

CONSOLIDATED HOUSING & COMMUNITY DEVELOPMENT PLAN FOR ALASKA 2001-2005: FY 2003 Annual Performance Report

DRAFT FOR PUBLIC COMMENT

Enclosed is a copy of the FY 2003 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 2003 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 2003 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, 2003. 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.

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 26, 2003.

Consolidated Housing and Community Development Plan for the State of Alaska

**Consolidated Annual Performance and Evaluation Report (CAPER) for State of
Alaska Fiscal Year 2003 (July 1, 2002 through June 30, 2003)**

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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 2003 (July 1, 2002 through June 30, 2003) Annual Action Plan is the third 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 Workforce Investment Board (formerly known as 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 2003 on June 30, 2003, 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.

The public may comment on this draft FY 2003 APR, beginning on September 3, and ending on September 23, 2003. Notice of availability of the draft was advertised in the Anchorage Daily News, the Juneau Empire, Fairbanks News-Miner, Sitka Sentinel, Ketchikan Daily Mirror, Nome Nugget, Valdez Vanguard, Tundra Drums, Peninsula Clarion, and the Frontiersman. Notification was also sent to AHFC's Consolidated Planning mailing list. The draft APR is available for download from AHFC's web-site.

This 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 2003 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 2003 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 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 2003 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 2003. This estimate, called the *Annual Funding Plan Summary*, projected that approximately \$1.5 billion would be available for a wide range of (HCD) activities. On page 9, the table titled ***Combined Annual Funding Plan Summary*** (July 1, 2002 through June 30, 2003), lists HCD resources actually received in non-metropolitan Alaska (all areas outside of Anchorage) during state fiscal year 2003. 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, 2003, will be reported in the 2004 CAPER. A total of approximately \$1.70 billion in housing and community development resources were actually committed to non-metropolitan areas of Alaska during FY 2003.

The FY 2003 Annual Performance Report also included additional tables. The ***Annual Funding Plan for Housing*** details projected resources by program area for housing related activities on pages 10-12. The ***Annual Funding Plan for Community Development***, does the same for community development activities on page 9. Both of these tables indicate the agencies responsible for administering each program, and the source of program funding. The tables titled ***Annual Funding Plan for Housing*** gives a more detailed breakdown by program area, in three categories---mortgages, grants, and rental assistance. 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. For non-metropolitan areas of Alaska, the total amount of resources projected for housing during FY 2003 was approximately \$710 million. The actual amount housing resources committed during FY 2003 was approximately \$935 million. This increase is primarily due to increased mortgage lending activity due to the favorable interest rate environment. During FY 2003.

The table , ***Annual Funding Plan for Community Development*** identifies a wide range of resources that were projected to be available for community development activities during FY 2003, and the actual amount secured. The total amount of community development resources estimated for FY 2003, at the time of preparing the FY 2003 Annual Action Plan, was approximately \$794 million. The actual funding for FY 2003 community development activities totaled approximately \$767 million. This difference is seen in the federal funding level to the Alaska Department of Transportation and Public Facilities.

HCD Plan Annual Action Plan

Annual Funding Plan For Community Development
State of Alaska - Nonmetropolitan Areas
Fiscal Year 2003 (July 1, 2002 - June 30, 2003)

Program Name	Lead Agency	Program Type	Anticipated Funding			Actual Funding		
			Federal	State	Total	Federal	State	Total
Alaska Native Tribal Health Consortium	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	3,281,000	0	3,281,000	3,281,000	0	3,281,000
Community Priorities Program	DCEd	Supplemental funding for comm. fixed infrastructure	4,100,000	0	4,100,000	4,100,000	0	4,100,000
Municipal Match Grants	DEC	Water and wastewater infrastructure	23,428,100	0	23,428,100	8,517,800	12,404,100	20,921,900
Village Safe Water	DEC	Water and wastewater infrastructure	27,096,700	17,034,100	44,130,800	27,096,700	17,034,100	44,130,800
Denali Commission	Denali Com.	Rural utilities, infrastructure, health, safety, econ. dev.	50,000,000	0	50,000,000	50,000,000	0	50,000,000
Department of Transportation	DOT	Roads, Runways, Safety, Marine Highway	525,761,100	69,325,292	595,086,392	512,161,100	56,859,812	569,020,912
Economic Development Initiative Grants	HUD	Comm. development, Housing, Sup. Services	120,658	3,570,658	3,691,316	120,658	3,570,658	3,691,316
Indian Community Development Block Grant	HUD	Comm. development, Housing, Sup. Services	5,504,000	0	5,504,000	5,504,000	0	5,504,000
Community Facility Loans and Grants	RHD	Loans and grants for com. facility construction	2,550,000	4,100,000	6,650,000	2,550,000	4,100,000	6,650,000
Village Water/Waste Disposal Grants	RHD	Construction of water and waste systems ¹	24,000,000	0	24,000,000	24,000,000	0	24,000,000
Water & Waste Grants	RHD	Water and waste disposal systems	2,100,000	0	2,100,000	2,100,000	0	2,100,000
Water & Waste Loans	RHD	Water and waste disposal systems	3,900,000	0	3,900,000	3,900,000	0	3,900,000
Total			\$699,741,558	\$94,030,050	\$793,771,608	\$671,231,258	\$96,251,670	\$767,482,928

N/A = Not Available

1. RHD provides funds as match for Village Safe Water

HCD Plan Annual Action Plan
Annual Funding Plan For Housing - Mortgages
State of Alaska - Nonmetropolitan Areas
Fiscal Year 2003 (July 1, 2002 - June 30, 2003)

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	8,500,000	8,500,000	0	4,915,529	4,915,529	811	37
AHFC RRJIB Program	AHFC	Interest rate reduction for low-income borrowers	0	4,500,000	4,500,000	0	1,391,698	1,391,698	190	73
AHFC Multifamily Loan Program	AHFC	Multifamily, special needs, congregate & senior progs.	0	7,500,000	7,500,000	0	4,645,950	4,645,950	8	N/A
AHFC Rural Housing Program	AHFC	Mortgages for rural areas	0	116,000,000	116,000,000	0	168,758,328	168,758,328	1,067	46
AHFC Streamline Refinance Program	AHFC	FHA Refinancing	0	16,465,320	16,465,320	0	195,391,729	195,391,729	1,427	35
AHFC Taxable First-Time Buyer Program	AHFC	Conventional single-family mortgages for first-time buyer	0	60,931,867	60,931,867	0	87,442,624	87,442,624	570	17
AHFC Taxable Program	AHFC	Conventional single-family mortgages	0	67,482,010	67,482,010	0	60,110,935	60,110,935	366	15
AHFC Tax-Exempt First-Time Homebuyers Prg.	AHFC	First-time homebuyer mortgages	0	50,000,000	50,000,000	0	30,624,174	30,624,174	303	62
AHFC Veterans Mortgage Program	AHFC	Tax-exempt veterans loan program	0	25,000,000	25,000,000	0	15,620,903	15,620,903	77	0
Other AHFC Loan Programs	AHFC	Mobile Homes, Non-conforming, Seconds	0	3,000,000	3,000,000	0	3,000,000	3,000,000	9	N/A
FHA Loan Program	HUD	Home Loan Guarantee Program	98,000,000	0	98,000,000	98,000,000	0	98,000,000	690	N/A
FHA Title I Home Improvement	HUD	Home Improvement Program	3,500,000	0	3,500,000	3,500,000	0	3,500,000	194	N/A
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	N/A
USDA Section 502	RHD	Direct & Guaranteed Rural Single-Family Housing Loans	31,500,000	0	31,500,000	28,816,796	0	28,816,796	N/A	N/A
USDA Section 504	RHD	Rural Single-Family Housing Repair Loans	355,000	0	355,000	168,477	0	168,477	N/A	N/A
USDA Section 515	RHD	Rural Rental Multifamily Housing Loans	1,000,000	0	1,000,000	1,000,000	0	1,000,000	N/A	N/A
Total Mortgages:			139,203,048	359,379,197	498,582,245	136,333,321	571,901,870	708,235,191	5,713	285

HCD Plan Annual Action Plan

Annual Funding Plan For Housing - Grants

State of Alaska - Nonmetropolitan Areas

Fiscal Year 2003 (July 1, 2002 - June 30, 2003)

Program Name	Lead Agency	Program Type	Anticipated Funding			Actual Funding			Total Units	Sec. 215 Units
			Federal	State	Total	Federal	State	Total		
AHFC Senior Access Program**	AHFC	Accessibility modifications for people with disabilities	0	224,200	224,200	0	224,200	224,200	N/A	N/A
AHFC Senior Citizens Housing Development Fund	AHFC	Housing for elderly	0	1,975,000	1,975,000	0	1,975,000	1,975,000	55	N/A
Federal and Other Competitive Grants	AHFC	Matching Funds	1,800,000	750,000	2,550,000	1,800,000	750,000	2,550,000	N/A	N/A
HOME Program Income	AHFC	Program income received from HOME activity	54,400	13,600	68,000	54,400	13,600	68,000	N/A	N/A
HOME*	AHFC	Rehab, new const, rental and homebuyer assistance	3,008,000	752,000	3,760,000	3,008,000	752,000	3,760,000	85	14
Homeless Assistance Program	AHFC	One-time aid for emergency needs	0	339,930	339,930	0	339,930	339,930	N/A	N/A
Housing Op. for Persons w/AIDS (HOPWA)	AHFC	Housing & supportive services	710,800	0	710,800	710,800	0	710,800	N/A	N/A
Housing Tax Credits	AHFC	Acquisition, rehabilitation, new construction	2,000,000	0	2,000,000	2,000,000	0	2,000,000	143	9
Low-Income Housing Weatherization	AHFC	Weatherization & retrofit of housing	1,440,000	2,400,000	3,840,000	1,440,000	2,400,000	3,840,000	483	381
Public Housing Capital Fund Program	AHFC	Rehab, management improvements of public housing	250,000	0	250,000	250,000	0	250,000	N/A	N/A
Public Housing Competitive Grants	AHFC	AHFC Bonding for improvements of public housing	0	55,249,800	55,249,800	0	55,249,800	55,249,800	138	110
Public Housing Renovation	AHFC	Matching funds	405,000	135,000	540,000	405,000	135,000	540,000	N/A	N/A
Public Housing Senior/Statewide Deferred Maint.	AHFC	Renovation of Public Housing	0	750,000	750,000	0	750,000	750,000	40	32
State Energy Special Projects/Efficiency Monitoring	AHFC	Maintenance for senior and statewide units	270,000	0	270,000	270,000	0	270,000	N/A	N/A
AHFC Supplemental Housing Development Prg.	AHFC	Energy Rating, Marketing, Tech. Asst., Special Projects	81,000	178,200	259,200	81,000	178,200	259,200	N/A	N/A
Emergency Shelter Grant	DCED	Augments Indian housing development	3,487,216	0	3,487,216	3,487,216	0	3,487,216	N/A	N/A
Beneficiary and Special Needs Housing	DHSS	Housing, supportive services	113,000	0	113,000	113,000	0	113,000	N/A	N/A
DHSS Community Mental Health Grants/Psych.Serv.	DHSS	Housing for people with disabilities	0	1,500,000	1,500,000	0	1,500,000	1,500,000	N/A	N/A
Housing Mods for Mental Health Trust Beneficiaries	DHSS	Supportive services for the severely mentally ill	2,323,800	19,636,800	21,960,600	2,323,800	19,636,800	21,960,600	N/A	N/A
Home Modifications for People With Disabilities	DOH	Supportive services and improvements	0	31,520	31,520	0	31,520	31,520	18	N/A
HUD Section 202 - Elderly Housing	HUD	Accessibility modifications and improvements	891,100	0	891,100	891,100	0	891,100	35	35
HUD Section 811 - Persons with Disabilities	HUD	Housing for elderly	134,000	0	134,000	134,000	0	134,000	10	10
HUD Technical Assistance	HUD	Housing for disabled	90,000	30,000	120,000	90,000	30,000	120,000	N/A	N/A
HUD Youthbuild	HUD	HOME and Supported Housing Technical Assistance	0	0	0	0	0	0	N/A	N/A
Indian Housing Programs: NAHASDA	HUD	Grants for nonprofits to assist "at-risk" youth	84,208,235	0	84,208,235	88,808,956	0	88,808,956	N/A	N/A
Continuum of Care Homeless	Nonprofits	Community development, Housing, Sup. Services	504,236	0	504,236	693,476	0	693,476	N/A	N/A
USDA Section 504	RHD	Acq, rehab, new const, rental assist, supp. servs.	355,000	0	355,000	178,296	0	178,296	N/A	N/A
USDA Section 523	RHD	Rural Single-Family Housing Repair Grants	450,000	0	450,000	450,000	0	450,000	N/A	N/A
USDA Section 533	RHD	Self-Help Housing Grants	50,000	0	50,000	52,500	0	52,500	N/A	N/A
Total Grants:		Housing Preservation Grants	\$102,625,787	\$84,016,050	\$186,641,837	\$114,586,926	\$84,075,635	\$198,662,561	1,007	591

** Up to \$250,000 of the of Senior Citizens Housing Development Fund (SCHDF) may be used to fund the Senior Access Program

1. Includes HAP, Admin, and Hard-to-House fee.

HCD Plan Annual Action Plan
Annual Funding Plan For Housing - Rental Assistance
State of Alaska - Nonmetropolitan Areas
Fiscal Year 2003 (July 1, 2002 - June 30, 2003)

Program Name	Lead Agency	Program Type	Anticipated Funding			Actual Funding			Total Units	Sec. 215 Units
			Federal	State	Total	Federal	State	Total		
Public Housing Operating Subsidy	AHFC	Operating costs	5,502,863	0	5,502,863	9,013,250	0	9,013,250	750	684
Section 8 Housing Choice Vouchers Existing	AHFC	Rental assistance ¹	10,017,497	0	10,017,497	9,740,903	0	9,740,903	1,776	1,664
Section 8 Housing Choice Vouchers Incremental	AHFC	Rental assistance	0	0	0	0	0	0	0	N/A
Section 8 Project Based	HUD	Rental assistance	5,321,144	0	5,321,144	5,321,144	0	5,321,144	720	N/A
USDA Section 515 Rental Assistance	RHD	Rental assistance for new/existing RHD projects	3,900,000	0	3,900,000	4,024,961	0	4,024,961	N/A	N/A
Total Rental Assistance:			\$24,741,504	\$0	\$24,741,504	\$28,100,258	\$0	\$28,100,258	3,246	2,348

** Up to \$250,000 of the of Senior Citizens Housing Development Fund (SCHDF) may be used to fund the Senior Access Program
1. Includes HWF, Admin, and Hard-to-House fee.

HCD Plan Annual Action Plan

Combined Annual Funding Plan Summary

State of Alaska - Non Metropolitan Areas

Fiscal Year 2003 (July 1, 2002 - June 30, 2003)

Program Name	Type	Program Type	Anticipated Funding			Actual Funding		
			Federal	State	Total	Federal	State	Total
Housing	<u>Mortgages</u>	AHFC Mortgage Programs: Energy Rate Reduction, Multifamily/Special Needs, Rural Housing, Taxable & Tax Exempt, Veterans Program, Interest-Rate Reductions; HUD Programs: FHA Title I; USDA Section 502	139,203,048	359,379,197	498,582,245	136,333,321	571,901,870	708,235,191
	<u>Grants</u>	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, HOPWA, NAHASDA, 202, 811; USDA: Section 505, 515	102,625,787	84,016,050	186,641,837	114,586,926	84,075,635	198,662,561
	<u>Rental Assistance</u>	AHFC: Public Housing Operating Subsidy; HUD Section 8 Project Based, Certifications and Vouchers; USDA Rental Assistance	24,741,504	0	24,741,504	28,100,258	0	28,100,258
Total			266,570,339	443,395,247	709,965,586	279,020,505	655,977,505	934,998,010
Community Development	<u>Grants</u>	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	699,741,558	94,030,050	793,771,608	671,231,258	96,251,670	767,482,928
	Total							
Total Housing and Community Development			966,311,897	537,425,297	1,503,737,194	950,251,763	752,229,175	1,702,480,938

Alaska Housing Finance Corporation
Consolidated Housing and Community Development Plan
Households & Persons Assisted with Housing*
 State of Alaska - Non-Metropolitan Areas
 July 1, 2002 - June 30, 2003

Name of State: STATE OF ALASKA - Non Metropolitan Areas														Fiscal Year: 2003	
ASSISTANCE PROVIDED (by Income Group)	RENTERS				OWNERS					HOMELESS			Non-Homeless Special Needs** (L)	Total Goals (M)	Total Section 215 Goals (N)
	Elderly 1&2 Member Household (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Houshlds. (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)	586	1,857	1,129	936	4,508	259	31	10	300	528	73	1,102	5,409	5,409	
2 Very Low-Income (31 to 50% of MFI)	319	575	82	160	1,136	343	124	75	542	64	25	271	1,767	1,767	
3 Other Low-Income (51 to 80% of MFI)	45	219	23	205	492	758	392	265	1,415	0	0	57	1,907		
4 Total Low-Income (Lines 1+2+3)	950	2,651	1,234	1,301	6,136	1,360	547	350	2,257	592	98	1,430	9,140	7,176	

5 Racial/Ethnic Composition**		
Total Low-Income		
Hispanic	1	318
All Races	2	5,637
	3	287
	4	1,932
	5	299
	6	540
Total		8,695

*Data for period 07/01/01 - 06/30/02. Source: AHFC, Mortgage Dept., Planning and Program Development.

**Primary Racial/Ethnic composition of households

Programs Included Are Highlighted:
AHFC Mortgages: First-Time Homebuyer Tax-Exempt
AHFC Mortgages: EEIRR Program
AHFC Mortgages: IRRLIB Program
AHFC Mortgages: Multifamily and Special Needs Loan Program
AHFC Mortgages: Nonconforming and Mobile Home
AHFC Mortgages: Rural Loan Program
AHFC Mortgages: Taxable Program
AHFC Mortgages: Taxable First Time Homebuyer Program
AHFC Mortgages: Veterans Mortgage Program
AHFC Senior Citizens Housing Development
AHFC Streamline Refinance
HOME Owner-Occupied Rehabilitation
HOME Rental Development
Hud-Subsidized Projects
Indian HOME
HUD NAHSDA
Low-Income Housing Weatherization Program
Public Housing
Section 8 Vouchers (inc. Welfare to Work Vouchers)

NOTE: This table reflects all areas outside of Anchorage

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 2003, 6,136 renter households were served, and 2,257 Alaskan homeowners received assistance from a variety of housing programs. The table below illustrates the distribution of households assisted across racial and ethnic categories, and a comparison to the general population. The table titled "Households and Persons Assisted with Housing" on page 14 includes renters, homeowners, homeless, and non-homeless special needs households, broken down by income levels and household size.

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

Racial Group	<u>Households Assisted FY 2003</u>		<u>2000 Population Estimate</u>	
	Number	Percent	Number	Percent
White	5,637	65%	246,388	67%
Black	287	3%	6,600	2%
Native	1,932	22%	79,196	22%
Asian/Pacific Islander	299	3%	11,366	3%
Other	540	6%	23,099	6%
Total	8,695	100%	366,649	100%
<i>Hispanic/Any Race</i>	318	4%	10,999	3%

The data for the Demographic Characteristics of Households Assisted table, as well as the Households and Persons Assisted with Housing table on page 15, was compiled from the results of a survey mailed out to housing providers serving areas of Alaska outside of Anchorage.

The data for the Demographic Characteristics of Households Assisted table, as well as the Households and Persons Assisted with Housing table on page 15, was compiled from the results of a survey mailed out to housing providers serving areas of Alaska outside of Anchorage, and from AHFC data sources for Public Housing, Housing Choice Vouchers, Low Income Weatherization, AHFC Mortgages, and other available data sources.

Community Development Block Grant Program

STATE OF ALASKA

FY 2003 State Performance/Evaluation Report

PART II — Narrative Requirements

for FFY 1998, 1999, 2000, 2001, and 2002 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, particularly in rural Alaska. The CDBG Program fulfills this mission by acting upon its defined goals and objectives.

The goals of the program are to ensure that the State's CDBG funds will be used to principally benefit low and moderate income persons; to provide financial resources to communities for public facilities, planning and special economic development activities which encourage community self-sufficiency; to reduce or eliminate conditions detrimental to the health and safety of local residents; and to provide capital to assist in the creation or retention of jobs that primarily benefit low and moderate income persons.

The following objectives guide distribution and use of funds:

- 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 eliminate clear and imminent threats to public health and safety.
- To support activities which demonstrate the potential for long-term positive impact.
- To support activities which encourage local community efforts to combine and coordinate CDBG funds with other available private and public resources whenever possible.
- To support activities which demonstrate strong local support as evidenced by inclusion in a community, economic development, or capital improvement plan.
- To support activities which have completed design, engineering, architectural, or feasibility plans as appropriate, or have included those activities in their application.

- To support economic development activities which will result in business development and job creation or retention which principally benefits low and moderate income persons.

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 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.

We have however recently modified the Annual Action Plan for FY 2003 and FY 2004 which will impact the way we administer FFY 2002 and FFY 2003 CDBG funds. In particular these amendments allow us to set-aside funds for specific activities which are consistent with the goals and objectives identified in the Housing and Community Development Plan but which will result in improved timeliness of expenditure of CDBG funds and more importantly, will better serve the communities which are served by the program. These amendments include the following:

1. At the discretion of DCED funds may be set-aside and designated to provide the cost share match for CDBG eligible communities/applicants for construction ready Denali Commission Health Care Projects. Construction-ready for a community/applicant under the Denali Commission Health Care Cost Share match is defined as having successfully completed the Denali Commission Rural Primary Care Facility Project Business Plan; having successfully completed the Denali Commission Site Plan Checklist which includes verification of the legal right to utilize the property for the proposed project; having successfully completed all planning, permitting, engineering, and architectural plans for the proposed project; and having applied for and received a commitment from the Denali Commission for construction funding
- Communities/applicants awarded funds under the Denali Commission Health Care Cost Share Match Program must meet all requirements for participation in the CDBG program including but not limited to Eligible Applicants; Eligible Activities; Public Hearing Requirements; National Objectives; Resolution with Certifications of Compliance; HUD Reform Act; Civil Rights; Environmental Review; and Federal Labor Standards and agree to execute a CDBG Grant Agreement with DCED within the timeframes outlined by the Department at the time of award
- CDBG funds awarded under this Denali Commission Health Care Cost Share Match Program will not exceed \$500,000 per community/applicant
- CDBG funds may not be used for equipment or furnishings unless an integral part of the building

- CDBG funds may not be used as the cost share match for any part of a multi-use facility which is used for an activity which is ineligible for CDBG funding, i.e., facilities used for the general conduct of government or jails or for the costs associated with on-going governmental operations or any other ineligible CDBG activity
 - Communities/applicants awarded funds under the Denali Commission Health Care Cost Share Match Program will be expected to expend all CDBG funds within 18 to 24 months from the execution of the CDBG Grant Agreement unless otherwise approved by the Department
 - Eligible communities/applicants will be awarded funds on a first come-first served basis by the Department in the order referred by the Denali Commission. Both the Department and the Commission's assessment of the community/applicant's ability to complete the project in a timely manner will be considered if insufficient funds are available for all project referrals
 - If the amount of funds set-aside for the Denali Commission Health Care Cost Share Match Program in any given year exceeds the demand as of July 1st of the following year, any uncommitted funds may, at the discretion of the Department, be utilized through the CDBG Competitive Grant Program or other activities outlined in the FY 2003 and FY 2004 Annual Action Plans, as amended
2. At the discretion of DCED, up to \$1.0 million in CDBG funds may be used by Alaska Housing Finance Corporation (AHFC) to make funding available to its Owner-Occupied Rehabilitation contractors. These funds will fill a gap that currently exists, addressing critical health, safety and accessibility rehabilitation improvements, that do not meet the criteria of other programs
- AHFC's existing contracts with its Owner-Occupied Rehabilitation Program (ORP) contractors would be amended to utilize these CDBG funds to conduct the activities described below in a timely manner. The ORP contractors would be responsible for securing the Cooperative Agreement with the eligible municipal government entity in which the rehabilitation/retrofit activity is to take place
 - The ORP contractors would be responsible for insuring verification that this program solely benefits low to moderate income households. The ORP contractors and the eligible municipal government entity will be responsible for compliance with all other applicable CDBG program requirements
 - Allowable activities under this program would include (but is not limited to) roof replacement, foundation repair or replacement, correction of structural deficiencies, accessibility modifications, sanitation repairs (well, septic, bathrooms, etc.), lead reduction, mold mitigation, heating system repairs and replacement, etc.
 - CDBG funds may not be used for equipment or furnishings unless an integral part of the building
 - A maximum of \$25,000 in CDBG funds per owner-occupied home would be allowed for these activities

- Communities/ORP contractors awarded funds under this housing rehabilitation program will be expended within 12 to 18 months from the Execution of the CDBG Grant Agreement unless otherwise approved by the Department
 - CDBG funds awarded under this Owner-Occupied Rehabilitation Program will not exceed \$500,000 per community/applicant
 - The 75% expenditure requirement under the Past Recipient provision of the FY 2003 and FY 2004 Annual Action Plans shall not apply to this ORP CDBG Program
 - The Department shall retain the right to consider Past Recipient performance in other administrative areas in determining threshold eligibility
 - AHFC and DCED shall execute an agreement outlining the specific roles and responsibilities of each under this ORP CDBG Program. If this agreement is not reached in a timely manner, as determined by DCED, the Department reserves the right to use these identified ORP CDBG funds in the CDBG Competitive Grant Program, or in other activities outlined in the FY 2003 and FY 2004 Annual Action Plans, as amended
3. At the discretion of DCED, a portion of CDBG funds may be set-aside for CDBG eligible communities/applicants for construction ready homeless shelters and transitional housing, subject to the \$500,000 maximum funding per project/community
- After the close of the FY 2004 competition for AHFC's Homeless Assistance Program, applicants will be reviewed for possible inclusion in this CDBG program component, hereinafter referred to as HAP CDBG
 - Applicants notified of eligibility for the HAP CDBG program will be responsible for securing the Cooperative Agreement with the eligible municipal government entity in which the rehabilitation or construction project is to take place
 - All projects must be construction ready, which is defined as providing a completed business plan for facility operation; providing a detailed construction budget, with a sources and uses statement; verification of commitments of all other required funding sources for the project; evidence of site control; and completion of all planning, design, engineering and architectural plans for the project
 - Communities/applicants awarded funds under HAP CDBG program must meet all of the requirements for participation in the CDBG program including but not limited to Eligible Applicants; Eligible Activities; Public Hearing Requirements; National Objectives; Resolutions with Certifications of Compliance; HUD Reform Act; Civil Rights; Environmental Review; and Federal labor Standards and agree to execute a CDBG Grant Agreement with DCED within the timeframe outlined by the Department at the time of the award
 - CDBG funds may not be used for equipment or furnishings unless an integral part of the building
 - CDBG funds may not be used as the cost share match for any part of a multi-use facility which is used for an activity which is ineligible for CDBG funding, i.e. facilities used for the general conduct of government or jails or for the costs associated with on-going government operations or any other ineligible CDBG activity

- Communities/applicants awarded funds under the HAP CDBG program will be expected to expend all CDBG funds within 18 to 24 months from the execution of the CDBG Grant Agreement unless otherwise approved by the Department
 - AHFC and DCED shall execute an agreement outlining the specific roles and responsibilities of each under this HAP CDBG Program. If this agreement is not reached in a timely manner, as determined by DCED, the Department reserves the right to use these potential HAP CDBG funds in the CDBG Competitive Grant Program, or in other activities outlined in the FY 2003 and FY 2004 Annual Action Plans, as amended
4. The Department reserves the right to issue, under the CDBG Competitive Grant Program, an application exclusively for Planning Activities if it is determined to be in the best interest of the program to do so. The purpose of exercising this option would be to assist communities in preparing for potential future construction projects as well as meeting other community planning needs.
 5. The Selection Process and Rating Criteria in both the FY 2003 and FY 2004 Annual Action Plans was amended to read: “The application-selection process for the *CDBG Competitive Grant Program* consists of two stages---threshold review and project rating and selection.” It is further amended to read: “It should be also noted that applicants which applied for and received CDBG funding for project design, engineering, feasibility, an/or planning within two years prior to the application for implementation, will receive priority consideration for funding *and may be awarded, at the discretion of the Department, up to 10 Bonus points under the Project Plan/Readiness category at Project Rating*”.
 6. The Reallocated, Recaptured, and Unobligated Funds section in both the FY 2003 and FY 2004 Annual Action Plans is amended to read: “Recaptured funds are unspent funds which DCED recovers from grantees when *it is clear an approved activity is no longer viable* or that the recapture will not preclude local ability to complete the approved activities or when the activities have been completed and funds remain in the grant agreement. Recaptured funds will either be reallocated to existing grantees who demonstrate a need for additional funds (not exceeding the cap of \$500,000 per competitive grant), reallocated to applicants between award cycles according to the criteria outlined above, or to other activities outlined in this Annual Action Plan, as amended.” It further reads: “Unobligated funds are funds which have not been, or are no longer intended to be, distributed according to the method of distribution described herein. Unobligated funds will either be reallocated to existing grantees who demonstrate a need for additional funds (not exceeding the cap of \$500,000 per competitive grant), reallocated to applicants between award cycles according to the criteria outlined above, or to other activities outlined in this Annual Action Plan, as amended.”

7. The FY 2004 Annual Action Plan is amended to state that the competition for the federal fiscal year 2003 funds will be held at a time determined appropriate by the Department.
8. The maximum grant amount for which an applicant may apply was increased from \$350,000 to \$500,000. This change was made to address the rising costs of construction and to bring the program in line with other funding sources.

The State believes that these amendments will continue to result in a positive impact on the low and moderate income residents of the State of Alaska, as evidenced 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 1998, 1999, 2000, 2001, and 2002 allocations to provide Technical Assistance to its grantees. Previously 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 was updated in 2000. The manual and subsequent updates have been well received by all and continues to be utilized.

Using technical assistance funds we also previously contracted 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. This consultant generally 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 the community needed all of the above. Our objective was to have the consultant to provide whatever assistance he and the grantee determined to be most appropriate. The consultant 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 expanded even more on this concept as time went on. However, in recent years, particularly grants funded in FFY 2000, 2001, and 2002, we have seen a marked decline in the demand for this type of training. Therefore we have reduced the number of projects referred to the consultant. Part of the reason for this decreased demand, we believe, is that communities are working with their local health corporations or some other agency who is providing project over-site. We anticipate that fewer grants will be referred to a consultant through this means, so we will be reducing our TA agreements with AHFC accordingly. To date, approximately 30–45 communities have received assistance through this means.

State staff conducted extensive grant workshops when the FFY 1998, 1999, and 2000, and 2001 application packets were “on the street”. We 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 did not have the resources to conduct these workshops when the FFY 2002 application was out, but we would like to do more of these workshops in the coming years.

We are also hoping to provide workshops on grant administration to recipients of CDBG awards. We are exploring ways of using our 1% TA funds to bring appropriate community representatives into Anchorage or a similar location for training.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) ANNUAL PERFORMANCE REPORT---July 1, 2002 - June 30, 2003

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 03 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, Kodiak, and Barrow.

Four rental development projects, located in Fairbanks, Dillingham and two in Wasilla, and one homeownership development project in Fairbanks, were awarded HOME funds totaling \$2,051,151 (including \$410,000 in state match). These five HOME-funded projects are expected leverage other development funds totaling approximately \$11 million. A total of 53 affordable rental units and five affordable homes for homeownership will be developed as a result of all eight projects (all of which are new construction).

The Fairbanks Neighborhood Housing Services Chena Southside II project will result in five single family homes in Fairbanks. This will be the second 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. Three of the HOME-funded GOAL projects are sponsored by CHDOs, representing 27 units (including the five homeownership units), and utilizing \$964,151 in federal HOME funds.

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. Seventeen (17) ORP projects were completed during the program year, and an additional 18 were in process as of June 30, 2003. Areas served by the three subrecipients included all regions of Alaska except the Municipality of Anchorage and the Aleutians/Bristol Bay region.

3) HOME Opportunity Program (HOP)

The HOME Opportunity Program (HOP) saw its fifth 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.

No new grants were awarded during the program year, but grantees finished out their current allocations and are awaiting a subsequent NOFA to be released during the next program year.

HOP continues to reflect a demand for homeownership assistance in the state. By the end of the program year, subrecipients had assisted 46 low-income households close on their new homes, with nine (9) additional loans in process. A profile of these beneficiaries and the properties purchased is shown in Table 1 and discussed on page 25.

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

	Fairbanks		Mat-Su		Juneau		Sitka		Total	
	#	%	#	%	#	%	#	%	#	%
Total Loans Closed	15	100%	10	100%	19	100%	2	100%	46	100%
Condominiums	4	27%	0	0%	7	37%	0	0%	11	24%
Ethnicity:										
Caucasian	5	33%	8	80%	19	100%	0	0%	32	70%
Black	1	7%	1	10%	0	0%	0	0%	2	4%
Native American	8	53%	0	0%	0	0%	2	100%	10	22%
Asian	1	7%	1	10%	0	0%	0	0%	2	4%
Hispanic	0	0%	0	0%	0	0%	0	0%	0	0%
Other ethnicity	0	0%	0	0%	0	0%	0	0%	0	0%
Household Type										
Single-parent family	6	40%	3	30%	6	32%	1	50%	14	30%
Two-parent family	4	27%	4	40%	6	32%	0	0%	12	26%
Single, non-elderly	6	40%	3	30%	5	26%	1	50%	15	33%
Elderly	2	13%	0	0%	1	5%	0	0%	3	7%
Income Range										
60-80 percent	7	47%	2	20%	13	68%	1	50%	23	50%
50-60 percent	6	40%	2	20%	2	11%	1	50%	11	24%
30-50 percent	2	13%	4	40%	4	21%	0	0%	10	22%
0-30 percent	0	0%	2	20%	0	0%	0	0%	2	4%

Fairbanks and Juneau saw the most activity over the past year, with the Mat-Su area program not far behind. The smaller Sitka program continued to be slow due to 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 11 (24 percent) out of 46 properties purchased were condominiums. As in previous years, the Juneau area was much more likely to see condominium purchases than other areas. Seven of the 11 condominiums in the HOP program were purchased in Juneau, and condominiums represented 37 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, and non-elderly households with a few elderly households served as well. The majority of households served were Caucasian (70%), 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. In addition, the Notice of Funding Availability to be released during the next program year will include rating points based on the likelihood of success of the applicants' affirmative marketing efforts.

The Matanuska-Susitna region was able to serve the most households below 50 percent of the median (80 percent of all households served in that region). As in previous years, Fairbanks came in second at 53 percent of households served. This reflects the lower prices of land and homes in those markets.

To preserve the HOME Opportunity Program subsidy, during the program year changes were proposed through the 2004 HCD Action Plan. These changes will take place beginning with the next round of HOP grants.

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 totaling \$91,250 for OEA, awarded the previous year, were executed during the time-period covered by this APR. In June of 2003, new applications for OEA were accepted for the next program year and \$88,150 was awarded across six applicants (these contracts will be executed in late summer, 2003). 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
Rental Development:					
Wasilla Area Seniors	4/03	\$ 112,151 [◇]	Wasilla	22	Underway
Fairbanks Neighborhood Hsg Serv., Inc.*	8/03	\$ 667,000	Fairbanks	6	Env Review
Bristol Bay Housing Authority	4/03	\$ 675,000	Dillingham	16	Underway
Valley Residential Services*	4/03	<u>\$ 397,000[◇]</u>	Wasilla	<u>16</u>	Underway
		\$1,851,151		65	
Homeownership Development:					
Fairbanks Neighborhood Hsg Serv., Inc.*	8/03	<u>\$200,000</u>	Fairbanks	5	Env Review
Owner Occupied Rehabilitation:				(actual unit completions)	Grant agreements finalized during program year. Actual loans closed may reflect activity from previous grant awards.
Alaska Community Dvlp. Corp., Inc.	11/02	\$ 391,606 [◇]	Southcentral	4	
Alaska Community Dvlp. Corp., Inc.	11/02	\$ 126,051 [◇]	Southeast	5	
Interior Weatherization, Inc.	11/02	\$ 292,667 [◇]	Interior	7	
Rural AK. Comm. Action Program	11/02	\$ 89,901 [◇]	Juneau	1	
Rural AK. Comm. Action Program	11/02	\$ 67,642 [◇]	Nrth/N.W	0	
Rural AK. Comm. Action Program	11/02	<u>\$ 69,017[◇]</u>	Western	<u>0</u>	
(amounts here represent amendment amounts awarded during program year)		\$1,036,884		17	
HOME Opportunity Program:				(actual loan closings)	
Fairbanks Neighborhood Hsg Serv., Inc.*		no new commitments <u>this year</u>	Fairbanks	15	In process.
Housing First, Inc.*			Juneau & Sitka	21	Actual loans
Alaska Community Dvlp. Corp., Inc.			Mat-Su Valley	<u>10</u>	closed reflect
(no new amounts were awarded during program year. New NOFA will be released beginning of next program year.)				46	activity from previous grant awards.
CHDO Operating Expense Assistance:					
Fairbanks Neighborhood Hsg Serv., Inc.*	In process	\$ 6,250	Fairbanks	N/A	In process,
Housing First, Inc.*		\$ 2,500	Juneau		assistance
Juneau Housing Trust*		\$ 20,000	Juneau		covers period
Kenai Peninsula Housing Ini.*		\$ 29,400	Kenai Pen.		7/02 to 6/03.
Borealis Community Land Trust*		\$ 15,000	Fairbanks		
Valley Residential Services*		<u>\$ 15,000</u>	Wasilla		
		\$ 88,150			

* Organization is a Community Housing Development Organization (CHDO)

[◇] 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 \$752,000, and contributions through other sources. While the match liability for this year was only \$540,675.79, \$3,623,961.23 in matching contributions was logged during the year. Match liability is incurred whenever program funds are drawn from the federal treasury. It is AHFC's policy to log match "earned" only 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 lays out procedures required for all HOME-funded projects assisting housing built before 1978. These regulations have changed the way HOME program components are administered with regards to lead-based paint. Subrecipients have been trained on the new regulations and are successfully implementing them. To date, most of the homes that have been impacted by the new lead regulations have been in Fairbanks. Because Alaska's housing stock tends to be relatively new, however, few homes built before 1978 have been addressed by HOME funds.

Displacement/Relocation

One rental development project awarded during the State fiscal year 2001 (Mountain Village) changed sites during the program year. The new site involved voluntary relocation ("arm's length transaction") of existing homeowners. Before considering the site change, AHFC completed a new environmental review and reviewed and approved the project's relocation plan. All demolished units will be replaced on a one-for-one basis.

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.

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 2003 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 2003, to prepare for the HUD Continuum of Care competition announced in the third quarter of FY 2003. 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 2003 were consistent with community based strategies addressing homelessness. (Guiding Principle # 4)

Emergency Shelter Grant Program

Grant #S-02-DC-02-0001

Annual Report PER 03

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 \$113,000 in federal fiscal year 2002 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 \$653,487 in local funds, local non-cash resources, and other state and federal agency funds.

Summary of Grants made from FFY 02 Emergency Shelter Grant Funds

1. Unalaskans Against Sexual Assault & Family Violence:

Homeless Prevention Activities: \$3,500.00
Direct Emergency Services: \$6,716.00
Shelter Operations: \$9,401.00
Rehabilitation/Renovation: \$0.00
Administration: \$.00
Total: \$19,616.00

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

Homeless Prevention Activities: \$0.00
Direct Emergency Services: \$0.00
Shelter Operations: \$: \$21,470.00

Rehabilitation/Renovation: \$0.00
Administration: \$1130.00
Total: \$22,600.00

3. Catholic Social Services serving Kodiak:

Homeless Prevention Activities: \$6,723.00
Direct Emergency Services: \$0.00
Shelter Operations: \$14,752.00
Rehabilitation/Renovation: \$0.00
Administration: \$1,125.00
Total: \$22,600.00

4. Salvation Army serving Fairbanks North Star Borough

Homeless Prevention Activities: \$16,472.00
Direct Emergency Services: \$0.00
Shelter Operations: \$0.00
Rehabilitation/Renovation: \$0.00
Administration: \$909.00
Total: \$17,381.00

5. Advocates for Victims of Violence serving Valdez:

Homeless Prevention Activities: \$0.00
Direct Emergency Services: \$0.00
Shelter Operations: \$8,202.00
Rehabilitation/Renovation: \$0.00
Administration: \$0.00
Total: \$8,202.00

6. St. Vincent dePaul Society serving Juneau

Homeless Prevention Activities: \$6,648.00
Direct Emergency Services: \$5,752.00
Shelter Operations: \$10,200.00
Rehabilitation/Renovation: \$0.00
Administration: \$0.00
Total: \$22,600.00

Priority Activities Under Alaska's Continuum of Care

Continuum of Care Competition

On December 17, 2003, the U.S. Department of Housing and Urban Development announced the Homeless Assistance awards under the Federal Fiscal year 2002 Continuum of Care Competition. Under the State of Alaska Continuum of Care Associated Application, the following awards were made:

- | | |
|---|---------------|
| • Alaska Housing Finance Corporation | \$ 348,480.00 |
| • Women's Resource and Crisis Center | \$ 147,582.00 |
| • Saint Vincent de Paul Society | \$ 48,450.00 |
| • Mat-Su Community Mental Health Services | \$ 148,964.00 |

<i>State of Alaska Continuum of Care Total</i>	<i>\$ 693,476.00</i>
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Throughout FY 2003, 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 on October 10, 2002, the Coalition prepared a progress report on its 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. At this annual meeting, a presentation was also given on the problems faced by homeless children. Also during FY2003, 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. During FY 2003, the Balance of State Continuum of Care has developed the following strategy to address chronic homelessness:

1. Expand the special needs housing inventory through the HUD 811, AHFC Special Needs Housing Grant, and other residential treatment programs.
2. Ensure access to housing subsidy resources for chronic homeless persons by securing Shelter + Care slots for each new special needs housing site developed in the Balance of State Continuum and maintaining the “homeless” and “disabled” preferences established by the Public Housing Division of AHFC.
3. Work with major institutions such as the Department of Corrections, Alaska Psychiatric Institute, and the Juvenile Justice Division to implement a seamless transfer of clients to community based services.
4. Develop appropriate interim housing alternatives to living on the streets during the housing search period such as transitional housing, safe havens or motel lodging.

5. Encourage substance abuse providers with the few surviving long-term residential treatment slots to adopt a waiting list preference for dually-diagnosed, chronically homeless persons.

Grant Match Assistance

With authority from the Alaska Legislature, AHFC provides matching grants for several federal competitive grant programs. During FY 2003, AHFC awarded \$191,905 in matching funds under the Balance of State Continuum of Care application. Also during FY 2003, AHFC provided \$260,000 to match a renewal of the HOPWA (Housing Opportunity for Persons With AIDS) grant from HUD announced in the fall of 2002.

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	\$ 46,420
St. Vincent DePaul	Homeless Prevention	\$ 22,600
USAFV (Unalaska)	Shelter Support	\$ 39,000
Total		\$ 333,930

Improving Information on Alaska's Homeless

Throughout FY2003, AHFC continued work 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 sought 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. Many of the agencies targeted for HMIS were receiving much larger grants from non-HUD sources and were already contributing client level data to information systems developed by these other funding sources. To avoid duplicate data entry, AHFC staff met with representatives from the Alaska Division on Alcohol and Drug Abuse, the Division of Mental Health and Developmental Disabilities, and the Council on Domestic Violence and Sexual Assault to explore the possibility of simply adding a more detailed housing component to these agencies' existing information systems used for tracking and reporting client services and outcomes. In the absence of any specific HUD guidelines, a side-by-side comparison was made between the data elements recommended by the National Human Services Data Consortium and those recorded by the agencies listed above. While the prospects for cost saving and time efficiencies were extremely attractive to the agencies consulted, it soon became apparent that conflicting federal IS mandates made this goal extremely difficult. Each federal agency such as SAMHSA/CSAT, the Department of Justice, and the Administration for Children and Families has either issued their own required IS format or has announced their intent to introduce a specified system in the near future. Given the September 2004 HUD deadline, AHFC determined there was not adequate time to wait for "the dust to settle" on all these IS developments to pursue a fully integrated system.

In early spring 2003, the Council on Domestic Violence and Sexual Assault (CDVSA) expressed an interest in partnering with AHFC to pursue a joint HMIS project. CDVSA is the state agency that administers most of the state and federal funds that support domestic violence shelters in Alaska. As of the end of FY 2003, negotiations were underway to finalize a memorandum of agreement between AHFC and CDVSA, and to develop a Request for Proposal for a client tracking data system that will include the data elements ultimately required by both HUD and the Department of Justice (re:victimization). The advantage of this partnership is that an estimated 76% of all the emergency shelter and transitional beds in the Alaska Continuum will be initially covered by this HMIS project. The remaining 24% are housed in agencies that will have to make dual entries into separate mandated systems.

AHFC continued to conduct its point-in-time Homeless Service Providers Survey during FY 2003. The two surveys are summarized as follows:

- The Summer 2002 Survey was administered on July 31, 2002, with a statewide unduplicated homeless total of 1861. Of this total, 782 were in areas outside of Anchorage. Compared to the Summer 2001 Survey, Anchorage and Fairbanks reported the largest increase in homeless numbers. The racial and ethnic composition of the homeless saw very few changes, while the percentage of homeless with mental illness increased.
- The Winter 2003 Survey was conducted on January 29, 2003, with a statewide unduplicated homeless total of 2,013. Of this total, 588 were in areas outside of Alaska outside of Anchorage. When compared to the Winter 2002 survey, the percentage of homeless females grew slightly (40% vs. 38%), and the percentage of homeless with a disability remained at 30%. African Americans and Alaska Natives continued to be over represented as a percentage of the homeless population.

Linking the Homeless With Mainstream Resources

During FY 2003, the Balance of State Continuum of Care continued to recognize the critical importance of linking the homeless with mainstream housing and service resources. Mainstream service resources identified in the Alaska Continuum of Care include Medicaid, Denali Kid Care (Children's Health Insurance Program), TANF (Temporary Assistance for Needy Families), Food Stamps, SSI, Workforce Investment Act Resources, and Veteran's Health Care. As a condition of their grant agreements, agencies that receive SHP Grant Match funding from AHFC are required to make linkages with mainstream resources, and their performance in this area is routinely monitored.

Mainstream housing resources are also critical to addressing homelessness. During FY 2003, mainstream housing resources accessed included Housing Choice Vouchers and Public Housing (preference policies give priority to homeless persons), HOME Rental Development Program (bonus points are awarded for assisting the homeless), the Special Needs Housing Grant Program, and the Rasmusson Foundation (capital grants for construction, renovation, equipment, furnishings for homeless shelters). Towards the end of FY 2003, the FY 2003 and FY 2004 Annual Actions plans were amended to encourage the use of CDBG funds for construction ready emergency shelters and transitional housing facilities.

Assisting Alaskans with Special Needs

Senior Citizen Housing Development Funds

The Greater Opportunities for Affordable Living program provided the opportunity for sponsors to propose projects utilizing Senior Citizen Housing Development Funds (SCHDF). The two top-ranked projects from the Fall 2001 competition were included in the FY 2003 Capital Budget. These two projects will bring six units of senior independent living to Cooper Landing on the Kenai Peninsula (sponsored by Cooper Landing Senior Citizen's Corporation, Inc.) and another eight units of senior independent living to New Stuyahok in the Dillingham Census Area (sponsored by the Bristol Bay Housing Authority). While sponsors do not gain additional points in the competition for the SCHDF for proposing low income units, the New Stuyahok project set aside seven of the eight units for low-income families due to other funding sources in the project. During the fall 2002 competition, the Sterling Senior Center was awarded \$596,911 to construct 10 senior housing units.

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

The Senior Housing Accessibility Modifications (Senior Access) Program was administered 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-Rehabilitation Program and the Weatherization program) thereby achieving a better economy of scale.

Housing Opportunities for Persons with AIDS (HOPWA)

During FY 2003, Alaska Housing Finance Corporation received a HOPWA renewal grant in the amount of \$740,800 to continue providing HIV positive, low-income persons in the northern interior and southeast Alaska with permanent housing, homeless prevention, comprehensive case management, and supportive services such as housing placement, behavioral and health care, transportation, and nutritional services. AHFC will provide housing and services to approximately 45 persons each year over the three years of the renewal grant, most of whom are in rural, hard-to-reach locations. AHFC will accomplish this by supporting approximately 32 units of housing each year of this three year grant. AHFC will partner in this project with Interior AIDS Assistance and the Alaska AIDS Assistance Association.

Special Needs Housing Grant Program

During FY 2003, Alaska Housing Finance Corporation continued to administer the Beneficiary and Special Needs Housing grant program. This program provides grants to agencies providing housing for special needs populations, such as mental health beneficiaries and other persons with mental or physical disabilities. Examples of special needs housing include, but are not limited to congregate housing for persons with mental illness or developmental disabilities; supportive housing, including assisted living, for persons with mental illness, developmental disabilities, or multiple disorders; and transitional housing with support services for newly recovering alcoholics and addicts.

Awards made in FY 2003 under this program were:

- Juneau Alliance for Mental Health Inc---\$608,457 for 8 units.
- Central Peninsula Counseling Services Inc---\$891,453 for 6 units.

Expanding the Capacity of Sponsors to Access Special Needs Housing Programs

Throughout FY 2003, 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 2003, two applicants did successfully compete for HUD 811 funds:

- The Fairbanks Resource Agency received a capital advance of \$687,700 and five year rental subsidy of \$112,000 for four units. These funds will be used for the construction of a group home for four persons with physical and developmental disabilities.
- The Fairbanks Community Mental Health Center received a capital advance of \$1,027,000 and a five year rental subsidy of \$168,000 for six units. These funds will be used for the construction of an independent living project for persons with chronic mental illness.

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 2002, and Affordable Housing Investment Opportunity Forums conducted in Bethel and Barrow in August and September 2002.

One important state organizational development occurred in the area of special needs housing. During FY 2003, the Division of Behavioral Health (formerly the Division of Mental Health and Developmental Disabilities) began the Office of Integrated Housing. Two staff persons have been assigned to this new office, with the goal of developing capital, operations, and support services for non-profit mental health and alcoholism/substance abuse adults throughout Alaska.

Efforts to Promote Accessible Housing

Throughout FY 2003, 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. Since its inception, the Home Modification Brokerage program, administered by the Alaska Department of Health and Social Services, has used \$601,975 in funding to help 91 Alaska Mental Health Trust beneficiaries make accessibility modifications to their homes. Of this total, \$364,346 in funding assisted 52 beneficiaries living outside of the Municipality of Anchorage. This capital funding was from the FY 1997, 1999 and 2000 budgets. During the fiscal year, and estimated 35 households benefited from the program.
2. AHFC, in FY 2003, planned and organized training on universal design and accessibility modifications. This training was 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 administered during FY 2003. A description of this program may be found on page 31 of this report.
4. The fall 2002 GOAL funding was awarded to projects containing 76 accessible units.

Alaska's Fair Housing Plan

During FY 2003, 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 Housing Choice Voucher programs represent a significant housing resource for the disabled in Alaska. During FY 2003, 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 2003.
 - Consumers, special needs service providers, and the State Independent Living Council provided AHFC with public input in the FFY 2002 application for 50 Section 8 Mainstream Housing Choice Vouchers.

- The Greater Opportunities for Affordable Living Program (GOAL) also funded projects with 47 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 2003, AHFC funded 2 mortgages totaling \$360,000, at an interest rate of 3.5%. This program allowed the disabled to live in normal residential settings (one to four units).
- Under the Senior Accessibility Modification program, AHFC awarded \$224,200 in FY 2003 to three recipients to perform home accessibility modifications to their homes.
- The Alaska Department of Health and Social Services administered \$91,105 in funding to assist 18 households make accessibility modifications to their homes during FY 2003.
- In April 2003, the State Independent Living Council sponsored a disability policy summit attended by approximately 70 representatives from State agencies. The summit developed strategies addressing the housing needs of people with disabilities, including: (1) continue to develop appropriate, affordable, accessible housing; (2) promote homeownership, whenever possible; (3) educate developers, architects and code officials about accessible and universal design construction.
- During FY 2003, AHFC developed a Housing Choice Voucher Homeownership Program that will provide eligible disabled Housing Choice Voucher households with the option of using their housing assistance toward the payment of a mortgage.

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

- During FY 2003, 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 2003, 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 2003, 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, 1935 individuals completed HOME CHOICE classes during FY 2003.

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

- During FY 2003, the Alaska State Commission for Human Rights conducted a review of 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. In November 2002, the Commission presented an overview of this outreach program to the Affordable Housing Partnership meeting, with a description of fair housing issues important to rural Alaskans. Commission staff met with an AHFC representative to discuss impediments to fair housing identified during its statewide presentations and outreach on fair housing law.
- On April 30, AHFC, HUD, the Anchorage Equal Rights Commission, the Alaska State Commission for Human Rights, and Cook Inlet Housing Authority sponsored the "Welcome Home" 35th Anniversary of the Fair Housing Act Open House in Anchorage. AHFC gave an update on the State of Alaska's Fair Housing Plan and Analysis of Impediments, and the status of the state wide fair housing survey.
- AHFC, using HUD technical assistance funding, delivered a training on universal design and accessibility modifications. This training was 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 2003, 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 2003, AHFC conducted two Homeless Service Providers Surveys---one on July 31, 2002, and a second on January 29, 2003. 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.

Throughout FY 2003, the State of Alaska worked on the update of its Analysis of Impediments to Fair Housing. As part of this process, public hearings on the development of the FY 2004 Annual Action Plan of the Consolidated Housing and Community Development Plan were used to encourage input into the fair housing planning process. These hearings were conducted on November 21, 2002, February 6, 2003, and February 25, 2003. Presentations on the fair housing update were given to the Alaska Affordable Housing Partnership on November 5, 2002, and again on May 20, 2003. A presentation was also given on April 30, 2003 in Anchorage at the "Welcome Home" 35th Anniversary of the Fair Housing Act, and handouts were provided to the participants on how they could give input in to Analysis of Impediments (AI) update. Also on April 30, 2003, a Fair Housing handout was provided to participants at the Fairbanks Tenant Landlord Fair. Other activities conducted in conjunction with fair housing AI update included:

- Participation in the Fair Housing White Paper working group. This group included Alaska Housing Finance Corporation, the U.S. Department of Housing and Urban Development, the Anchorage Equal Rights Commission, the Alaska State Commission for Human Rights, Anchorage Neighborhood Housing Services, Cook Inlet Housing Authority, RurAL CAP, and several other agencies that participated periodically.
- Review of Fair Housing cases filed with the Alaska State Commission for Human Rights and with the U.S. Department of Housing and Urban development.
- Review of Home Mortgage Disclosure Act data for Alaska for the past three years.
- Development of a Fair Housing survey to be administered by a profession survey research firm. Dittman Research was awarded the contract to administer fair housing surveys to renters, rental property managers, service providers, realtors and mortgage lenders, and residential contractors. This survey was conducted in July 2003, the first quarter of State Fiscal Year 2004.
- Consultations with AHFC Public Housing staff on policies and procedures relating to fair housing issues, including reasonable accommodation, staff education, and orientation classes for public housing tenants and section 8 housing choice voucher recipients.
- Consultations with the Alaska Coalition on Housing and Homelessness, the Disability Law Center, Rural Alaska Community Action Program, the State Independent Living Center, and other advocacy groups representing members of protected classes under the fair housing laws.

The State's updated Analysis of Impediments to Fair Housing Choice will be released for a 45 day public comment period during the fall of 2003.

Part 2: Other Housing and Community Development Actions

During FY 2003 (FFY 2002), 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 750 units of public housing and 720 units of project-based Section 8 housing, located in 13 communities across Alaska. AHFC administers an additional 1,776 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.

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, none of the AHFC Public Housing developments fell outside of the Established Income Range.
- **Protecting access to housing assistance for the poorest families.** HUD regulations require that 75% of new admissions have incomes below 30% of the median area income (the lowest income bracket). In FY 2003, approximately 69% of new admissions met the extremely low income target. The remaining 31% of new admissions had family income below 50% of median area income.
- **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 2003, the overall utilization rate for the vouchers fell slightly, from 98% to 95%.
- **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. Based upon documentation submitted to HUD, AHFC continues to rank as a "high performing" housing authority for both its public housing and Housing Choice Voucher programs.

- **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. There were no developments subject to "voluntary conversion" in FY 2003. However, in its Public Housing Agency Plan, AHFC is proposing to sell its twelve-unit Vista View public housing development in Petersburg and replace those units with Section 8 Housing Choice Voucher assistance.
- **Implementation of a Section 8 homeownership program.** AHFC completed its analysis of a possible Section 8 homeownership program. During FY 2003, the Board of Directors approved a pilot program for issuance of a minimum of ten Housing Choice Vouchers toward homeownership. Initially, this program will exclusively target qualified families where either the head or spouse is a person with a physical, mental or developmental disability. Staff expects to issue authorization for homeownership beginning in September 2003.
- **Supporting HUD management reform efficiencies through deregulation and streamlining program consolidation.** 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.

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.

State Fiscal Year 2003 (July 1, 2002 through June 30, 2003) was the third year covered by an Annual Public Housing Agency Plan. During the reporting period the Public Housing Division accomplished the following objectives.

1. Standardized procedures for calculating the earned income disallowance in public housing and for disabled families in the Housing Choice Voucher.
2. Maintained a High Performer rating based upon HUD rating criteria.
3. Implemented new procedures for the Work Incentive voucher to streamline admissions and lease up.
4. Awarded 20 scholarships to students whose families receive AHFC housing assistance.

5. Revised policies to address portability issues with the Housing Choice Voucher.
6. Secured service coordination funding for senior/disabled housing developments in Fairbanks and Juneau.
7. Secured service coordination funding for the Family Self Sufficiency program in Juneau.
8. Resolved and closed remaining issues in the former Mutual Help program.
9. Sponsored training for staff in Public Housing Management, Uniform Physical Inspection Standards, and Section 8 New Occupancy.

Public Housing Construction Activities during FY 2003

- ***Bethel: Bethel Heights***
 Enlarge storage area---Pending site assessment.
 Shop improvements---Pending site assessment.
 Site assessment---In progress.
- ***Cordova: Eyak Manor***
 Site improvements and playground surface---Completed.
- ***Fairbanks: Birch Park I***
 Landscape, sidewalks, accessibility---Completed.
 Replace 24 main entry doors---Completed.
 Site assessment---In progress.
- ***Fairbanks: Birch Park II***
 Convert boilers and hot water to gas---Completed.
 Replace 14 main entry doors---Completed.
 Site assessment---In progress.
- ***Fairbanks: Golden Ages***
 Convert boilers and hot water to gas---Completed.
 Mechanical improvements---Pending design.
 Site improvements---Pending design.
- ***Fairbanks: Golden Towers***
 Mechanical improvements---Pending design.
 Site improvements---Pending design.
- ***Fairbanks: Spruce Park 'Q' Building***
 Interior modernization---Completed

- ***Juneau: Cedar Park***
Energy audit---Completed.
- ***Juneau: Cedar Park Annex***
Install 2 storage sheds and maintenance shed---Design.
Install bike racks---Design.
- ***Juneau: Riverbend***
Install unit storage sheds---In progress.
HRV ventilation fans---In progress.
Connect drainage system---Deleted.
Energy audit---Completed.
- ***Juneau: Geneva Woods***
General renovation---In progress.
- ***Ketchikan: Seaview Terrace***
Energy audit---Completed.
General renovation and abatement---Design phase.
- ***Kodiak: Pacific Terrace***
Design---Underway
- ***Sitka: Swan Lake Terrace***
Interior/exterior renovations---In progress.
- ***Sitka: Paxton Manor***
Housing replacement project---In progress.
- ***Wrangell: Etolin Heights***
Site improvements---In progress.
Energy upgrades---Design phase.

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 is 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 2003, AHFC accomplished the following objectives:

1. Training and technical assistance to residents/resident councils, including, but not limited to, resident outreach, information and referral services.
2. Develop and supported a tutorial/after-school program partnerships with community based organizations.
3. Resident job training; including the funding of training related costs for residents.
4. Provided supportive services which assist residents in financial management, job searching, life skills and child development.
5. Purchased and installed educational and training software, and computer hardware, at resident training centers in Juneau and Fairbanks.
6. Provided security services, and/or security-related training for Fairbanks residents.
7. Provided 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 2001/2002 ROSS grants fund 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 FY 2003, AHFC was awarded an additional ROSS grant 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 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 2003; 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:

Alaska Document Services

Alaska Document Services provided computer literacy activities through a computer lab at Geneva Woods and Riverbend public housing sites in Juneau,

Alaska. The program offered 80 hours of open computer lab activities for approximately 85 participants each month. The average lab size was six individuals. Other youth development activities were offered in an adjacent space during peak lab periods while individuals were waiting to access the available computers. Most of the individuals served at the Geneva Woods site were youth, ages 5-17, while the Riverbend program had several adults accessing the open lab each month.

Boys & Girls Club of Southcentral Alaska

The Boys & Girls Club of Southcentral Alaska offered the SmartMOVES program to youth in the Juneau area. Transportation services were provided to Geneva Woods, Riverbend, and Cedar Park for youth to attend activities at the Clubhouse. Additional activities at public housing sites were planned during the last several months of the grant due to the inability of participants to leave the public housing sites. Boys & Girls Club staff speculated that it was difficult for some youth to leave public housing due to sibling activities and responsibilities. The ability to offer additional on-site programming is seen as a positive response from this grantee, when issues of low program attendance were addressed. Youth at the Riverbend public housing site have not been accessing this program during the school year due to involvement with other, off-site after school activities.

Boys & Girls Club of Tanana Valley

The Boys & Girls Club of Tanana Valley has offered transportation services to youth in Fairbanks public housing sites to approved after-school and summer activity locations. All pre-approved partner locations and off-site program locations provide programming that directly relates to reducing drugs and drug-related crimes. This program has been highly successful and the van is full during program hours.

Camp Fire USA

Camp Fire USA provides two on-site programs in Birch Park and Spruce Park public housing sites in Fairbanks, Alaska. This program is highly successful and offers a broad range of after-school and summer activities for youth. On-site programming provides drug prevention, recreation and educational activities.

Juneau Arts & Humanities Council

Juneau Arts & Humanities Council provides two on-site programs in Geneva Woods and Cedar Park public housing sites in Juneau, Alaska. The program offers young residents an opportunity to develop their individual talents and creativity, in a safe, nurturing environment. The projects give youth a sense of accomplishment in the skills they develop as well as a lifelong appreciation for art. Parent involvement encourages the development of stronger family units and stronger community commitment. This program is highly successful.

Literacy Council of Alaska

This program provides on-site programming in the Birch Park and Spruce Park public housing sites in Fairbanks, Alaska. Literacy Council staff provides a number of educational youth development activities. Adults are served at the Literacy Lab at the Brice Center in Fairbanks.

Southeast Regional Resource Center-Cedar Park Computer Lab

This program provides computer literacy activities through a computer lab at the Cedar Park public housing site in Juneau, Alaska. The program offers open computer lab activities for approximately 80 participants each month. Other youth development activities were offered in adjacent space in coordination with the Even Start Program during peak lab periods while individuals are waiting to access the available computers. The program also offers a limited amount of structured computer literacy services.

Volunteers in Policing

This program provides community policing activities in public housing sites in Fairbanks, Alaska in coordination with the Fairbanks Police Department. Several patrols are completed each week through public housing sites and any problems are reported to the DEP Program Administrator and the Fairbanks Area Coordinator.

AHFC also provided a competitive statewide scholarship program, awarding \$500 to residents attending an educational or vocational institution of their choice. Funding was through a combination of remaining Public Housing Drug Elimination Grant funds and corporate match. AHFC issued a total of 10 scholarships in both the fall of 2002 and spring of 2003.

Developing Economic Initiatives for Low Income Families

During FY 2003, Governor Murkowski determined that the state workforce investment system should be restructured to improve effectiveness, reduce costs, increase focus on performance and strengthen local employer commitment. The new system is more aligned with national goals focusing on integrating workforce investment efforts with local economic development.

Alaska has implemented statewide administration and governance through the Alaska Workforce Investment Board (replacing the Alaska Human Resource Investment Council—AHRIC), to be advised by regional councils. This streamlines the administration of this multi-million dollar program, devoting more resources directly to Alaskans. The boards and councils are made up of business and industry leaders, educators, state and local government officials, and economic development leaders. The regional councils advise the board on where to invest training and educational resources to

best support industry with local labor. The board crafts policy based on the recommendations. The state and grantees implement the programs according to the policies.

Services are delivered through grantees and the Alaska Department of Labor and Workforce Development One-Stop Job Centers. They are categorized as core, intensive and training levels of service. The programs serve adults, dislocated workers, and youth both in and out of school. The statewide workforce development goals identified during FY 2003 are:

- Strengthen the involvement of business, industry, and economic development to build Alaska's workforce.
- Ensure access to quality employment education, training and employment services statewide, particularly to rural areas and for the economically disadvantaged.
- Evaluate programs of the workforce investment system to optimize customer employability.
- Advocate for Alaska's human resource investment programs and promote continuous improvement.
- Promote the full integration of Alaskans with disabilities into all aspects of the workforce development system to put people with disabilities into good jobs.
- Strengthen the involvement and ability of Alaska's education system to develop Alaska's workforce.

Evaluating and Reducing Lead Based Paint Hazards

During FY 2003, 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 2003 (July 1, 2002 through June 30, 2003).

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 2003, AHFC continued to work with the challenges of complying with the new lead regulations.

ADDRESSING HOUSING AND COMMUNITY DEVELOPMENT BARRIERS

Improving Organizational Capacity

Throughout FY 2003, 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, seven 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
- Kenai Peninsula Housing Initiatives---Kenai Peninsula.
- Valley Residential Services---Matanuska-Susitna Borough

Kenai Peninsula Housing Initiatives (KPHI) was certified as a CHDO by the State early in FY 2003, and received direct technical assistance from AHFC, and was provided training opportunities from several national TA providers. KPHI hired an Executive Director in early 2003, and it anticipated it will make application for a HOME funded special needs rental project in the fall of 2003. .

The other six 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 is aggressively pursuing rental development and special needs housing projects. Many different approaches were used throughout FY 2003 to improve the organizational capacity of affordable housing providers. Two CHDOs were completing implementation of 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 2003, 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 2003, AHFC's Supplemental Housing Development Grant Fund was funded at \$3.5 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 2003 Annual Work Plan emphasized funding for rural health clinics, upgrades and improvements to rural electrical systems, and bulk fuel storage upgrades and improvements. Sustainability and sound business planning are criteria for all Denali Commission projects.

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.

Community Development Block Grant awards made in FY 2003 to projects in 11 different communities totaling \$3,511,376.

Role of Local Governments

The State's continuing "fiscal gap", and the resulting cutbacks in state revenue with local units of government during FY 2003 put increasing pressure on the ability of local government to deliver needed services, and provide infrastructure for affordable housing projects. In most areas of the state, the oversupply of affordable building sites from the late 1980's and early 1990's has largely evaporated. New infrastructure, and the upgrade of existing infrastructure, will be necessary to support new housing projects.

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. Throughout FY 2003, 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 2003 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 2003, 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 2003, 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, and the impact of these changes was seen in FY 2003. The FY 2003 Energy Interest Rate Reduction program was at 56% of FY 2002 levels. The Interest Rate Reduction for Low Income Borrowers experienced an even more dramatic decline. FY 2003 program loan demand for this program was at 32% of FY 2002 levels. These declines were overshadowed by the overall residential mortgage picture. Total mortgage activity for areas of Alaska outside of Anchorage saw a significant increase, from \$459 million to \$708 million. This increase can be attributed to an extremely favorable interest rate environment, and to changes in statute allowing AHFC to refinance loans in its rural portfolio.

Protecting and Improving Housing

During FY 2003, 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 17 housing units actually rehabilitated during the fiscal year. The Low Income Weatherization Program

received approximately \$3.84 million in funding, with 483 housing units being weatherized, resulting in lower operating expenses for heating fuel and electricity.

Input from Other Planning Efforts

During FY 2003, 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 2005 Annual Action Plan covering the period July 1, 2004 through June 30, 2005. .

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.

- In FY 2003, a total of 9,140 reporting low-income households received assistance from federal, state, and other community development programs. Approximately 78% of these households met Section 215 goals (50% or less of median family income).
- AHFC awarded HOME rental development funds to 5 projects during FY 2003. These projects will provide 80 units of affordable rental units, and 5 units of housing for CHDO homeownership projects. Of the 80 rental units, 39 units will be restricted to households with incomes at or below 60% of area median income. An additional 14 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 \$2.0 million in HOME dollars and will leverage other development funds of more than \$11.0 million. Under the GOAL program, an additional 105 rental units (including 39 in Anchorage) will be developed with the Low Income Housing Tax Credits and Senior Citizen Housing Development funds. Eighty-nine of these units will be restricted to households at or below 80% of area median income.
- In FY 2003, AHFC placed into service 48 rental development units with HOME Rental Development funds. Of these 48 units, 18 will be restricted to households with incomes below 60% of area median income. An additional 15 units will be restricted to households at or below 50% of area median income. Under the GOAL program, an additional 246 affordable rental units (including 125 in Anchorage) funded with Low Income Housing Tax Credits were placed into service in FY 2003. Sixty-two of those units are restricted to households at or below 60% of area median income. An additional 58 of those units will be restricted to households at or below 50% of area median income.
- During FY 2003, the HOME Opportunity Program (HOP) offered down-payment and closing cost assistance to 48 families in the amount of \$800,748. Thirteen of these households were at or below 50% of area median income. Another HOME funded program, the Owner-Occupied Rehabilitation Program (ORP) provided 12 homeowners with rehabilitation assistance in the amount of \$372,116. 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 781 families that were below 80% of median income. Of these families, 684 were at 50% or less of median income, falling within the Section 215 Goals category. During FY 2003, AHFC also

- provided Section 8 Housing Choice Vouchers to 1,755 households, with all 1,664 households at or below 50% of median income. Project-based Section 8 Housing assisted over 996 households.
- In FY 2003, AHFC's Low-Income Weatherization program provided statewide weatherization assistance to 691 households below 80% of area median income, with 561 households meeting Section 215 goals of less than 50% of area median income. In the non-metropolitan areas of the State, 483 households received weatherization assistance with 381 households meeting Section 215 goals.
 - In FY 2003, AHFC financed mortgages for 1,717 low-income households, with 1,144 of these households being first-time homebuyers. In addition, AHFC provided Interest Rate Reductions to 637 low-income households. In the non-metropolitan areas of Alaska, AHFC financed mortgages for 902 low-income households, with 466 of these households qualifying as first-time homebuyers. An additional 408 households received interest rate reductions, with 110 meeting Section 215 Goals. AHFC's Multifamily and Special Needs Loan program also financed 66 units of rental housing outside of Anchorage designated for low-income households.

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 11 different communities totaling \$3,511,376.
- More than \$50 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 12 housing units actually rehabilitated (totaling \$363,516 in assistance) during the fiscal year.
- During SF 2003, AHFC's Low Income Weatherization program provided weatherization assistance to 691 households below 80% of median income, with 565 households meeting Section 215 goals. In the non-metropolitan areas of the

State (all areas of Alaska outside of Anchorage), 483 households received assistance with 381 meeting Section 215 goals.

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

- During the fiscal year, \$693,476 in U.S. Department of Housing and Urban Development Continuum of Care funding was secured for three programs in three different communities. These resources, and the associated \$191,905 in AHFC matching funds, will be used in a manner that is consistent with their respective community based strategies addressing homelessness.
- Alaska' Emergency Shelter Grant (ESG) allocation of \$113,000 was awarded to six agencies that will apply these resources consistent with community based strategies addressing homelessness. The ESG funds were matched by the local providers with a total of \$653,487 in local funds, local non-cash resources, and other state and federal agency funds.
- 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 2003, Alaska Housing Finance Corporation provided \$13 million in corporate funds to leverage \$11 million in federal funds.
- The combined Annual Funding Plan Summary shows that for all housing and community development programs, state funding of \$752,229,175 leveraged \$950,251,763 in federal funding.

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

- All AHFC rental development projects must meet the minimum requirements of the Americans with Disabilities Act, the Fair Housing Amendments Act of 1988, Alaska Statute AS 18.80.240, and other local government ordinances as applicable.
- AHFC, through the use of U.S. Department of Housing and Urban Development Technical Assistance funding, delivered a training on universal design and

accessibility modifications conducted in October 2002 in Anchorage and Fairbanks.

- In FY 2003, AHFC's GOAL rental development program provided funding for the development of 53 units of accessible housing. Thirty-one of these units are located in senior or special needs housing projects. In FY 2003, AHFC placed a total of 31 accessible rental housing units (28 funded through the HOME program) into service.

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

- During FY 2003, AHFC continued to maintain a Research and Information Center (RIC), 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 2003, RIC provided information on AHFC programs and technical assistance by responding to 4,105 requests from 3,506 users. RIC developed and taught 17 presentations or classes for 1,365 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 2003 AHFC conducted 1,090 energy ratings audits in Anchorage, and 1,520 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 2003, this program provided interest rate reduction benefits to 891 households. Of this total, benefits in energy interest rate reductions went to 243 households at or below 80% of the area median income. In non-metropolitan areas of the state, 219 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 2003, AHFC used HUD technical assistance (TA) resources to provide direct technical assistance to Community Housing Development Organizations (CHDOs), HOME grantees, and SHP grantees and to provide

resources for these organizations to attend specialized and relevant training opportunities.

- In August of 2002, AHFC (using HUD TA resources) conducted Affordable Housing Investment Opportunity Forums in Bethel and Barrow. These Forums promoted public-private partnerships in providing affordable housing.
- Financial management and cost allocation trainings were made available to CHDOs and supportive housing grantees in FY 2003.
- Two CHDOs (Fairbanks Neighborhood Housing Services and Housing First) received technical assistance resources to provide housing counseling services.
- In September of 2002, AHFC (with HUD TA funds) coordinated with the Burlington Community Land Trust to provide direct technical assistance and training on the land trust housing model in Juneau, Anchorage, and Fairbanks.
- AHFC (with HUD TA funds) arranged for the Center for Universal Design of North Carolina State University, to conduct training in Anchorage and Fairbanks on universal design and home accessibility modifications. This training was conducted in October 2002.

Looking to the Future

Progress was made during FY 2003 (July 1, 2002 through June 30, 2003) under each of the eight guiding principles of the State of Alaska's Consolidated Housing and Community Development Plan. This was the third Annual Action Plan and CAPER under the new five year HCD Plan (FY 2001--FY 2005), and future Action Plans will build upon FY 2003 activities.

As the process to develop the draft FY 2005 Annual Action Plan (July 1, 2004 through June 30, 2005) begins in December of 2003, the Interagency Steering Committee will evaluate the findings of the FY 2003 CAPER for potential input. Several key areas of concern will require on-going attention during the remaining implementation of the FY 2004 Annual Action Plan (July 1, 2003 through June 30, 2004) and in the upcoming FY 2005 Action Plan development:

- During FY 2004, the State will complete the update of its Analysis of Impediments to Fair Housing and its Fair Housing Plan to address these revised impediments. A statewide fair housing survey was developed in FY 2003, and a survey research firm was contracted with to administer the survey in July 2003. It is anticipated that the new Analysis of Impediments will be released in a draft form for public comment in the fall of 2003.
- Another area of concern is discussed in the "Improving Information on Alaska's Homeless" section 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 September 2004. This requirement continues to be a challenge for Alaska, as the costs of developing

and implementing such a system may difficult to fund in this era of fiscal constraints. The narrative in this section describes in detail the approach taken by the State and the challenges it faces in complying with this mandate.

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.

APPENDIX A

CDBG Annual Performance Report

RANT ORMANCE/E/ALUA IO EPO

Deps of Housing

of

and Urban Development

Part 1

State	ALASKA	Reporting Period FY	2003
Grant Number	B-02-DC-0001	Data as of	June 30, 2003

1. Financial Status		2. National Objectives	
A. Total Funds <u>(1) Allocation</u> \$3,281,000.00 <u>(2) Program Income</u> \$0.00 <u>B. Amount Obligated to Recipients</u> \$3,082,570.00 <u>C. Amount Drawn Down</u> \$0.00 <u>D. Amount for State Administration</u> \$165,620.00 <u>E. Amount for Technical Assistance</u> \$32,810.00		A. Period Specified for Benefit FY to FY <u>B. Amount Used to:</u> <u>(1) Benefit to Low/Moderate Income Persons</u> \$3,082,570.00 <u>(2) Prevent/Eliminate Slums/Blight</u> \$ <u>(3) Meet Urgent Community Development Needs</u> \$ <u>(4) Acquisition/Rehabilitation Noncountable</u> \$ <u>(5) Local Administration</u> \$ <u>TOTAL</u> \$3,082,570.00	

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Part 1

State	ALASKA	Reporting Period FY	2003
Grant Number	B-01-DC-02-0001	Data as of	June 30, 2003

1. Financial Status		2. National Objectives	
A. Total Funds		A. Period Specified for Benefit FY to FY	
(1) Allocation	\$3,328,000.00	B. Amount Used to:	
(2) Program Income	\$0.00	(1) Benefit to Low/Moderate Income Persons	\$3,128,160.00
B. Amount Obligated to Recipients	\$3,128,160.00	(2) Prevent/Eliminate Slums/Blight	\$
C. Amount Drawn Down	\$0.00	(3) Meet Urgent Community Development Needs	\$
D. Amount for State Administration	\$166,560.00	(4) Acquisition/Rehabilitation Noncountable	\$
E. Amount for Technical Assistance	\$33,280.00	(5) Local Administration	\$
		TOTAL \$3,128,160.00	

Part 1

State	ALASKA	Reporting Period FY	2003
Grant Number	B-00-DC-02-0001	Data as of	June 30, 2003

1. Financial Status		2. National Objectives	
A. Total Funds		A. Period Specified for Benefit	
(1) Allocation	\$3,188,000.00	FY	to FY
(2) Program Income	\$0.00		
B. Amount Obligated to Recipients		B. Amount Used to:	
	\$2,992,360.00	(1) Benefit to Low/Moderate Income Persons	\$2,992,360.00
C. Amount Drawn Down	\$1,418,159.00	(2) Prevent/Eliminate Slums/Blight	\$
D. Amount for State Administration	\$163,760.00	(3) Meet Urgent Community Development Needs	\$
E. Amount for Technical Assistance	\$31,880.00	(4) Acquisition/Rehabilitation Noncountable	\$
		(5) Local Administration	\$
		TOTAL \$2,992,360.00	

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Part 1

State	ALASKA	Reporting Period FY	2003
Grant Number	B-99-DC-02-0001	Data as of	June 30, 2003

1. Financial Status		2. National Objectives	
A. Total Funds		A. Period Specified for Benefit FY to FY	
(1) Allocation	\$3,167,000.00	B. Amount Used to:	
(2) Program Income	\$0.00	(1) Benefit to Low/Moderate Income Persons \$2,971,990.00	
B. Amount Obligated to Recipients	\$2,971,990.00	(2) Prevent/Eliminate Slums/Blight \$	
C. Amount Drawn Down	\$2,582,775.00	(3) Meet Urgent Community Development Needs \$	
D. Amount for State Administration	\$163,340.00	(4) Acquisition/Rehabilitation Noncountable \$	
E. Amount for Technical Assistance	\$31,670.00	(5) Local Administration \$	
TOTAL		\$2,971,990.00	

STATE GRANT PERFORMANCE/EVALUATION REPORT

Department of Housing Page of
and Development

Part 1

State	ALASKA	Reporting Period FY	2003
Grant Number	B-98-DC-02-0001	Data as of	June 30, 2003

1. Financial Status		2. National Objectives	
A. Total Funds		A. Period Specified for Benefit FY to FY	
(1) Allocation	\$3,136,000.00	B. Amount Used to:	
(2) Program Income	\$0.00	(1) Benefit to Low/Moderate Income Persons \$2,941,920.00	
B. Amount Obligated to Recipients	\$2,941,920.00	(2) Prevent/Eliminate Slums/Blight \$	
C. Amount Drawn Down	\$3,136,000.00	(3) Meet Urgent Community Development Needs \$	
D. Amount for State Administration	\$162,720.00	(4) Acquisition/Rehabilitation Noncountable \$	
E. Amount for Technical Assistance	\$31,360.00	(5) Local Administration \$	
		TOTAL \$2,941,920.00	

Grant #	3 LOCALITY	3a.	4 ACTIVITY	#	4a.	5 AMOUNT	6 PURPOSE	7 N. OR J.	8. ACCOMPLISHMENTS PROPOSED	ACTUAL	FFY
811210	Atukutan (FFY 98 & 99)	C	Other Public Facilities	6	M	45,935.00	PF	UM	Data reported in 99	Data reported in 99	98
800807	Atukutan	C	Other Public Facilities	6	M	131,032.00	PF	UM	Data reported in 99	Data reported in 99	98
811261	Aleutians	C	Center/Facility	3	M	200,000.00	PF	UM	Data reported in 99	Data reported in 99	98
801328	Ambler (FFY 98 & 99)	C	Other Public Facilities	4a	M	172,940.00	PF	UM	Data reported in 99	Data reported in 99	98
811275	Anderson (98 & 99)	C	Removal of Arch Barrier	11	M	14,147.00	PF	UM	Data reported in 99	Data reported in 99	98
2198806	Atka (FFY 97, 98) Grant 800044	C	Other Public Facilities	6	M	9,316.00	PF	UM	97 p/s; 50 l/m	Data reported in 99	98
800506	Barthel (FFY 97 & 98, 99)	C	Other Public Facilities	6	M	85,224.00	PF	UM	Data reported in 99	Data reported in 99	98
811351	Coffman Cove (FFY 98, 99)	AC	Other Public Facilities	6	M	9,989.00	PF	UM	Data reported in 99	Data reported in 99	98
801267	Elm	C	Planning	12		15,000.00	PL	UM	290 p/s; 259 l/m	Data reported in 99	98
810811	Fairbanks (FFY 97 & 98 & 99)	C	Other Public Facilities	6		1,252.00	PF	UM	Data reported in 99	Data reported in 99	98
801261	False Pass (FFY97, 98)	C	Other Public Facilities	6		145,200.00	PF	UM	68 p/s; 47 l/m	Data reported in 99	98
801269	Gambell (FFY 98 & 99)	AC	Other Public Facilities	6	M	129,913.00	PF	UM	Data reported in 99	Data reported in 99	98
800573	Homer	C	Other Public Facilities	6		7,500.00	PF	UM	350 p/s; 350 l/m	Data reported in 99	98
824750	Homer (FFY 98 & 99)	C	Center/Facility	3		10,646.00	PF	UM	Data reported in 99	Data reported in 99	98
801110	Juneau	C	Other Public Facilities	6		0.00	PF	UM	Data reported in 99	Data reported in 99	98
2188471	Kake (FFY 98, 97 & 98)	C	Economic Development	14A		0.00	ED	UM	Data reported in 96	Data reported in 96	98
2188784	Katag	C	Economic Development	14A		200,000.00	ED	UM	11 jobs created; 6 l/m jobs created	Contract in progress	98
800836	Ketchikan City FFY 98 & 99)	C	Other Public Facilities	6		193,063.00	PF	UM	Data reported in 99	Data reported in 99	98
800043	Ketchikan Gateway Boro 97 & 98	C	Other Public Facilities	6		144,696.00	PF	UM	57 p/s; 57 l/m	Data reported in 99	98
801239	Klawock (FFY 98 & 99)	C	Public Facility	4a		0.00	PF	UM	Data reported in 99	Data reported in 99	98
2188787	Kobuk (FFY 98/97/96)	C	Other Public Facilities	6		117.00	PF	UM	80 p/s; 43 l/m	Data reported in 99	98
820533	Kotzebue City (98 & 99)	C	Center/Facility	3		51,676.00	PF	UM	Data reported in 99	Data reported in 99	98
810563	Kwethluk (FFY 97 & 98)	C	Other Public Facilities	6		121,363.00	PF	UM	714 p/s; 621 l/m	Data reported in 99	98
800850	Mar-Su Borough (97 & 98 99)	C	Center/Facility	3		106,199.00	PF	UM	Data reported in 99	Data reported in 99	98
801241	McGrath	T	Other Public Facility	6		0.00	PF	UM	None	Data reported in 99	98
2198604	Nikolai (FFY 97 & 98)	C	Other Public Facility	6		9,994.00	PF	UM	109 p/s; 101 l/m	109 p/s; 101 l/m	98
800835	Old Harbor (97 & 98)	C	Planning	6		31,212.00	PL	UM	307 p/s; 201 l/m	307 p/s; 201 l/m	98
800768	Port Heiden	C	Other Public Facility	6		107,000.00	PF	UM	119 p/s; 95 l/m	119 p/s; 95 l/m	98
811355	Quinhagak	C	Economic Development	14a		200,000.00	ED	UM	Data reported in 99	Data reported in 99	98
821671	Quinhagak	NR/C	Other Public Facility	6	N	75,000.00	PF	UM	501 p/s; 433 l/m	501 p/s; 433 l/m	98
800045	Ruby (97 and 98)	C	Other Public Facility	6		149,200.00	PF	UM	170 p/s; 131 l/m	170 p/s; 131 l/m	98

820579	Ruby	C	Other Public Facility	6	111,125.00	PF	L/M	Data reported in 99	98
801327	Selawik (FFY 97 & 98)	C	Other Public Facilities	6	6,333.00	PF	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	98
2198488	Saint Michael (FFY 97, 98, 99)	C	Other Public Facility	6	1,344.00	PF	L/M	Data reported in 99	98
811389	Sand Point (98 and 99)	C	Other Public Facilities	6	64,128.00	PF	L/M	Data reported in 99	98
811119	Toksook (FFY 97, 98, & 99)	C	Other Public Facility	6	102,937.00	PF	L/M	Data reported in 99	98
800572	White Mountain (FFY 97 & 98)	C	Other Public Facility	6	22,341.00	PF	L/M	180 p/s; 125 l/m	98
2198731	Whittier (FFY 97 & 98)	T	Center/Facility	3	0.00	PF	L/M	None	98

Grant #	3 LOCALITY	3a.	4 ACTIVITY	#	4a.	5 AMOUNT	6 PURPOSE	7 N. OBJ	PROPOSED ACCOMPLISHMENTS	ACTUAL	FFY
811210	Aktutan	C	Other Public Facilities	6		154,065.00	PF	L/M	592 p/s; 407 l/m	592 p/s; 407 l/m	99
800807	Alakanuk (FFY 98, 99)	C	Other Public Facilities	6		15,000.00	PF	L/M	544 p/s; 429 l/m	544 p/s; 429 l/m	99
811247	Aleknagik		Other Public Facilities	6		70,000.00	PF	L/M	185 p/s; 120 p/s	Contract in Progress	99
811261	Aleutians E B N.L. 98, 99	C	Center/Facility	3		0.00	PF	L/M	87 p/s; 66 l/m	87 p/s; 66 l/m	99
821670	Aleutians E B N.L. (99, 00)	NR	Center/Facility	3		200,218.00	PF	L/M	Data reported in 00	Data reported in 00	99
801328	Ambler (FFY 98 & 99)	C	Other Public Facilities	4a	M	26,000.00	PF	L/M	286 p/s; 195 l/m	286 p/s; 195 l/m	99
811275	Anderson	C	Removal of Architectural barr	11	M	853.00	PF	L/M	28 p/s; 28 l/m	28 p/s; 28 l/m	99
831165	Aniak (99, 00)	NR	Other Public Facilities	6	N	49,568.00	PF	L/M	Data reported in 00	Data reported in 00	99
830014	Barrow	NR	Removal of Architectural barr	11	N	10,596.00	PF	L/M	221 p/s; 221 l/m	Contract in Progress	99
800506	Bethel (FFY 97, 98 & 99)	C	Other Public Facilities	6	M	8,812.00	PF	L/M	561 p/s; 561 l/m	561 p/s; 561 l/m	99
811279	Bristol Bay Borough	C	Other Public Facilities	6		176,000.00	PF	L/M	136 p/s; 90 l/m	136 p/s; 90 l/m	99
811351	Coffman Cove (98 & 99)	AC	Other Public Facilities	6	M	106,411.00	PF	L/M	186 p/s; 141 l/m	Contract in Progress	99
820742	Cordova	C	Removal of Architectural barr	11		199,800.00	PF	L/M	477 p/s; 477 l/m	477 p/s; 477 l/m	99
820804	Egegik (99, 00)		Public Facility	6	M	126,928.00	PF	L/M	122 p/s; 80 l/m	Contract in Progress	99
810811	Fairbanks City (97, 98, 99)	C	Other Public Facilities	6		140,650.00	PF	L/M	15304 p/s; 9142 l/m	15304 p/s; 9142 l/m	99
820908	False Pass	C	Other Public Facilities	6		200,000.00	PF	L/M	68 p/s; 47 l/m	68 p/s; 47 l/m	99
831589	False Pass (99 & 01)	NR	Other Public Facilities	6	N	140,000.00	PF	L/M	68 p/s; 47 l/m	Contract in Progress	99
821187	Galena	AC	Other Public Facilities	6		200,000.00	PF	L/M	2163 p/s; 1425 l/m	2163 p/s; 1425 l/m	99
801269	Gambell (FFY 98 & 99)	AC	Other Public Facilities	6		70,087.00	PF	L/M	628 p/s; 521 l/m	Contract in Progress	99
824750	Homer (FFY 98 & 99)	C	Center/Facility	3		96,107.00	PF	L/M	400 p/s; 400 l/m	400 p/s; 400 l/m	99
801110	Juneau C&B (98 & 99)	C	Other Public Facilities	6		188,000.00	PF	L/M	540 p/s; 540 l/m	540 p/s; 540 l/m	99
2188784	Kake (FFY 96, 97, 98, 99)	NR/AC	Economic Development	14a		0.00	ED	L/M	Data reported in 96	Data reported in 96	99
800836	Ketchikan City (98 & 99)	C	Other Public Facilities	6		6,937.00	PF	L/M	168 p/s; 168 l/m	168 p/s; 168 l/m	99
801239	Klawock (FFY 98 & 99)		Public Facility	4a		175,000.00	PF	L/M	722 p/s; 447 l/m	Contract in Progress	99
820533	Kotzebue City (98 & 99)	C	Center/Facility	3		100,486.00	PF	L/M	2751 p/s; 1469 l/m	2751 p/s; 1469 l/m	99
800650	Malanuska (97, 98, 99)	C	Center/Facility	3	N	88,612.00	PF	L/M	100 p/s; 100 l/m	100 p/s; 100 l/m	99
831490	Nome (99, 00)	NR	Other Public Facilities	6		23,800.00	PF	L/M	Data reported in 00	Data reported in 00	99
830432	Nunam Iqua (99, 00)	NR/C	Other Public Facilities	6	N	33,074.00	PF	L/M	Data reported in 00	Data reported in 00	99
830013	Old Harbor	NR	Other Public Facilities	6	N	50,000.00	PF	L/M	307 p/s; 201 l/m	Contract in Progress	99
811355	Quinhagak (98 & 99)	C	Economic Development	14a		0.00	ED	L/M	6 jobs created; 4 l/m	6 jobs created; 4 l/m	99
820579	Ruby (98 & 99)	C	Other Public Facilities	6		20,035.00	PF	L/M	170 p/s; 131 l/m	170 p/s; 131 l/m	99
2198488	Saint Michael (97, 98, 99)	C	Other Public Facilities	6		34,813.00	PF	L/M	295 p/s; 221 l/m	295 p/s; 221 l/m	99

811389	Sand Point (98 and 99)	C	Other Public Facilities	6	M	135,872.00	PF	L/M	489 p/s; 272 l/m	98
810944	Seidovis	T	Center/Facility	3	M	0.00	PF	L/M	None	99
811118	Toksook (FFY 97, 98, 99)	C	Other Public Facilities	6	M	17,632.00	PF	L/M	420 p/s; 353 l/m	99
820747	Wasilla	C	Other Public Facilities	4a		200,000.00	PF	L/M	210 p/s; 210 l/m	99
811266	Wrangell	C	Planning	12	M	34,581.00	PL	L/M	224 p/s; 224 l/m	99

GRANT	LOCALITY	ACTIVITY			AMOUNT	PURPOSE	PROPOSED ACCOMPLISHMENTS	ACTUAL		
821670	Aleutians EB NL 99. 00	Center/Facility	3	N	149,782.00	PF	L/M	87 p/s; 66 l/m	Contract in Progress	00
831165	Aniak (99, 00)	Other Public Facility	6	N	105,554.00	PF	L/M	558 p/s; 287 l/m	Contract in Progress	00
831164	Dillingham	Public Facilities	4b	N	350,000.00	PF	L/M	197 p/s; 148 l/m	Contract in Progress	00
820804	Uglegik (99, 00)	Other Public Facility	6	N	33,074.00	PF	L/M	122 p/s; 80 l/m	Contract in Progress	00
831573	Fairbanks (00, 01)	Other Public Facility	6	N	284,502.00	PF	L/M	Data reported in 01	Data reported in 01	00
831465	Kenai Peninsula Borough	Other Public Facility	6	N	200,000.00	PF	L/M	316 p/s; 179 l/m	Contract in Progress	00
831391	Kenai Peninsula Borough	Other Public Facility	6	N	140,000.00	PF	L/M	317 p/s; 259 l/m	Contract in Progress	00
831490	Nome (99, 00)	Other Public Facility	6	N	326,400.00	PF	L/M	3500 p/s; 1984 l/m	Contract in Progress	00
830432	Nunam Iqua	Other Public Facility	6	N	166,926.00	PF	L/M	163 p/s; 125 l/m	163 p/s; 125 l/m	00
821672	Ruby	Streets/Bridges	5	N	283,430.00	PF	L/M	170 p/s; 131 l/m	170 p/s; 131 l/m	00
830933	Saxman	Other Public Facility	6	N	43,000.00	PF	L/M	369 p/s; 289 l/m	369 p/s; 289 l/m	00
821673	Stebbins	Other Public Facility	6	N	350,000.00	PF	L/M	400 p/s; 321 l/m	400 p/s; 321 l/m	00
830890	Unalakleet	Other Public Facility	6	N	200,122.00	PF	L/M	345 p/s; 234 l/m	Contract in Progress	00
831265	White Mountain	Other Public Facility	6	N	350,000.00	PF	L/M	180 p/s; 125 l/m	Contract in Progress	00

Grant #	3 LOCALITY	3 ^a	4 ACTIVITY	#	4a.	5 AMOUNT	6 PURPOSE	7 N.OBJ	PROPOSED ACCOMPLISHMENTS	ACTUAL	FFY
831561	Buckland	N/R	Other Public Facility	6	N	350,000.00	PF	L/M	318 p/s; 278 l/m	Contract in Progress	1
831589	Bethel	N/R	Other Public Facility	3	N	280,772.00	PF	L/M	213 p/s; 213 l/m	Contract in Progress	1
831573	Fairbanks (00, 01)	N/R	Other Public Facility	6	N	15,498.00	PF	L/M	15304 p/s; 9141 l/m	Contract in Progress	1
831591	False Pass (99 & 01)	N/R	Other Public Facility	6	N	100,000.00	PF	L/M	68 p/s; 47 l/m	Contract in Progress	1
831513	Hughes	N/R	Other Public Facility	6	N	350,000.00	PF	L/M	54 p/s; 43 l/m	Contract in Progress	1
831596	Quinhagak	N/R	Other Public Facility	6	N	87,500.00	PF	L/M	501 p/s; 433 l/m	Contract in Progress	1

Finance Evaluation Report

1304

Grant #	Locality	3a	Activity	#	4a	Amount	Purpose	N. OBJ	Accomplishments Proposed	Actual	FFY
No grants coded to FFY 02 funds as of June 30, 2003.											

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).

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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Fiscal Year 2002 Grants

Grant #	LOCALITY	Est. Acquired
No grants coded to FFY 02 as of June 30, 2003		

[illegible]

Part III FFY 03 PER for FFY 01

[illegible]

Part III FFY 03 PER for FFY 00

- 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).

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 2000 Grants

Grant #	LOCALITY	ACTIVITY	Act #	FY	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
					1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
821670	Aleutians East Boro	Center/Facility	3	00	N/A						based on area-wide benefit						20	0	0				87
831165	Aniak	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						
831164	Dillingham	Other Public Facilities	4b	00	N/A						based on area-wide benefit						Contract in Progress						
820804	Egegik	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						
831573	Fairbanks	Other Public Facilities	6	00	N/A						Data reported in 01						Data reported in 01						
831485	Kenai Peninsula Boro	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						
831391	Kivalina	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						
831490	Nome	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						
830432	Nunam Iqna	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						
821672	Rudyt	Other Public Facilities	6	00	N/A						based on area-wide benefit						42	0	0				170
830933	Saxman	Other Public Facilities	6	00	N/A						based on area-wide benefit						76	0	6				369
821673	Stebbins	Other Public Facilities	6	00	N/A						based on area-wide benefit						20	1	1				400
830690	Tanana	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						
831285	White Mountain	Other Public Facilities	6	00	N/A						based on area-wide benefit						Contract in Progress						

Part III FFY 03 PER for FFY 99

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).

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	AGE	STATUS	APPLICANT	DIRECT BENEFICIARIES	INDIRECT BENEFICIARIES	TOTAL	
811210	Aktutan	Other Public Facilities	6	99	N/A	based on area-wide benefit	220 5 40	247 80	N/A
811210	Alakanuk	Other Public Facilities	6	99	N/A	based on area-wide benefit	23 0 1	0 320	N/A
811247	Aleknagik	Other Public Facilities	6	99	N/A	based on area-wide benefit	Contract in Progress		
811261	Aleutians East Boro	Center/Facility	3	99	N/A	based on area-wide benefit	20 0 0	0 87	87
821670	Aleutians East Boro	Center/Facility	3	99	N/A	Data reported in 00			
801328	Ambler	Other Public Facilities	4a	99	N/A	based on area-wide benefit	25 0 0	1 260	286
811275	Anderson	Removal Arch. Barr	11	99	N/A	25 1 1	578 18 18	0 14	N/A
831165	Aniak	Other Public Facilities	6	99	N/A	Data reported in 00	Contract in Progress		
8300014	Barrow	Removal Arch. Barr	11	99	N/A	based on area-wide benefit	185 3 0 17		
800506	Bethel	Other Public Facilities	6	99	N/A	based on area-wide benefit	303 2 14 38		
811279	Bristol Bay	Other Public Facilities	6	99	N/A	based on area-wide benefit	1618 8 77	170 237	N/A
811351	Coffman Cove	Other Public Facilities	6	99	N/A	based on area-wide benefit	Contract in Progress		
820742	Cordova	Removal Arch. Barr	11	99	N/A	based on area-wide benefit	10675 1975 811	480 1354	N/A
820804	Egegik	Other Public Facilities	6	99	N/A	based on area-wide benefit	16 1056 50 18	52	15304
810811	Fairbanks	Other Public Facilities	6	99	N/A	based on area-wide benefit	24 0 0 0	0 604	2163
820908	False Pass	Other Public Facilities	6	99	N/A	based on area-wide benefit	364 5 10 0	0 21	N/A
821187	Galena	Other Public Facilities	6	99	N/A	based on area-wide benefit	21570 292 749	1155 2985	N/A
801269	Gambell	Other Public Facilities	6	99	N/A	based on area-wide benefit	Data in 98		26751
824750	Homer	Center/Facility	3	99	N/A	421 10 70 20	123 7 4 8	26	N/A
801110	Juneau	Other Public Facilities	6	99	N/A	based on area-wide benefit	314 1 10 5	382	N/A
2188784	Kake	Economic Development	14a	99	N/A	based on area-wide benefit			168
800836	Keetchikan City	Other Public Facilities	6	99	N/A	based on area-wide benefit			722
801239	Klawock	Other Public Facilities	4a	99	N/A	based on area-wide benefit			

KEY:		Applicant data required for FY93 and beyond, for activities providing a direct benefit	
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)			

[illegible][illegible]

	14a	98	N/A	Data reported in 99	0	470	0	Data reported in FY 99	2	0	470	0	501
811355 Quinhagak	6	98	N/A	29	0	2	0	29	0	2	0	470	0
821671 Quinhagak	6	98	N/A	based on area-wide benefit				42	0	0	2	126	N/A
800045 Ruby	6	98	N/A	based on area-wide benefit									170
820579 Ruby	6	98	N/A	based on area-wide benefit									
801327 Selawik	6	98	N/A	based on area-wide benefit				32	2	0	0	733	N/A
800044 Sheldon Point	6	98	N/A	based on area-wide benefit				7	0	1	3	152	N/A
2198498 Saint Michael	6	98	N/A	Data reported in FY 99									767
811389 Sand Point	6	98	N/A	based on area-wide benefit									163
811119 Toksook Bay 97-99	6	98	N/A	Data reported in FY 99									
800572 White Mountain 97&98	6	98	N/A	based on area-wide benefit				20	1	3	1	155	N/A
2198731 Whittier	3	98	N/A	None				None					

APPENDIX B-1

FY 2003 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)

Match Contributions for
Federal Fiscal Year (yy)

1. Participant No. (assigned by HUD) SG020100	2. Name of the Participating Jurisdiction State of Alaska	3. Name of Contact (person completing this report) Carma Reed	4. Contact's Phone Number (include area code) 907-330-8275
5. Street Address of the Participating Jurisdiction 4300 Boniface Parkway	6. City Anchorage	7. State AK	8. Zip Code 99504

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	7,967,678.46
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	3,623,961.23
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$	11,591,639.69
4. Match liability for current Federal fiscal year	\$	540,675.79
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$	11,050,963.90

Part III Match Contribution for the Federal Fiscal Year

[illegible]

HOME Match Report: 2002 Program Year, 2003 State Fiscal Year (7/02 - 6/03)

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**
HOME PROGRAM										
1	12/7/1997	119 RAVEN ESTATES-FAIRBANK C. RUTLAND	\$25,665.00	\$1,580,161.20	\$0.00	\$0.00	\$0.00	\$5,315.00	\$1,782,685.00	
2	7/23/2002	651 SUNRISE HOUSE	\$0.00	\$252,772.43	\$0.00	\$0.00	\$0.00	\$0.00	\$275,000.00	
3	1/10/2001	681 HOMEBUYER FNH00 M.W.	\$0.00	\$70,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4	3/21/2003	717 STRASBAUGH APARTMENT	\$0.00	\$14,066.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,250.00	
5	10/31/2002	718 PROSPECT GULCH	\$0.00	\$980.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
6	3/14/2003	719 CHINOOK HOUSE	\$0.00	\$4,976.00	\$0.00	\$0.00	\$0.00	\$0.00	\$241,800.00	
7	4/23/2002	720 FOREST HILL APARTMENTS	\$0.00	\$56,672.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,100.00	
8	12/13/2001	813 HOMEBUYER FNH00 L.R.	\$0.00	\$635,000.00	\$0.00	\$0.00	\$0.00	\$5,315.00	\$400,000.00	
9	12/3/2001	814 HOMEBUYER FNH00 T.M.	\$0.00	\$13,550.19	\$0.00	\$0.00	\$0.00	\$0.00	\$29,800.00	
10	10/31/2001	815 HOMEBUYER FNH00 B.V.	\$0.00	\$13,732.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,043.75	
11	11/8/2001	816 HOMEBUYER FNH00 S.D.	\$0.00	\$13,709.02	\$0.00	\$0.00	\$0.00	\$0.00	\$30,637.50	
12	10/18/2001	817 HOMEBUYER FNH00 S.H.	\$0.00	\$13,474.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,222.50	
13	11/30/2001	818 HOMEBUYER FNH00 J.Z.	\$0.00	\$13,758.90	\$0.00	\$0.00	\$0.00	\$0.00	\$29,428.75	
14	3/21/2003	855 EAGLES NEST SENIOR HOU N.A.C.	\$0.00	\$13,701.66	\$0.00	\$0.00	\$0.00	\$0.00	\$26,250.00	
15	8/30/2002	870 HOMEBUYER FNH00 C.F.	\$0.00	\$430,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$583,000.00	
HOME PROGRAM HOME Opportunity Program										
16	7/31/2002	856 HOMEBUYER HG101 A.D.	\$0.00	\$13,559.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,152.50	
17	10/4/2002	863 HOMEBUYER ACD01 D.K.	\$0.00	\$95,664.53	\$0.00	\$0.00	\$0.00	\$0.00	\$933,873.25	
18	9/8/2002	865 HOMEBUYER ACD01 E.A.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,737.50	
19	8/16/2002	866 HOMEBUYER FNH01 A.A.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,185.00	
20	8/29/2002	871 HOMEBUYER FNH01 S.H.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,250.00	
21	10/10/2002	883 HOMEBUYER ACD01 J.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,000.00	
22	10/11/2002	884 HOMEBUYER ACD01 B.S.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,000.00	
									\$4,250.00	
									\$4,237.50	

*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**
23 9/25/2002	885	HOMEBUYER HG101 D.T.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,800.00	
24 10/15/2002	886	HOMEBUYER HG101 L.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,250.00	
25 8/28/2002	887	HOMEBUYER HG101 B.R.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,875.00	
26 11/4/2002	893	HOMEBUYER FNH01 B.G.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,037.50	
27 10/24/2002	894	HOMEBUYER HG101 L.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,287.50	
28 11/1/2002	895	HOMEBUYER HG101 H.F.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,500.00	
29 11/1/2002	896	HOMEBUYER HG101 S.K.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,475.25	
30 10/30/2002	897	HOMEBUYER ACD01 K.G.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,250.00	
31 11/21/2002	898	HOMEBUYER ACD01 C.G.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,621.00	
32 12/10/2002	900	HOMEBUYER HG101 C.L.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,625.00	
33 12/4/2002	901	HOMEBUYER FNH01 L.K.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,787.50	
34 12/4/2002	902	HOMEBUYER FNH01 R.C.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,250.00	
35 12/4/2002	903	HOMEBUYER FNH01 K.W.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,500.00	
36 12/3/2002	904	HOMEBUYER HG101 K.A.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,181.25	
37 12/13/2002	905	HOMEBUYER HG101 B.N.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,500.00	
38 12/30/2002	906	HOMEBUYER FNH01 B.W.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,537.50	
39 1/21/2003	915	HOMEBUYER FNH01 H.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,750.00	
40 3/26/2003	926	HOMEBUYER ACD01 M.H.	\$0.00	\$10,391.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,750.00	
41 3/21/2003	927	HOMEBUYER ACD01 J.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,500.00	
42 2/12/2003	928	HOMEBUYER HG101 C.Y.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,625.00	
43 12/12/2002	929	HOMEBUYER HG101 C.M.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,079.75	
44 2/10/2003	930	HOMEBUYER HG101 R.G.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	
45 1/3/2003	931	HOMEBUYER HG101 J.A.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,750.00	
46 4/17/2003	957	HOMEBUYER HG101 I.O.	\$0.00	\$4,358.88	\$0.00	\$0.00	\$0.00	\$0.00	\$38,650.00	
47 3/27/2003	958	HOMEBUYER HG101 J.H.	\$0.00	\$18,999.76	\$0.00	\$0.00	\$0.00	\$0.00	\$39,975.00	
48 3/28/2003	959	HOMEBUYER FNH00 S.S.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,250.00	

*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 Equity Below Mkt Loan	Non-Federal Cash	Forgone Taxes	Appraised Land/ Real Property	Required Infrastructure	Donated Services, Labor Materials	Loans from Bond Proceeds*	
49 2/14/2003	960	HOMEBUYER FNH01 A.D.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,062.50	\$13,062.50
50 2/27/2003	961	HOMEBUYER ACD01 J.H.	\$0.00	\$12,998.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,287.75	\$36,286.75
51 4/30/2003	964	HOMEBUYER HG101 S.W.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,750.00	\$39,750.00
52 4/8/2002	965	HOMEBUYER FNH00 J.E.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,675.00	\$18,675.00
53 5/7/2003	968	HOMEBUYER FNH01 T.P.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00	\$19,000.00
54 4/28/2003	970	HOMEBUYER FNH01 J.F.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,787.50	\$30,787.50
55 5/2/2003	971	HOMEBUYER FNH01 A.K.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
56 6/18/2003	980	HOMEBUYER FNH01 G.P.	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,268.25	\$30,268.25
57 5/27/2003	981	HOMEBUYER FNH00 R.T.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,250.00	\$15,250.00
58 6/9/2003	982	HOMEBUYER HG101 J.H.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,675.00	\$25,675.00
59 6/27/2003	990	HOMEBUYER FNH01 E.F.	\$0.00	\$3,915.89	\$0.00	\$0.00	\$0.00	\$0.00	\$8,500.00	\$12,415.89
ALIF Program		Owner Rehabilitation Program	\$0.00	\$36,099.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,099.60
60 7/9/1997	184	ALASKA COMM DEV CORP	\$0.00	\$11,183.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,957.60
61 6/14/1995	28	ALASKA	\$0.00	\$416.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$416.00
62 5/3/2002	752	OWNER REHAB ACD99 B.B.	\$0.00	\$10,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,800.00
63 7/8/2002	825	OWNER REHAB ACD98 S.F.	\$0.00	\$8,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,600.00
64 10/9/2002	860	OWNER REHAB ACD99 K.W	\$0.00	\$5,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,100.00
Grand Total			\$25,665.00	\$1,691,925.33	\$0.00	\$0.00	\$0.00	\$5,315.00	\$2,696,658.25	\$3,623,981.23

*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.

Match Report Reconciliation for End of Program Year 2002 (06/03)

Program Year Ends	Liability	Match Credit	Match Bank at End of Year
1996	Jun-97	667,624.16	\$ (1,667,624.16)
1997	Jun-98	923,454.12	\$ (745,175.29)
1998	Jun-99	489,096.71	\$ (373,794.83)
1999	Jun-00	815,735.63	\$ 3,081,745.90
2000*	Jun-01	644,705.42	\$ 7,151,690.21
2001*	Jun-02	537,975.42	\$ 7,967,678.46
2002*	Jun-03	540,675.79	\$ 11,050,963.90
Total		5,619,267.25	18,670,231.15

*Program Year match report was adjusted to reconcile with actual match applied and match liability incurred to date.

Match liability and Match reports show a balance of \$6,986,019.26, as summarized above.

	Thru 6/01		7/01-6/02		7/02-6/03	
	All Match	Match from Bond Proceeds	All Match	Match from Bond Proceeds	All Match	Match from Bond Proceeds
HOP	2,309,398.10	1,725,150.40	1,335,310.87	1,019,095.17	1,029,637.78	833,973.25
ORP	1,114,227.07		18,652.80		30,873.60	
RD	8,180,635.77	2,532,690.00			2,563,449.85	1,762,685.00
TBRA	88,045.30					
	11,692,306.24	4,257,840.40	1,353,963.67	1,019,095.17	3,623,961.23	2,696,658.25
						1,404,816.81

Total Potential Match Liability Covered by Match Taking into Account Cap on Bond Proceeds:

10,101,454.13
(All match less bond proceeds that exceed max allowed)

HOP	4,674,346.75	28%
ORP	1,163,753.47	7%
RD	10,744,085.62	64%
TBRA	88,045.30	1%
	16,670,231.14	100%

Calculation for Form:

2001 banked	\$7,967,678.46
2002 new	3,623,961.23
avail	11,591,639.69
liability	540,675.79
new bank	11,050,963.90

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. In AHFC's GOAL program for the covered program year, AHFC also clarified that by using Universal Design standards for units under GOAL, applicants may garner additional points under the "project design" category (up to 10 points).

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.

Job Training Programs. Of the five projects awarded HOME funds that involve construction in the 2003 GOAL round, four included job training programs with an emphasis on low to very low income residents. Two of these projects were not awarded points for the program because the commitments were not secured by the time of application. Job training programs are especially helpful in helping contractors fulfill Section 3 hiring goals. No changes proposed.

Preference for Special Needs Housing. This is an effective way to promote the new construction, acquisition and/or rehabilitation of special needs housing. Of the five projects awarded HOME funds through the 2003 GOAL competition, one was proposed specifically for seniors and one for people with disabilities. In addition to the special needs set-aside AHFC is proposing to add two points in the 2004 GOAL competition for applicants that commit to a homeless preference in their waiting list. No additional changes are proposed.

Preference for Increased Accessibility. The GOAL program grants extra points to sponsors that pledge to “equip” more rental units than legally required. Of the four projects awarded HOME funds through the 2003 GOAL competition, three proposed to equip more units than required. Additionally, two projects utilized Universal Design features and gained points in the “Design” category. No changes proposed.

Monitoring and Technical Assistance. All HOME projects are monitored for affirmative marketing efforts either through on-site visits, or through desk monitorings, or both. Reviewing ORP and HOP monitoring over the past years has suggested a need to strengthen the affirmative marketing in those programs and to better understand why Blacks, Asians and Hispanics are the least likely to apply. The next HOP NOFA currently being prepared has added points for the quality of the affirmative marketing plan proposed by the applicant.

AHFC continues to make technical assistance available to HOME recipients. Over the past year, AHFC sponsored fair housing training provided by Spectrum, an independent technical assistance provider. AHFC is in the process of organizing a training institute to be held in February of 2004 that will feature a track on special needs housing.