	674 p/s; 407 l/m	97
2172100 Newhalen (95 & 97)	C	Other Public Facilities	6	159,804.00	PF	L/M	160 p/s; 108 l/m	160 p/s; 108 l/m	97
2198604 Nikolai (FFY 97 & 98)	C	Other Public Facilities	6	65,006.00	PF	L/M	Data reported in 98	Data reported in 98	97
2198603 Nome	C	Other Public Facilities	6	0.00	PF	L/M	Data reported in 96	Data reported in 96	97
800856 Noorvik	C	Other Public Facilities	6	200,000.00	PF	L/M	531 p/s; 327 l/m	531 p/s; 327 l/m	97
800835 Old Harbor	C	Other Public Facilities	6	0.00	PF	L/M	Data reported in 98	Data reported in 98	97
2172657 Port Alexander	C	Other Public Facilities	6	23,064.00	PF	L/M	102 p/s; 86 l/m	102 p/s; 86 l/m	97
2198447 Ruby	C	Other Public Facilities	6	194,932.00	PF	L/M	170 p/s; 131 l/m	170 p/s; 131 l/m	97
801268 Ruby	C	Other Public Facilities	6	167,757.00	PF	L/M	170 p/s; 131 l/m	170 p/s; 131 l/m	97
800045 Ruby	NRC	Other Public Facilities	6	0.00	PF	L/m	170 p/s; 131 l/m	170 p/s; 131 l/m	97
2198787 Seward (94, 95, 96, 97)	C	Removal of Architectural be	11	87,768.00	PF	L/M	823 p/s; 823 l/m	823 p/s; 823 l/m	97
2198488 Saint Michael 97 & 98, 99		Other Public Facilities	6	152,343.00	PF	L/M	Data reported in 99	Data reported in 99	97
2198800 Sand Point	C	Other Public Facilities	6	200,000.00	PF	L/M	878 p/s; 509 l/m	878 p/s; 509 l/m	97
801327 Selawik (FFY 97 & 98)		Other Public Facilities	6	60,612.00	PF	L/M	Data reported in 98	Data reported in 98	97

FFY 02 PER FFY 97 Part I

Updated thru 6/30/02

810810 Shageluk	C	Other Public Facilities	6	45,246.00	PF	L/M	140 p/s; 129 l/m	140 p/s; 129 l/m	97
2188748 Tanana (FFY 94 & 97)	C	Other Public Facilities	6	6,388.00	PF	L/M	293 p/s; 198 l/m	293 p/s; 198 l/m	97
2198463 Teller	T	Other Public Facilities	6	3,123.00	PF	L/M	274 p/s; 184 l/m	274 p/s; 198 l/m	97
811119 Toksook (FFY 97,98 & 99)	AC	Other Public Facilities	6	39,134.00	PF	L/M	Data reported in 99	Data reported in 99	97
2198461 Toksook	C	Other Public Facilities	6	0.00	PF	L/M	None	None	97
800042 Valdez	C	Other Public Facilities	6	65,000.00	P/F	L/M	162 p/s; 162 l/m	162 p/s; 162 l/m	97
800572 White Mountain (97 & 98)	C	Other Public Facilities	6	27,659.00	P/F	L/M	Data reported in 98	Data rept in 98	97
2198731 Whittier (FFY 97 & 98)	T	Center/Facility	3	0.00	PF	L/M	Data reported in 98	Data reported in 98	97

811210	Akutani (FFY 98 & 99)	AC	Other Public Facilities	6		45,935.00	PF	L/M	Data reported in 99	98
800807	Alakanuk (FFY 98 & 99)	AC	Other Public Facilities	6	M	141,457.00	PF	L/M	Data reported in 99	98
811261	Aleutians (FFY 98 & 99)	AC	Center/Facility	3	M	200,000.00	PF	L/M	Data reported in 99	98
801328	Ambler (FFY 98 & 99)		Other Public Facilities	4a	M	32,940.00	PF	L/M	Data reported in 99	98
811275	Anderson (98 & 99)	NR/C	Removal of Arch Barrier	11	N	14,147.00	PF	L/M	Data reported in 99	98
2198806	Atka (FFY 97, 98)	C	Other Public Facilities	6	M	9,316.00	PF	L/M	Data reported in 99	98
800506	Belthel (FFY 97 & 98, 99)		Other Public Facilities	6	M	83,247.00	PF	L/M	Data reported in 99	98
811351	Coffman Cove (FFY 98, 99)		Other Public Facilities	6	N	9,888.00	PF	L/M	Data reported in 99	98
801267	Elim	AC	Planning	12		15,000.00	PL	L/M	290 p/s; 259 l/m	98
810811	Fairbanks (FFY 97 & 98 & 99)	AC	Other Public Facilities	6		1,252.00	PF	L/M	Data reported in 99	98
801261	False Pass (FFY 97, 98)	C	Other Public Facilities	6		145,200.00	PF	L/M	68 p/s; 47 l/m	98
801269	Gambell (FFY 98 & 99)		Other Public Facilities	6	M	126,461.00	PF	L/M	Data reported in 99	98
800573	Homer	C	Other Public Facilities	6		7,500.00	PF	L/M	350 p/s; 350 l/m	98
824750	Homer (FFY 98 & 99)	NR	Center/Facility	3		10,648.00	PF	L/M	Data reported in 99	98
801110	Juneau	AC	Other Public Facilities	6	M	0.00	PF	L/M	Data reported in 99	98
2188471	Kake (FFY 97 & 98)	AC	Economic Development	14A	M	0.00	ED	L/M	Data reported in 96	98
2188784	Kallag	AC	Economic Development	14A		200,000.00	ED	L/M	11 jobs created; 6 lmi jobs created	98
800836	Ketchikan City FFY 98 & 99)	AC	Other Public Facilities	6	M	193,063.00	PF	L/M	Data reported in 99	98
800043	Ketchikan Gateway Boro 97 & 98	C	Other Public Facilities	6	M	0.00	PF	L/M	75 p/s; 75 l/m	98
801239	Klawock (FFY 98 & 99)	NR	Public Facility	4a	M	0.00	PF	L/M	Data reported in 99	98
2188787	Kobuk (FFY 96/97/98)		Other Public Facilities	6		117.00	PF	L/M	80 p/s; 43 l/m	98
820533	Kotzebue City (98 & 99)	NR/AC	Center/Facility	3		51,678.00	PF	L/M	Data reported in 99	98
810563	Kwethluk (FFY 97 & 98)	AC	Other Public Facilities	6		121,363.00	PF	L/M	714 p/s; 621 l/m	98
800850	Mat-Su Borough (97 & 98 99)		Center/Facility	3		106,199.00	PF	L/M	Data reported in 99	98
801241	McGrath	T	Other Public Facility	6		0.00	PF	L/M	None	98
2198604	Nikolai (FFY 97 & 98)	C	Other Public Facility	6		9,994.00	PF	L/M	109 p/s; 101 l/m	98
800835	Old Harbor (97 & 98)	C	Other Public Facility	6		31,212.00	PF	L/M	307 p/s; 201 l/m	98
800768	Port Heiden	C	Other Public Facility	6		107,000.00	PF	L/M	119 p/s; 95 l/m	98
811355	Quinhagak	C	Economic Development	14a		200,000.00	ED	L/M	Data reported in 99	98
800045	Ruby (97 and 98)	C	Other Public Facility	6		149,200.00	PF	L/M	170 p/s; 131 l/m	98
820579	Ruby	NR/AC	Other Public Facility	6	N	111,125.00	PF	L/M	Data reported in 99	98

801327 Selawik (FFY 97 & 98)	AC	Other Public Facilities	6	M	6,333.00	PF	L/M	767 p/s; 721 l/m	767 p/s; 721 l/m	98
800044 Sheldon Point (Nunam Iqua)	C	Other Public Facility	6		29,920.00	PF	L/M	163 p/s; 125 l/m	163 p/s; 125 l/m	98
2198488 Saint Michael		Other Public Facility	6		1,344.00	PF	L/M	Data reported in 99	Data reported in 99	98
811119 Toksook (FFY 97, 98, & 99)		Other Public Facility	6	M	102,937.00	PF	L/M	Data reported in 99	Data reported in 99	98
800572 White Mountain (FFY 97 & 98)	AC	Other Public Facility	6		22,341.00	PF	L/M	180 p/s; 125 l/m	180 p/s; 125 l/m	98
2198731 Whittier (FFY 97 & 98)	T	Center/Facility	3		0.00	PF	L/M	None	None	98

Page 1

Grant #	LOCALITY	ACTIVITY	AMOUNT	PURPOSE	N. OBJ	PROPOSED ACCOMPLISHMENTS	ACTUAL	FFY
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No grants obligated as of June 30, 2002



Grant #	LOCALITY	ACTIVITY	AMOUNT	PURPOSE	N. OBJ	PROPOSED ACCOMPLISHMENTS	ACTUAL	FFY
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No grants obligated as of June 30, 2002.



Part III FFY 02 PER for FFY 97

**KEY:**  
 1. White, not Hispanic  
 2. Black, not Hispanic  
 3. Hispanic  
 4. Asian or Pacific Islander  
 5. American Indian/Alaskan Native  
 6. Female heads of households (if applicants or beneficiaries are receiving a direct benefit).

FISCAL Year 1997 Grants		Applicant data required for FY93 and beyond, for activities providing a direct benefit.										Beneficiary data required for FY92 and beyond; Include both direct beneficiaries (actual users) and indirect beneficiaries (service area beneficiaries)											
Grant #	LOCALITY	ACTIVITY	#	FY	1	2	3	4	5	6	DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						6 TOTAL
											1	2	3	4	5	6	1	2	3	4	5	6	
2198806	Alka	Other Public Facilities	6	97	N/A						based on area-wide benefit						Data reported in FY 98						558
800505	Aniak	Other Public Facilities	6	97	N/A						based on area-wide benefit						150 8 6 2 390						N/A
800807	Alakanuk	Other Public Facilities	6	97	N/A						based on area-wide benefit						Data reported in FY 98						N/A
2198462	Barrow	Removal of Arch Barriers	11	97	N/A						59	0	4	17	141	N/A	1146	0	61	337	2732	4276	
800506	Bethel	Other Public Facilities	6	97	N/A						data reported in FY 99						Data reported in FY 98						157
801169	Deering	Other Public Facilities	6	97	N/A						based on area-wide benefit						9 0 1 0 147						0
2198805	Egegik	Other Public Facilities	6	97	N/A						based on area-wide benefit						40 0 1 0 98						139
801326	Emmonak	Other Public Facilities	6	97	N/A						based on area-wide benefit						41 2 4 4 591						642
810811	Fairbanks	Other Public Facilities	6	97	N/A						data reported in FY 99						Data reported in FY 98						N/A
2198460	Fairbanks	Other Public Facilities	6	97	N/A						based on area-wide benefit						10674 1975 811 490 1354						15304
2198489	False Pass	Other Public Facilities	6	97	N/A						based on area-wide benefit						13 0 3 0 52						68
801261	False Pass	Other Public Facilities	6	97	N/A						data reported in FY 98						Data reported in FY 98						
801269	Gambell	Other Public Facilities	6	97	N/A						data reported in FY 99						Data reported in FY 98						
2198487	Huslia (FFY 96 & 97)	Other Public Facilities	6	97	N/A						data reported in FY 96						Data reported in FY 96						
2188471	Kake (FFY 97 & 96)	Economic Development	14a	97	N/A						contract in progress						185 0 1 0 514						712
2188779	Kensai Peninsula Boro	Center/Facility (96/97)	3	97	N/A						based on area-wide benefit						72 0 0 0 9						81
800043	Ketchikan Boro	Other Public Facilities	6	97	N/A						data reported in 98						Data reported in 98						
801239	Kispiox	Public Facility	4a	97	N/A						data reported in 98						Data reported in 98						
2188787	Kobuk	Other Public Facilities	6	97	N/A						based on area-wide benefit						None						80
2198605	Kodiak Island Boro	Other Public Facilities	6	97	N/A						based on area-wide benefit						Data reported in 98						
2198596	Kotlik	Other Public Facilities	6	97	N/A						based on area-wide benefit						15 1 0 0 445						461
810563	Kwethluk	Other Public Facilities	6	97	N/A						based on area-wide benefit						Data reported in 98						
800850	Mat-Su Borough	Center/Facility	3	97	N/A						data reported in 98						Data reported in FY 98						674
2198495	Mountain Village	Other Public Facilities	6	97	N/A						based on area-wide benefit						55 2 2 2 613						N/A
2172100	Newhalen	Other Public Facilities	6	97	N/A						based on area-wide benefit						9 0 0 0 151						160
2198604	Nikolai	Other Public Facilities	6	97	N/A						based on area-wide benefit						Data reported in 98						N/A
2198603	Nome	Other Public Facilities	6	97	N/A						1574	6	95	49	1776	3500							

Part III FFY 02 PER for FFY 97

800856 Noorvik	Other Public Facilities	6	97	N/A	based on area-wide benefit data reported in 98	32	1	0	0	498	N/A	531
800835 Old Harbor	Other Public Facilities	6	97	N/A	based on area-wide benefit	96	0	3	0	3	N/A	102
2172657 Port Alexander	Other Public Facilities	6	97	N/A	based on area-wide benefit	42	0	0	2	126	N/A	170
2198447 Ruby	Other Public Facilities	6	97	N/A	based on area-wide benefit	42	0	0	2	126	N/A	170
801268 Ruby	Other Public Facilities	6	97	N/A	Data reported in FY 98	Data reported in FY 98						
800045 Ruby	Other Public Facilities	6	97	N/A	658 18 15	2173	69	56	37	364	N/A	2699
2198787 Seward	Removal of Arch Barriers	11	97	N/A	data reported in 99	Data reported in FY 99						
2198488 Saint Michael	Other Public Facilities	6	97	N/A	based on area-wide benefit	276	4	78	87	433	N/A	878
2198800 Sand Point	Other Public Facilities	6	97	N/A	data reported in 98	Data reported in FY 98						
801327 Selawik	Other Public Facilities	6	97	N/A	based on area-wide benefit	6	0	1	0	133	N/A	140
810810 Shageluk	Other Public Facilities	6	97	N/A	based on area-wide benefit	64	0	0	0	229	N/A	293
2188748 Tanana	Other Public Facilities	6	97	N/A	based on area-wide benefit	23	0	0	0	251	N/A	274
2198463 Teller	Other Public Facilities	6	97	N/A	None	None						
2198461 Toksook Bay	Other Public Facilities	6	97	N/A	data reported in 99	Data reported in FY 99						
811119 Toksook Bay	Other Public Facilities	6	97	N/A	142 1 5	3576	30	110	100	270	N/A	4068
800042 Valdez	Other Public Facilities	6	97	N/A	based on area-wide benefit	Data reported in FY 98						
800572 White Mountain	Other Public Facilities	6	97	N/A	based on area-wide benefit	Data reported in FY 98						
2198731 Whittier	Center/Facility	6	97	N/A								

Part III FFY 02 PER for FFY 98

KEY:		Applicant data required for FY93 and beyond, for activities providing a direct benefit.										Beneficiary data required for FY92 and beyond; include both direct beneficiaries (actual users) and indirect beneficiaries (service area beneficiaries)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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800807	Alakanuk	Other Public Facilities	6	98	N/A						Data reported in FY 99						Data reported in FY 99																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														</

Part III FFY 02 PER for FFY 98

	Economic Development	14a	9	N/A	Data reported in 99 based on area-wide benefit	Data reported in FY 99	0	2	126	N/A	170
811355 Quinhagak	Other Public Facilities	6	98	N/A	based on area-wide benefit	42	0	0	0	N/A	170
800045 Ruby	Other Public Facilities	6	98	N/A	based on area-wide benefit	32	2	0	0	733	767
801327 Selawik	Other Public Facilities	6	98	N/A	based on area-wide benefit	7	0	1	3	152	163
800044 Sheldon Point	Other Public Facilities	6	98	N/A	Data reported in FY 99	Data reported in FY 99					
2198488 Saint Michael	Other Public Facilities	6	98	N/A	Data reported in FY 99	Data reported in FY 99					
811119 Toksook Bay 97-99	Other Public Facilities	6	98	N/A	Data reported in FY 99	Data reported in FY 99					
800572 White Mountain 97&98	Other Public Facilities	6	98	N/A	based on area-wide benefit	20	1	3	1	155	180
2198731 Whittier	Center/Facility	3	98	N/A	None	None					



Part III FFY 02 PER for FFY 99

<b>KEY:</b>	
1. White, not Hispanic	
2. Black, not Hispanic	
3. Hispanic	
4. Asian or Pacific Islander	
5. American Indian/Alaskan Native	
6. Female heads of households (if applicants or beneficiaries are receiving a direct benefit).	

Applicant data required for FY93 and beyond, for activities providing a direct benefit.

Beneficiary data required for FY92 and beyond; include both direct beneficiaries (actual users) and indirect beneficiaries (service area beneficiaries)

FISCAL YEAR 1999 Grants

Grant #	LOCALITY	ACTIVITY	Act	APPLICANT						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
811210 Akutan		Other Public Facilities	6													220	5	40	247	80	N/A	592
811210 Alakanuk		Other Public Facilities	6													23	0	1	0	520	N/A	544
811247 Aleknagik		Other Public Facilities	6													Contract in Progress						
811261 Aleutians East Boro		Center/Facility	3													20	0	0	0	67		87
801328 Ambler		Other Public Facilities	4a													25	0	0	1	260		286
811275 Anderson		Removal Arch. Barr	11													578	18	18	0	14	N/A	628
800506 Bethel		Other Public Facilities	6													1551	39	59	81	2944	N/A	4674
811279 Bristol Bay		Other Public Facilities	6													Contract in Progress						
811351 Coffman Cove		Other Public Facilities	6													Contract in Progress						
820742 Cordova		Removal Arch. Barr	11													1618	8	77	170	237	N/A	2110
820804 Egegik		Other Public Facilities	6													Contract in Progress						
810811 Fairbanks		Other Public Facilities	6													10675	1975	811	490	1354	N/A	15304
820908 False Pass		Other Public Facilities	6													Contract in Progress						
821187 Galena		Other Public Facilities	6													1056	55	18	20	1014	N/A	2163
801269 Gambell		Other Public Facilities	6													24	0	0	0	604		628
824750 Homer		Center/Facility	3													364	5	10	0	21	N/A	400
801110 Juneau		Other Public Facilities	6													21570	292	749	1155	2985	N/A	26751
2188784 Kake		Economic Development	14a													Data reported in 96						
800836 Ketchikan City		Other Public Facilities	6													123	7	4	8	26	N/A	168
801239 Klawock		Other Public Facilities	4a													314	1	10	5	392	N/A	722
820533 Kolzebue		Center/Facility	3													608	8	29	39	2067	N/A	2751
800850 Matanuska Susitna		Center/Facility	3													Contract in Progress						
811351 Quinhagak		Economic Development	14a													29	1	2	1	468	N/A	501

[illegible]

for

activity

Page

## **APPENDIX B-1: FY 2001 HOME MATCH REPORT**



**U.S. Department of Housing and Urban Development  
Office of Community Planning and Development**

OMB Approval No. 2506-0171  
(exp. 03/31/2005)

Part I Participant Identification		Match Contributions for Federal Fiscal Year (yyyy)	06/02
1. Participant No. (assigned by HUD) SG020100	2. Name of the Participating Jurisdiction State of Alaska (Alaska Housing Finance Corporation)	3. Name of Contact (person completing this report) Carmal Reed	
5. Street Address of the Participating Jurisdiction 4300 Boniface Parkway, PO Box 101020		4. Contact's Phone Number (include area code) 907-330-8275	
6. City Anchorage	7. State AK	8. Zip Code 99510-1020	

Part II Fiscal Year Summary		
1. Excess match from prior Federal fiscal year	\$	7,151,690.21
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	1,353,963.67
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$	8,505,653.88
4. Match liability for current Federal fiscal year	\$	537,975.42
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$	7,967,678.46

[illegible]

# HOME Match Report: 2001 Program Year, 2002 State Fiscal Year (7/01 - 6/02)

Completion Date	IDIS ID	Name	HOME Opportunity Program	Gmt Equiv Below Mkt Loan	Non-Federal Cash	Forgone Taxes	Appraised Land/ Real Property	Required Infrastructure	Donated Services, Labor, Materials	Loans from Bond Proceeds*	Total Match**
<b>AHFC Program</b>											
1	5/8/2001	734	HOMEBUYER HG101 S.G.	\$0.00	\$349,635.15	\$0.00	\$0.00	\$0.00	\$0.00	\$1,019,095.17	
2	7/26/2001	740	HOMEBUYER HG101 E.L.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,537.50	
3	7/30/2001	741	HOMEBUYER HG101 L.M.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,106.25	
4	7/18/2001	743	HOMEBUYER HG101 D.H.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,074.00	
5	7/19/2001	751	HOMEBUYER FNH01 S.H.	\$0.00	\$10,540.84	\$0.00	\$0.00	\$0.00	\$0.00	\$28,250.00	
6	8/24/2001	757	HOMEBUYER HG101 M.C.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,387.75	
7	8/31/2001	758	HOMEBUYER HG101 R.M.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,260.00	
8	8/22/2001	759	HOMEBUYER HG101 T.H.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,390.00	
9	7/27/2001	760	HOMEBUYER FNA01 M.H.	\$0.00	\$13,339.56	\$0.00	\$0.00	\$0.00	\$0.00	\$14,500.00	
10	10/19/2001	761	HOMEBUYER FNH01 C.R.	\$0.00	\$29,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,900.00	
11	12/4/2001	762	HOMEBUYER ACD01 F.H.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,400.00	
12	12/6/2001	763	HOMEBUYER ACD01 J.C.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,869.75	
13	8/27/2001	764	HOMEBUYER ACD01 J.D.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,750.00	
14	8/30/2001	767	HOMEBUYER FNH01 S.B.	\$0.00	\$23,367.01	\$0.00	\$0.00	\$0.00	\$0.00	\$16,693.75	
15	8/30/2001	768	HOMEBUYER FNH01 L.D.	\$0.00	\$24,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
16	8/31/2001	769	HOMEBUYER FNH01 V.M.	\$0.00	\$22,600.73	\$0.00	\$0.00	\$0.00	\$0.00	\$20,137.50	
17	9/5/2001	770	HOMEBUYER FNH01 C.Z.	\$0.00	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,200.00	
18	8/20/2001	771	HOMEBUYER FNH01 L.A.	\$0.00	\$23,605.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,500.00	
19	4/17/2002	772	HOMEBUYER ACD01 S.J.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,300.00	
20	12/12/2001	773	HOMEBUYER ACD01 L.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,073.50	
21	8/20/2001	774	HOMEBUYER ACD01 C.H.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,585.00	
22	10/9/2001	794	HOMEBUYER HG101 M.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,750.00	
23	10/12/2001	795	HOMEBUYER HG101 C.S.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,250.00	
						\$0.00	\$0.00	\$0.00	\$0.00	\$7,825.00	

\*25% of loans from tax exempt housing bond proceeds for single family homes. 50% of loans from tax exempt housing bond proceeds for multi-family projects.

\*\*If fewer than 50% of all units in a development are HOME assisted, match counted in this column may be less than match listed in detailed columns to the left. Where fewer than 50% of all units are HOME assisted, the total match counted may not exceed ((HOME units + HOME look-alike units)/All Units)\*All Funding Sources). Total match amount may also not reflect all amounts to the left when match for that particular activity was counted in previous years.

Completion Date	IDIS ID	Name	Gmt Equiv Below Mkt Loan	Non-Federal Cash	Forgone Taxes	Appraised Land/ Real Property	Required Infrastructure	Donated Services, Labor, Materials	Loans from Bond Proceeds*	Total Match**
24	9/27/2001	797	HOMEBUYER FNH01 C.M.	\$0.00	\$7,950.26	\$0.00	\$0.00	\$0.00	\$20,000.00	
25	11/8/2001	804	HOMEBUYER FNH01 R.C.	\$0.00	\$24,000.00	\$0.00	\$0.00	\$0.00	\$24,400.00	
26	11/23/2001	805	HOMEBUYER FNH01 A.F.	\$0.00	\$13,999.00	\$0.00	\$0.00	\$0.00	\$20,868.75	
27	10/26/2001	807	HOMEBUYER FNH01 H.W.	\$0.00	\$18,999.00	\$0.00	\$0.00	\$0.00	\$25,887.50	
28	10/11/2001	808	HOMEBUYER FNH01 L.P.	\$0.00	\$13,800.00	\$0.00	\$0.00	\$0.00	\$11,512.50	
29	10/29/2001	809	HOMEBUYER HG101 A.R.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,650.75	
30	11/27/2001	810	HOMEBUYER HG101 H.F.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,475.00	
31	1/16/2002	812	HOMEBUYER HG101 P.S.	\$0.00	\$35,940.00	\$0.00	\$0.00	\$0.00	\$0.00	
32	12/13/2001	813	HOMEBUYER FNH00 L.R.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,850.00	
33	12/3/2001	814	HOMEBUYER FNH00 T.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,513.75	
34	10/31/2001	815	HOMEBUYER FNH00 B.V.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$28,900.00	
35	11/9/2001	816	HOMEBUYER FNH00 S.D.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,047.50	
36	10/18/2001	817	HOMEBUYER FNH00 S.H.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$27,943.92	
37	11/30/2001	818	HOMEBUYER FNH00 J.Z.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,768.75	
38	1/18/2002	820	HOMEBUYER FNH01 A.O.	\$0.00	\$12,033.00	\$0.00	\$0.00	\$0.00	\$14,087.50	
39	1/17/2002	821	HOMEBUYER FNH01 E.F.	\$0.00	\$13,362.00	\$0.00	\$0.00	\$0.00	\$18,887.50	
40	1/30/2002	822	HOMEBUYER HG101 K.M.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$8,675.00	
41	1/30/2002	830	HOMEBUYER HG101 D.S.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$31,250.00	
42	3/22/2002	845	HOMEBUYER ACD01 S.O.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,453.75	
43	4/19/2002	846	HOMEBUYER ACD01 B.W.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,000.00	
44	4/29/2002	848	HOMEBUYER HG101 J.R.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,997.50	
45	4/29/2002	849	HOMEBUYER HG101 S.B.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$19,250.00	
46	6/12/2002	853	HOMEBUYER FNH01 V.Z.	\$0.00	\$6,098.68	\$0.00	\$0.00	\$0.00	\$26,300.00	
47	6/13/2002	854	HOMEBUYER ACD01 D.P.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,635.50	
48	6/25/2002	857	HOMEBUYER ACD01 C.F.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	
<b>AFC Program</b>				<u>\$0.00</u>	<u>\$34,981.27</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
<b>Owner Rehabilitation Program</b>										

\*25% of loans from tax exempt housing bond proceeds for single family homes. 50% of loans from tax exempt housing bond proceeds for multi-family projects.

\*\*If fewer than 50% of all units in a development are HOME assisted, match counted in this column may be less than match listed in detailed columns to the left. Where fewer than 50% of all units are HOME assisted, the total match counted may not exceed ((HOME units + HOME look-alike units)/(All Units)\*All Funding Sources). Total match amount may also not reflect all amounts to the left when match for that particular activity was counted in previous years.

Completion Date	UDIS ID	Name	Gmt Equip Below Mkt Loan	Non-Federal Cash	Forgone Taxes	Appraised Land/ Real Property	Required Infrastructure	Donated Services, Labor, Materials	Loans from Bond Proceeds*	Total Match**
49 6/22/2000	573	OWNER REHAB ACD97 R.L.	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50 9/27/2000	574	OWNER REHAB ACD97 M.B.	\$0.00	\$4,708.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51 7/19/2000	610	OWNER REHAB ACD97 C.C.	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52 10/13/2000	641	OWNER REHAB ACD97 J.P.	\$0.00	\$2,307.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
53 9/14/2001	710	OWNER REHAB IWX99 S.J.	\$0.00	\$2,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
54 8/10/2001	714	OWNER REHAB IWX99 A.G.	\$0.00	\$3,165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
55 3/26/2002	803	OWNER REHAB IWX99 C.S.	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Grand Total</b>			\$0.00	\$384,616.42	\$0.00	\$0.00	\$0.00	\$0.00	\$1,019,085.17	

\*25% of loans from tax exempt housing bond proceeds for single family homes. 50% of loans from tax exempt housing bond proceeds for multi-family projects.

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## **APPENDIX B-2: HOME AFFIRMATIVE MARKETING ASSESSMENT**



# ***HOME PROGRAM AFFIRMATIVE MARKETING ASSESSMENT***

## **INTRODUCTION**

As part of its affirmative marketing plan, Alaska Housing Finance Corporation employs several strategies in relation to the HOME Program. For example:

**Section 3 and MBE WBE Reporting.** AHFC enters into agreements with each of its subrecipients which include Section 3 and Affirmative Marketing reporting requirements. Section 3 reporting applies to organizations that have a contract with AHFC for at least \$200,000 in federal funds, and also applies to subcontracts of these agencies of at least \$100,000. Minority and Women Owned business reporting is required for all grantees and/or subrecipients of HOME funds, however, only contracts of \$25,000 or more need be reported to AHFC. Reports are required, along with close-out documents, before a project's final retainage funds are released.

**Job Training Programs.** In its Greater Opportunities for Affordable Living (GOAL) program, AHFC offers HOME grants, Low Income Housing Tax Credits, and Senior Citizen Housing Development Grants for construction of affordable and senior housing. The GOAL program offers 10 extra points (out of a total possible score of 195) in its evaluation of applications for those including job training programs. The additional costs related to incorporating such a job training program are eligible project costs in the GOAL competition. This results in many applicants opting to include such a program in their overall development plan, and thereby including more Section 3 residents in the development process.

**Preference for special needs housing.** In its GOAL program, AHFC also awards 15 additional points to projects that propose to serve special needs populations. Special needs populations include: senior citizens, persons with a mental or physical disability, persons/families whose annual income does not exceed 30% of the area median income, and homeless persons. This criteria results in many applications for housing serving special needs populations, and in those projects having a better chance full funding.

**Preference for Increased Accessibility.** The GOAL program grants extra points to sponsors that pledge to "equip" more rental units than legally required. The number of points depends on the number of extra units that will be equipped.

**Monitoring and Technical Assistance.** Subrecipients are monitored regularly, including activity related to affirmative marketing, MBE/WBE and Section 3. Steps are taken on a case by case basis to assist subrecipients in maximizing their effectiveness.

## **EVALUATION**

**Section 3 and MBE WBE Reporting.** AHFC began requiring Section 3 and MBE/WBE reporting on a quarterly basis during the previous year. Despite the additional paperwork, this practice has been helpful as it has forced grantees to address these requirements earlier in the grant and construction process. This process has also succeeded in identifying early on any potential equal opportunity issues regarding preferences for natives only. No changes proposed.

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 03/31/2005)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 7/1/01	Ending 6/30/02	8/30/02

## Part I Participant Identification

1. Participant Number SG020100	2. Participant Name Alaska Housing Finance Corporation		
3. Name of Person completing this report Carna Reed		4. Phone Number (Include Area Code) 907-330-8275	
5. Address 4300 Boniface Parkway, PO Box 99510-1020	6. City Anchorage	7. State AK	8. Zip Code 99510-1020

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	25	0	0	0	0	25
2. Dollar Amount	4,462,913	0	0	0	0	4,462,913
B. Sub-Contracts						
1. Number	3	0	0	0	0	3
2. Dollar Amount	465,835	0	0	0	0	465,835
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	25	7	18			
2. Dollar Amount	4,462,913	172,392	4,290,521			
D. Sub-Contracts						
1. Number	3	3	0			
2. Dollar Amounts	465,835	465,835	0			

Note: Only Part III is required as part of the Annual Performance Report.