

## **CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN FOR ALASKA 2006-2010:      FY 2007 Annual Performance Report**

Attached is a copy of the SFY 2007 Annual Performance Report. This SFY 2007 APR was made available for public comment on September 13-27, 2007. No public comments were received. 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 2007 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 SFY 2007 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.

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

**Consolidated Annual Performance and Evaluation Report (CAPER) for State of Alaska  
Fiscal Year 2007 (July 1, 2006 through June 30, 2007)**

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## OVERVIEW

In September 2004, 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 2006 through 2010 (July 1, 2005 through June 30, 2010). This planning process was completed in April 2006, with the Alaska Housing Finance Corporation's (AHFC's) Board of Directors approval of the FY 2006-2010 HCD Plan. 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 principles and priorities. The Fiscal Year 2007 (July 1, 2006 through June 30, 2007) Annual Performance Report is the second implementation plan of the five-year (FY 2006 through 2010) HCD Plan. In SFY2007 (FFY2006) the HUD mandated Outcome Performance Measurement System was implemented. In addition to measuring what was actually achieved against what was projected, the performance measurement system includes the determination of an objective and selection of an outcome for each activity, based on the type of activity and its purpose. The HCD has been amended to include information on the Outcome Performance Measurement System. The three objective categories are:

**Suitable Living Environment**—In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

**Decent Housing**—The activities that typically would be found under this objective are designed to cover the wide range of housing possible under the HOME, CDBG or ESG programs. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

**Creating Economic Opportunities**—This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

The three outcome categories are:

**Availability/Accessibility.** This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate income people, including people with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

**Affordability.** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low-and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

**Sustainability: Promoting Livable or Viable Communities.** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

<b>OUTCOME STATEMENT MATRIX</b>			
	<b>Outcome 1:</b> Availability or Accessibility	<b>Outcome 2:</b> Affordability	<b>Outcome 3:</b> Sustainability
<b>Objective 1:</b> Suitable Living Environment	Enhance Suitable Living Environment through Improved Accessibility	Enhance Suitable Living Environment through Improved or New Affordability	Enhance Suitable Living Environment through Improved or New Sustainability
<b>Objective 2:</b> Decent Housing	Create Decent Housing with Improved or New Availability	Create Decent Housing with Improved or New Affordability	Create Decent Housing With Improved or New Sustainability
<b>Objective 3:</b> Economic Opportunities	Provide Economic Opportunity through Improved or New Accessibility	Provide Economic Opportunity through Improved or New Affordability	Provide Economic Opportunity through Improved or New Sustainability

The geographic scope of the State of Alaska's HCD Plan is for all areas of Alaska outside of the Municipality of Anchorage (MOA) for the HOME Program, and all areas outside of the MOA and the City of Fairbanks for the Community Development Block Grant (CDBG) program. As entitlement jurisdictions, the MOA and City of Fairbanks receive their own direct allocations of federal housing and community development funds, and must prepare and maintain their own Consolidated Plans. 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, 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 Commerce, Community and Economic Development (DCCED), 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 CDBG, Home Investment Partnerships and Emergency Shelter Grant (ESG) Programs as well as tables that illustrate accomplishments which are found in Appendix B-8.

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 2007 on June 30, 2007, 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 was provided an opportunity to comment on the draft FY 2007 APR, beginning on September 13, 2007 and ending on September 27, 2007. Notice of availability of the draft was advertised in the Anchorage Daily News, the Juneau Empire, Fairbanks News-Miner, Sitka Sentinel, Ketchikan Daily News, Kodiak Daily Mirror, Nome Nugget, Valdez Star, Peninsula Clarion and the Bethel Delta Discovery. Notification was also sent to several AHFC's email group lists and the draft APR was available for download from AHFC's web-site, <http://www.ahfc.state.ak.us>.

**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 2007 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 2007 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, 2005 through June 30, 2010) 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 be used in the most effective manner possible to emphasize benefit to low-income Alaskans.** Rationale---the amount of federal funds is limited and must be used effectively; the greatest needs are among the lowest income households.
- 2. Federal community development funds should support local efforts to address obstacles to economic growth by constructing, upgrading and reducing operating costs of essential community services and facilities.** 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. Weatherization and rehabilitation activities should be increasingly emphasized to protect and improve existing housing supply.** 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 accessibility features and appropriate supportive services.** Rationale---the existing housing supply is inadequate to meet the current and projected need for this population, which has historically been under-served.
- 7. Housing and community development projects should incorporate appropriate arctic 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 funds 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.

The Annual Funding Plan for Housing details projected resources for areas outside the Municipality of Anchorage (Balance of State) by program area for housing related activities. This table provides a breakdown by program area, in three categories; mortgages, grants and rental assistance.

## HCD Plan Annual Performance Report

Annual Funding Plan For Housing  
State of Alaska

Fiscal Year 2007 (July 1, 2006 - June 30, 2007)

Program Name	Program Type	Anticipated Funding			Actual Funding			Total Units	Sec. 215 Units
		Federal	State	Total	Federal	State	Total		
Energy Interest Rate Reduction	Interest rate reduction for energy efficiency	0	3,083,011	3,083,011	0	3,931,115	3,931,115	534	101
IRRLIB Program	Interest rate reduction for low-income borrowers	0	2,181,102	2,181,102	0	1,014,204	1,014,204	103	98
Multifamily Loan Program	Multifamily, special needs, congregate & senior progs.	0	49,069,647	49,069,647	0	10,915,105	10,915,105	155	137
Rural Housing Program	Mortgages for rural areas	0	114,625,727	114,625,727	0	84,323,287	84,323,287	412	80
Streamline Refinance Program	FHA Refinancing	0	3,540,133	3,540,133	0	572,967	572,967	2	0
Taxable First-Time Buyer Program	Conventional single-family mortgages for first-time buyer	0	32,944,194	32,944,194	0	35,421,324	35,421,324	167	29
Taxable Program	Conventional single-family mortgages	0	39,706,503	39,706,503	0	23,625,816	23,625,816	111	23
Tax-Exempt First-Time Homebuyers Prg.	First-time homebuyer mortgages	0	37,500,318	37,500,318	0	91,338,725	91,338,725	511	159
Veterans Mortgage Program	Tax-exempt veterans loan program	0	5,382,610	5,382,610	0	60,655,648	60,655,648	237	45
Other AHFC Loan Programs	Mobile Homes, Non-conforming, Seconds	0	416,715	416,715	0	1,463,235	1,463,235	8	3
<b>Total Mortgages:</b>		<b>0</b>	<b>288,449,960</b>	<b>288,449,960</b>	<b>0</b>	<b>313,261,426</b>	<b>313,261,426</b>	<b>2,240</b>	<b>675</b>
Beneficiary and Special Needs Housing	Housing for people with disabilities	0	1,750,000	1,750,000	0	1,042,031	1,042,031	N/A	N/A
Energy Efficiency Monitoring/State Energy Prg.	Energy Rating, Marketing, Tech. Asst., Special Projects	162,000	238,500	400,500	360,000	530,000	890,000	N/A	N/A
Facility Management Monitoring Project	Monitoring of AHFC Public Housing Units	0	112,500	112,500	0	112,500	112,500	N/A	N/A
Federal and Other Competitive Grants	Matching Funds	1,800,000	750,000	2,550,000	2,300,000	1,058,930	3,358,930	N/A	N/A
HOME	Rehab, new const, rental and homebuyer assistance	3,001,389	750,000	3,751,389	3,375,000	750,000	4,125,000	144	40
HOME American Downpayment Assistance Init.	Downpayment Assistance for First-time buyers	28,919	0	28,919	28,919	0	28,919	1	N/A
HOME Program Income	Program income received from HOME activity	375,000	0	375,000	305,231	0	305,231	0	0
Homeless Assistance Program	One-time aid for emergency needs	0	1,500,000	1,500,000	0	607,448	607,448	N/A	N/A
Housing Op. for Persons w/AIDS (HOPWA)	Housing & supportive services	0	0	0	0	0	0	0	0
Low-Income Housing Tax Credits	Acquisition, rehabilitation, new construction	1,946,000	0	1,946,000	1,738,600	0	1,738,600	173	60
Low-Income Housing Weatherization	Weatherization & retrofit of housing	1,440,000	4,740,000	6,180,000	1,440,000	4,740,000	6,180,000	417	390
Maintenance Workshop	Funding for Workshop for Public Housing Maintenance	0	300,000	300,000	0	300,000	300,000	N/A	N/A
Public Housing Capital Fund Program	Rehab., management improvements of public housing	249,640	0	249,640	249,640	0	249,640	N/A	N/A
Public Housing Competitive Grants	Matching funds	600,000	300,000	900,000	412,500	137,500	550,000	N/A	N/A
Senior Access Program <sup>1</sup>	Accessibility modifications for people with disabilities	0	250,000	250,000	0	427,920	427,920	10	N/A
Senior Citizens Housing Development Fund <sup>2</sup>	Housing for elderly	5,000,000	3,000,000	8,000,000	4,854,145	3,000,000	7,854,145	96	28
Statewide Fire Protection System Investigation	Statewide Fire Improvements, Public Housing	0	150,000	150,000	0	150,000	150,000	N/A	N/A
Statewide Public Housing Improvements	Rehab., management improvements of public housing	0	3,000,000	3,000,000	0	1,320,000	1,320,000	N/A	N/A
Supplemental Housing Development Prg.	Augments Indian housing development	0	5,500,000	5,500,000	0	4,787,283	4,787,283	107	N/A
Teacher and Health Professional Housing <sup>2</sup>	Homeownership and Rental Housing for Teachers	7,000,000	5,000,000	12,000,000	6,541,857	5,000,000	11,541,857	62	N/A
<b>Total Grants:</b>		<b>\$21,602,948</b>	<b>\$25,591,000</b>	<b>\$47,193,948</b>	<b>\$21,605,892</b>	<b>\$23,963,612</b>	<b>\$45,569,504</b>	<b>1,010</b>	<b>518</b>
Public Housing Operating Subsidy	Operating costs	8,105,046	0	8,105,046	8,239,021	0	8,239,021	719	629
Section 8 Housing Choice Vouchers	Rental assistance	14,710,739	0	14,710,739	11,190,108	0	11,190,108	1,783	1,761
<b>Total Rental Assistance:</b>		<b>\$22,815,785</b>	<b>\$0</b>	<b>\$22,815,785</b>	<b>\$19,429,129</b>	<b>\$0</b>	<b>\$19,429,129</b>	<b>2,502</b>	<b>2,390</b>

1. Funds from Senior Citizens Housing Development Fund (SCHDF) are used to fund the Senior Access Program

2. Federal Funding provided through the Denali Commission

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. 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 11 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 SFY 2007</u>		<u>2005 American Community Survey</u>	
	Number	Percent	Number	Percent
White	2,308	52.9%	258,094	68.7%
Black	123	2.8%	5,556	1.5%
Native	783	17.9%	75,110	20.0%
Asian/Pacific Islander	114	2.6%	11,409	3.0%
Other	1,038	23.8%	25,374	6.8%
Total	4,366	100.0%	375,543	100.0%
Hispanic/Any Race	81	1.9%	12,259	3.3%

The data for the Demographic Characteristics of Households Assisted table, as well as the Households and Persons Assisted with Housing table on page 11 was compiled from the results of a survey mailed out to housing providers serving areas of Alaska outside of Anchorage, and from AHFC data sources for Public Housing, Housing Choice Vouchers, Low Income Weatherization, AHFC Mortgages, and HOME funded programs.

**Alaska Housing Finance Corporation**  
**Consolidated Housing and Community Development Plan**  
**Households & Persons Assisted with Housing\***

State of Alaska - Non Metropolitan Areas  
 July 1, 2006 - June 30, 2007

Name of State:	Fiscal Year:
<b>STATE OF ALASKA - Nonmetropolitan Areas</b>	

ASSISTANCE PROVIDED  (by Income Group)	RENTERS					OWNERS				HOMELESS		Non-Homeless Special Needs*** (L)
	Elderly 1&2 Member Household (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Other Households (D)	Total Renters (E)	Existing Home- Owners (F)	First Time Buyers <sup>1</sup> With Children (G)	All Others (H)	Total Home- Owners (I)	Individuals (J)	Families (K)	

<b>1</b> Ext. Low Income (0 to 30% of MI)	333	561	239	669	1,832	296	72	38	406	0	0	865
<b>2</b> Very Low Income (31 to 50% of MI)	176	349	0	479	1,004	158	19	16	193	0	0	242
<b>3</b> Other Low Income (51 to 80% of MI)	19	165	2	372	558	115	127	131	373	0	0	36
<b>4</b> Total Low Income (Lines 1+2+3)	<b>528</b>	<b>1,075</b>	<b>241</b>	<b>1,550</b>	<b>3,394</b>	<b>569</b>	<b>218</b>	<b>185</b>	<b>972</b>	<b>0</b>	<b>0</b>	<b>1,143</b>

<b>5</b> Racial/Ethnic Composition** Total Low Income			
<b>Hispanic</b>			
1 Hispanic or Latino			1,302
2 Not Hispanic or Latino			3,064
<b>All Races</b>			
3 White			2,308
4 Black			123
5 Alaska Native or American Indian			783
6 Asian			95
7 Pacific Islander			19
8 Other/Unidentified			1,038
<b>Total</b>			<b>4,366</b>

Programs Included Are Highlighted
Housing Choice Voucher
AI-FC Public Housing (Inc. Section 8 New, Alpine Terrace)
AI-FC Tax Exempt Program
AI-FC Multifamily, Special Needs Housing
AI-FC Senior Citizens Housing Development
Low Income Housing Weatherization Program
Other AI-FC Mortgage Assistance (IRRUB/Energy Rate Red.)
HOME Owner-Occupied Rehabilitation
HOME Rental Development

\*Data for period 07/01/04 - 06/30/05. Source: AI-FC Research and Rural Development

\*\*Primary Racial/Ethnic composition of households

**NOTE: This table reflects all areas outside Anchorage**

**State of Alaska**  
**Community Development Block Grant Program**  
**FY 2007 Performance/Evaluation Report**  
**Narrative Requirements for FFY 2000 - 2006 Grants**

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

The overall mission of the State of Alaska Community Development Block Grant (CDBG) 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 that principally benefits low and moderate income persons.

As 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 the Consolidated Planning process, constituents have confirmed that program 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.

The Annual Action Plans for FY 2003, FY 2004, FY 2005 and FY 2006 were modified over time. This impacted the way CDBG funds were administered in a couple of ways. In particular those amendments allowed set-aside funds for specific activities which are consistent with the goals and objectives identified in the Housing and Community Development Plan and which would improve the expenditure rate for CDBG funds. More importantly, it is anticipated that these changes will result in better service to the communities served. The following is a summary of these amendments:

1. At the discretion of DCCED (Department of Commerce, Community and Economic Development) 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 DCCED within the timeframes outlined by the Department at the time of award
- CDBG funds awarded under the 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; 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 date of 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 1<sup>st</sup> 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, FY 2004, FY 2005 and FY 2006 Annual Action Plans, as amended
2. At the discretion of DCCED CDBG funds may be used to make funding available to Owner-Occupied Rehabilitation (ORP) contractors under grant agreement with Alaska Housing Finance Corporation (AHFC). 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
    - The ORP contractors will be responsible for securing the Cooperative Agreement with the eligible municipal government entity in which the rehabilitation activity is to take place and the CDBG grant would be executed with the eligible municipal government
    - The ORP contractors will be responsible for insuring 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 include (but are 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 amount in CDBG funds to be expended per owner-occupied home may be identified in the CDBG grant agreement
    - Communities/ORP contractors awarded funds under this housing rehabilitation program will be expected to expend the funds within 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 are not expected to exceed \$500,000 per year per community/applicant
    - The 75% expenditure requirement under the Past Recipient provision of the 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
  3. At the discretion of DCCED, a portion of CDBG funds may be set-aside for 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 competition for AHFC's Homeless Assistance Program (HAP), 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 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 DCCED 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; 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 24 months from the execution of the CDBG Grant Agreement unless otherwise approved by the Department
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. 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 the 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 the FY 2003, FY 2004, FY 2005, and FY 2006 Annual Action Plans is amended as outlined below:  
Recaptured funds are unspent funds which DCCED 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 be reallocated to existing grantees which demonstrate a need for additional funds (not exceeding the most recently identified cap per competitive grant); reallocated to applicants between award cycles; or reallocated to other activities outlined in the Annual Action Plan.

Un-obligated funds are funds which have not been or are no longer intended to be distributed according to the method of distribution described in the Annual Action Plan. Un-obligated funds will either be reallocated to existing grantees which demonstrate a need for additional funds (not exceeding the cap of 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 and FY 2005 Annual Action Plans were amended to state that the competition for the federal fiscal year 2003 and 2004 funds would be held at times determined appropriate by the Department.
8. The maximum grant amount for which an applicant may apply was increased from \$350,000 to \$500,000 and in FY 2006 to \$850,000. These changes were made to address the rising costs of construction and to bring the program in line with other funding sources.

Through the Denali Commission Health Care Projects five grants were awarded. Those five grants included the City of Teller; City of Clarks Point; City of Manokotak; Lake and Peninsula Borough for Kokhanok; and Lake and Peninsula Borough for Chignik Lake. In January 2006 grant agreements were executed. As of June 30, 2007, four of the projects are at or near completion and one has not expended any of the funds. These projects addressed the objective of creating a suitable living environment and the outcome of enhancing availability and accessibility.

One project was awarded funding for housing rehabilitation activities through AHFC's Owner Occupied Rehabilitation contractors. The Matanuska-Susitna Borough agreed to accept and administer a grant on behalf of Alaska Community Development Corporation in the amount of \$500,000. That grant took effect in the Fall 2004 and was fully expended during this report period. A second award of \$500,000 was made in January 2006 and is currently underway. It took more time than anticipated to work out the details of project management and disbursement of funds, but the project has been very successful. This project addressed the objective and outcome of creating decent housing with improved or new sustainability as well as creating or enhancing a suitable living environment.

Since January of 2007 DCCED has been working with the Fairbanks North Star Borough and Interior Weatherization Inc. to finalize a \$500,000 Owner Occupied Rehabilitation grant within the Fairbanks North Star Borough. Because of the complexity of the CDBG program it has taken a great deal of time to address all the details but it appears likely that a grant agreement will be executed August 2007. This project addressed the objective and outcome of creating decent housing with improved or new sustainability as well as creating or enhancing a suitable living environment.

Four projects have been awarded funds to provide match for AHFC's Homeless Assistance Program. The City and Borough of Juneau received \$500,000 to aid the St. Vincent de Paul Society's transitional housing facility renovation as well as renovations at four other shelters in Juneau. The Matanuska-Susitna Borough received funds for renovation of the Kids are People Too facility. A project was awarded to the City of Soldotna for \$500,000 for construction of a new facility for Love Inc. Family Hope Center. This project achieved the objective of enhancing a suitable living environment through improved accessibility and improved or new sustainability.

An additional \$77,800 was obligated to two on-going projects (City of Bethel and City of Eek) which identified a need between grant cycles. Awarding additional funds to the City and Borough of Juneau for the Juneau Homeless Coalition and additional funds to the City of Kwethluk for construction of their Public Safety Building is anticipated.

A second FFY 2003 CDBG Grant Application packet was provided to all eligible communities in the state on March 15, 2003. Sixteen applications were received by the June 4<sup>th</sup> deadline; 14 passed initial threshold review and four awards were made in September 2004 for a total of \$6,651,284. In addition the FFY 04 CDBG Application materials were made available on September 1, 2004 and 10 awards were made totaling \$2,354,675. The FFY 05 CDBG Application packet was available September 1, 2005. Four grants totaling \$1,245,279. were awarded. A second FFY 05 CDBG Grant Application packet in May 2006 awarded 3 grants totaling \$1,271,000. The FFY 2006 CDBG Application packet was issued on September 1, 2006 and awarded 5 grants totaling \$1,242,898.

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

The State has set aside and does intend to use 1% of its FFY 2000-2006 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.

Technical assistance funds were also previously used to contract 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.

In August 2004 a temporary Training Specialist was hired to work with the CDBG program. In February 2006 that position was made permanent. The Training Specialist works with applicants to improve project planning as well as grant applications.

The training specialist also provided workshops on grant writing, planning, and implementation in Barrow, Nome, Anchorage, and Fairbanks to over 100 community representatives in

September, October, and November 2006 and presented a Grant Administration workshop for all grantees in Anchorage in May 2006 and again in May of 2007.

Preparations are underway for another round of grant/application workshops to be presented in the Fall of 2007.

The Training Specialist also works individually with existing CDBG grantees identifying obstacles to implementing their projects and in resolving those obstacles. Developing training materials and manuals for use by grantees to aid in understanding and complying with all program requirements is also one of the tasks covered by this position.

**HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**  
**ANNUAL PERFORMANCE REPORT: July 1, 2006 - June 30, 2007**

**Program Accomplishments/Commitments**

During the year, AHFC continued the successes of earlier years through the HOME Investment Partnership (HOME) Program. In the SFY 2007 Action Plan, HOME program funds were allocated for the following purposes: (1) develop affordable rental and homeownership housing (Greater Opportunities for Affordable Living Program), (2) rehabilitate single-family homes owned and occupied by lower-income families (Owner-Occupied Rehabilitation Program), (3) provide financial assistance to lower-income homebuyers (HOME Opportunity Program), (4) fund a portion of the operating costs incurred by Alaska's Community Housing Development Organizations (CHDOs), and (5) fund a portion of the rental and homeownership housing development pre-development activities.

**1) Rental Development and Homeownership Housing– GOAL Program**

**Rental Development**

Under the Greater Opportunities for Affordable Living (GOAL) Program, AHFC awards funding for affordable rental housing development utilizing four funding sources: federal and state HOME funds, Low Income Housing Tax Credits, AHFC grant funds under the Senior Citizen's Housing Development Fund and the Special Needs Housing Grant. By combining these four 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. During this year's GOAL Program funding cycle, AHFC conducted regional application technical assistance workshops in Anchorage, Fairbanks, Bethel and Sitka. Additionally, during the period of notice of funding availability the AHFC HOME Program Manager answers application questions by phone and reviews pro-forma worksheets for financial feasibility, that are submitted for review by the applicants.

One new development project was awarded funding located in Soldotna in the Kenai Peninsula Borough. The development project received funding totaling \$1,770,000. A total of three (3) HOME units will be produced as affordable rental units will be developed as a result of this project, in addition to other State of Alaska set-aside affordable units (see chart below). All projects receiving HOME funds have mandatory State of Alaska set-aside that ensures that 40% of the units will be rented to households at or below 50% of the median. These set-aside units also must be rented in accordance with the HOME regulations.

<b>Project</b>	<b>Location</b>	<b>HOME Units*</b>	<b>Additional State Set-Aside Units</b>	<b># of 504 Accessible Units</b>
Crest View	Soldotna	3	5	2

\*Includes units funded with HOME State Matching Funds

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. The Crest View project is a HOME-funded GOAL project sponsored by a CHDO. This project represents three HOME units, and utilizes \$581,229 in federal HOME funds and \$1,164,434 in State funds from the Special Needs Housing Grant. This supportive housing project is designed to serve the housing needs of low-income persons who are Alaska Mental Health Trust Beneficiaries currently homeless or at risk of being homeless in the central Kenai Peninsula area.

Two additional projects (Palmer Senior Citizens-Chugach Colony Estates, 31 Units and St. Vincent de Paul, Transitional Housing Rehabilitation, 26 Units) were awarded during fiscal year 2007 but grant agreements were not executed during that time frame.

These projects met the goal of the FY2007 Action plan to provide decent housing with improved affordability.

### **Homeownership Housing Development**

Alaska Community Development Corporation was awarded homeownership development funds in SFY07. The project sponsor is a participant in the USDA's 523 self-help homeownership program. The project will produce eight (8) single family homes. Housing is restricted to persons/ families whose annual income does not exceed eighty percent (80%) of the area median income; this program meets the HUD objective of providing decent housing with improved affordability. The project utilizes \$168,000 in HOME funds for land acquisition and site work.

<b>Project</b>	<b>Location</b>	<b>HOME Units</b>	<b># of 504 Accessible Units</b>
Mat-Su Self Help Housing #5	Houston	8	1

One additional home ownership projects (RuralCap, 10 Units) was awarded during fiscal year 2007 but a grant agreement was not executed during that time frame.

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

Three non-profit organizations continue 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. These projects often leverage other funding sources such as the AHFC Weatherization Program funds, USDA home loans, State of Alaska Home Modification Program, and AHFC Senior Accessibility Program.

Fifteen (15) ORP projects were completed during the program year, and an additional twenty-seven (27) were in process as of June 30, 2007. Eighteen (18) ORP units are owned by seniors. Appendix B-7 gives detailed information on the SFY 2007 ORP completions, and the ORP projects underway at the end of SFY 2006. All these projects meet the HUD objective of providing decent housing with improved sustainability.

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

The HOME Opportunity Program (HOP) saw its eighth year of activity during the program year. The program meets the HUD objective of providing decent affordable housing with improved availability. Under HOP, qualifying families may receive downpayment funding assistance equaling 2 percent of the purchase price (up to \$3,800), up to \$3,000 for loan closing costs, and, if necessary to achieve affordability, a soft second deed of trust of up to \$30,000. In accordance with the Department of Housing and Urban Development's guidance, the allocation of HOP funds to individual homebuyers must also include the cost of inspection by the subrecipient.

Four grants were awarded during the program year (FY 2007) to HOP subrecipients. These organizations included: City and Borough of Sitka, Housing First, Fairbanks Neighborhood Housing Services, and Alaska Community Development Corporation. The service and target areas for all four subrecipients include: Kenai Peninsula Borough, Matanuska- Susitna Borough, Fairbanks North Star Borough, Juneau City and Borough and the City of Sitka. HOP continues to reflect a demand for homeownership assistance in Alaska. HOP awards included monies allocated to AHFC from the American Dream Downpayment Initiative (ADDI). A per family limit of the greater of \$10,000 or six percent of the purchase price was applied to the maximum assistance allowed for ADDI funds. Thirty-four (34) HOP loans were closed in SFY 2007.

Program-wide, households served consisted of a mix of single-parent, two-parent and single, and non-elderly households with one elderly household served as well. The majority of households served were Caucasian (82%). Though the majority of households at 80% and below the median income in the communities served are Caucasian, Alaska Housing will work with grantees in the coming year, to further efforts to understand why certain minorities are not accessing this program more (especially Black, Hispanic and Asian families), and to try to increase the participation of the non-Caucasian population. In one effort, the Notice of Funding Availability released during the previous program year included rating points based on the likelihood of success of the applicants' affirmative marketing efforts. Appendix B-6 contains more detailed information on the geographic distribution, and the beneficiary income and demographic/ethnic information for the HOP loans closed during SFY 2007.

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

Over the past year, AHFC assisted two 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. Many CHDOs in Alaska are currently in their 5<sup>th</sup> or 6<sup>th</sup> year of assistance and will soon no longer be able to participate in the annual funding round; AHFC is interested in re-designing the OEA Program. In 2007 Contracts totaling \$25,833 for OEA were executed during the time-period covered by this APR.

#### **5) Rental and Homeownership Housing Predevelopment Program**

Late in SFY07 AHFC developed a Notice of Funding Availability (NOFA) for the Rental and Homeownership Predevelopment Program that included \$50,000 of HOME money. An additional \$50,000 of HOME money will be allocated in the future for the predevelopment program.

## 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 Completed	Project Status 6/30/07
<b>Rental Development:</b>					
Kenai Peninsula Hsg Initiatives *	4/1/06	\$ 581,229	Soldotna	8	Underway
<b>Homeownership:</b>					
Alaska Comm Development Corp., Inc.	6/5/07	\$ 168,000	Houston	8	Underway
<b>Owner Occupied Rehabilitation:</b>					
Alaska Community Dev. Corp., Inc	1/1/07	\$1,405,307	Mat-Su	26	SFY 2007 Activities were funded from FFY03, FFY04, FFY05 commitments (IDIS Plan Year 2003).
Interior Weatherization, Inc.	1/1/07	\$765,267	&Kenai Boro	11	
Rural AK. Comm. Action Program	1/1/07	\$245,929	Interior	5	
			Juneau		
<b>HOME Opportunity Program:</b>					
Fairbanks Neighborhd Hsg Serv, Inc.*	11/1/06	\$ 417,277	FBKS NS	18	Underway
City and Borough of Sitka	9/1/06	\$ 277,657	Boro	0	Underway
Alaska Comm Development Corp.	9/1/06	\$ 630,268	Southeast	8	Underway
Housing First	9/1/06	<u>\$ 167,711</u>	AK	6	Underway
		\$1,534,640	Mat-Su/Kenai		
			Juneau City/ Boro		
<b>CHDO Operating Expense Assistance:</b>					
Juneau Housing Trust*	7/1/06	\$ 15,833	Juneau	NA	
Kenai Peninsula Housing Ini.*	7/1/06	<u>\$ 10,000</u>	Kenai Pen.	NA	
		\$ 25,833			

\* Represents Community Housing Development Organization (CHDO)

\*\* Includes AHFC Cash "Matching" Funds. Refer to Appendix B-4----Active HOME Projects, for information on unexpended funds from all fiscal years.



## **HOME Match**

Matching requirements for all program components (except CHDO Operating Expense Assistance and Administration Expenses, both of which do not require match) are being met by AHFC's cash contribution of \$750,000.00, and contributions through other sources. Tax exempt bond proceeds from AHFC single family homebuyer loans and from multi-family mortgages is a significant source of match for AHFC. Matching contributions from tribal programs, State of Alaska programs, and nonprofit donations also commonly provide leverage for the HOME program. The match liability for this year was \$655,888.00 Cash contributions or match credit from State and private entities is estimated to be \$579,200.00 Additional match credit includes bond financing for ORP and HOP loans. Match credit from bond financing is estimated to be \$458,317.00; AHFC is limited to crediting only \$163,972.00 of bond proceeds towards the match liability for this year. Match liability is incurred whenever program funds are drawn from the federal treasury. The 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 and Southeast Alaska. Alaska's housing stock tends to be relatively new; therefore, few homes built before 1978 have been addressed by HOME funds. The implementation of these lead-based paint regulations commonly causes an increase of at least \$10,000 per ORP project.

## **Displacement/Relocation**

There were no displacements or relocations to report during July 1, 2006 through June 30, 2007.

## **Program Monitoring**

### **HUD HOME Program Monitoring**

HUD HOME program monitoring during the SFY 2007 year consists of four types of compliance reviews. The first type of compliance review consists of a desk review of pre-disbursement/initial documents and reports prior to any HUD HOME and AHFC funds being paid to the project developers and subrecipients. The second type of compliance review consists of desk monitoring throughout the project development and grant period. The third type of compliance review involves site visits to projects being developed and to subrecipients' offices during the project development and grant period. The fourth type of compliance review consists

of post-project completion or “affordability compliance” review of rental housing development projects.

The first type of compliance review is accomplished by AHFC’s Planning and Program Department staff reviewing the project developers and subrecipients’ pre-disbursement/initial reports required of subrecipients and project developers of rental housing projects. AHFC staff verifies that all pre-disbursement/initial documents and reports are complete and accurate before any HUD HOME and AHFC funds are released to the project developers and subrecipients. The required pre-disbursement/initial documents and reports will depend on the type of project being funded. A complete list of all the different pre-disbursement/initial documents and reports follows:

- Evidence of business license and insurance requirements
- Evidence of Debarment and Suspension (24 CFR Part 92.357)
- Cost allocation plan
- Evidence of funding commitments
- Authorized signatories
- Project work plan
- Certification of Section 3 and Women’s and Minority Business Enterprises (MBE/WBE) compliance

The reports include a written Section 3 and Women’s and Minority Business Enterprises (MBE/WBE) work plans. The Section 3 work plan identifies how subrecipients’ 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 that includes the Section 3 Clause in all solicitations and contracts. The Women’s and Minority Business Enterprises work plan includes a description of subrecipients’ planned outreach designed to inform women and minority business enterprises of contract opportunities.

The second type of compliance review is desk monitoring conducted by AHFC’s Planning and Program Development Department staff throughout the project development and grant period. This type is accomplished by AHFC staff reviewing project developers and subrecipients monthly or quarterly invoices that sometimes includes supporting documents; and, quarterly and final financial and project status reports. Project status reports requirement vary depending on the type of projects funded. The following is a partial list of the different project status reports:

- Description of Section 3 and Women’s and Minority Business Enterprises (MBE/WBE) compliance
- Description of job training activities
- Description of Affirmative Fair Housing Marketing compliance activities
- Certification of Title VI of the Civil Rights Act of 1964
- Certification of Conflict of Interest Provisions at 24 CFR Part 92.356
- Certification of Drug Free Work Place Act of 1988
- Certification of Debarment and Suspension (24 CFR Part 92.357)

- Certification of Flood Disaster Protection Act of 1973
- Certification of Lead-Based Paint Poisoning Prevention Act
- Project cost certification
- Copy of recorded federal, state and local building inspection reports (i.e. BEES, HQS, UPCS)
- Certification of Davis-Bacon Wage Act and Safety Standards Act if applicable
- Copy of proposed rental charges and low-income unit lease agreement
- Copy of executed deed restriction on the title to the land benefited by the project funding

The third type of compliance review involves on-site visits to projects being developed and to subrecipients' offices during the project development and grant period. AHFC staff from the Planning and Program Development Department and the Research and Rural Development Department share the responsibility of on-site monitoring reviews. AHFC staff reviews project developers' and subrecipients' records for compliance with financial administration and management regulations, program policies and regulations, and property requirements. The project developers and subrecipients receive a formal written monitoring review report and are required to respond and correct any findings and questioned costs. In SFY 2007, the Planning and Program Development Department staff completed the following number of monitoring compliance reviews:

Programmatic and financial monitoring compliance reviews:

- Three of the four HOME HOP subrecipients
- Two of the three HOME ORP subrecipients
- One of the two HOME OEA subrecipients

Financial monitoring compliance review:

- One of the four HOME HOP subrecipients
- One of the three HOME ORP subrecipients

Procurement monitoring compliance review:

- Three HOME GOAL subrecipients

Additionally SFY 2007 all HOME ORP subrecipients had a selection of rehabilitation housing projects visited and inspected by the HOME Project Management staff from AHFC Department of Research and Rural Development for the HUD HOME rehabilitation property standards requirements.

The fourth type of review is conduct by AHFC's Internal Audit Department staff monitoring post-project completion or "affordability compliance" review of agencies with HOME funded rental housing development projects. Audit reviews are conducted throughout the year based on a schedule that meets with federal audit requirements for the different types of rental housing development projects. During SFY 2007, the Internal Audit Department staff conducted 15 on-site audits and 10 desk audit of HOME funded rental housing development projects. The project developers receive a formal written audit review report and are required to respond and correct any findings and questioned costs.

In all of the four types of program monitoring, AHFC staff works with the project developers and subrecipients to ensure compliance with HUD HOME policies and regulations. The formal written monitoring review reports clearly identify non-compliance findings and questioned costs, cite HUD HOME, OMB Circulars and AHFC regulations that support the findings; and, recommends corrective actions the subrecipients' should take to meet compliance requirements. In almost all non-compliance situations, the project developers and subrecipients show a willingness and ability to comply with program policies and regulations. Throughout the project development and grant period, AHFC staff provides technical assistance to project developers and subrecipients in order to preclude non-compliance findings and questioned costs during formal monitoring reviews.

### **Minority Business Enterprises / Women Business Enterprises**

Section 281 of the National Housing Affordability Act requires HOME Participating Jurisdictions to establish and oversee procedures for program outreach to minority and women-owned businesses. AHFC requires that subrecipients develop an initial plan for outreach to minority and women-owned businesses and report quarterly on executed contracts and subcontracts. Although no contracts were awarded to a registered minority and women-owned business during this year, a contract for \$2,828,810 was awarded to a Small Business Administration Certified Disadvantaged Business. Certified Disadvantaged Business Enterprises are recognized as socially or economically disadvantaged firms.

### **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. 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 responsibilities of the grantee, borrower or program administrator regarding fair housing and equal opportunity;
- Efforts to ensure that all HOME Programs participants with disabilities are aware that reasonable accommodations are available upon request;
- 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 (Fair Housing Conference this year).

- Translation services paid through HOME administration costs for persons applying for the program with Limited English Proficiency;
- 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., the elderly and families with small children;
- Both ORP Program administrators, and GOAL Program rental housing developers, are required to seek and encourage participation of minority and/or women-owned businesses for contracts of \$25,000 or more;
- Flexibility offered by the Native American Housing and Self-Determination Act (NAHASDA), allows AHFC to invite participation in the HOME program by Indian Housing Authorities and tribes, and work with those entities to ensure that all HOME funds result in housing units that are open to both native and non-native eligible households. Guidance from the US Department of Housing and Urban Development's Office of General Council, dated June 4, 2001, clarified combining funds and implications for fair housing in preferences related to housing occupancy. In some cases, use of NAHASDA funds in combination with HOME funds is not allowable, due to incompatible program requirements regarding hiring preferences; and
- 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 actions identified here have resulted in greater awareness and compliance with fair housing and related requirements, wider geographic disbursement of HOME funds in Alaska, and 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 SFY 2007 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 SFY 2007 to prepare for the HUD Continuum of Care competition announced in the third quarter of SFY 2007. The allocation of homeless resources covered by this Consolidated Plan during SFY 2007 was consistent with community based strategies addressing homelessness (Guiding Principle # 4) and with the objective of creating a suitable living environment with improved availability and accessibility.

### **Emergency Shelter Grant Program**

Grant #S-04-DC-02-00001

#### **Annual Report PER FY 04**

Alaska's non-metro allocation of Emergency Shelter Funds is administered by DCCED; metro funds are granted by HUD directly to the Municipality of Anchorage. The state program received \$126,748 in federal fiscal year 2004 funds, which were distributed on a competitive basis. Five 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 \$40,000 in local funds, local non-cash resources, and other state and federal agency funds.

NOTE: FFY 04 ESG funds in the amount of \$25,349 were awarded to the Alaska Family Resource Center. They returned \$12,957.36. These recovered funds were reobligated to AWARE (as noted in the following table) during the FFY 05 ESG funding cycle.

## **Summary of Grants made from FFY 04 Emergency Shelter Grant Funds**

### **Grant #S-04-DC-02-00001**

<b>1. <i>Catholic Social Services for Brother Francis Shelter in Kodiak</i></b>	
Homeless Prevention Activities	\$7,897.00
Shelter Operations	\$16,185.00
Administration	\$1,267.00
	<hr/>
	\$25,349.00
<b>2. <i>The LeeShore Center in Kenai</i></b>	
Shelter Operations	\$24,145.00
Administration	\$1,207.00
	<hr/>
	\$25,352.00
<b>3. <i>Unalaskans Against Sexual Assault and Family Violence in Unalaska</i></b>	
Homeless Prevention Activities	\$2,716.00
Direct Emergency Services	\$7,059.00
Shelter Operations	\$15,080.00
Administration	\$494.00
	<hr/>
	\$25,349.00
<b>4. <i>Alaska Family Resource Center in Palmer</i></b>	
Homeless Prevention Activities	\$8,948.00
Direct Emergency Services	\$1,483.00
Shelter Operations	\$1,341.00
Administration	\$620.00
	<hr/>
	\$12,392.00
<b>5. <i>IAC for Non-Violent Living in Fairbanks</i></b>	
Shelter Operations	\$25,349.00
	<hr/>
	\$25,349.00
<b>6. <i>Aiding Women in Abuse &amp; Rape Emergencies, Inc.</i></b>	
<b>AWARE</b>	
Shelter Operations	\$12,957.00
	<hr/>
	\$12,957.00

## Emergency Shelter Grant Program

Grant #S-05-DC-02-00001

### Annual Report PER FY 05

Alaska's non-metro allocation of Emergency Shelter Funds is administered by DCCED; metro funds are granted by HUD directly to the Municipality of Anchorage. The state program received \$119,198.00 in federal fiscal year 2005 funds, which were distributed on a competitive basis. Five agencies were awarded grants from the 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 \$60,000 in local funds, local non-cash resources, and other state and federal agency funds.

### **Summary of Grants made from FFY 05 Emergency Shelter Grant Funds**

#### **Grant #S-05-DC-02-00001**

<b>1. <i>Catholic Social Services for Brother Francis Shelter in Kodiak</i></b>	
Homeless Prevention Activities	\$8,110.00
Shelter Operations	\$17,001.00
Administration	\$1,320.00
	<u>\$26,431.00</u>
<b>2. <i>Sitkans Against Family Violence</i></b>	
Shelter Operations	\$25,863.00
Administration	\$568.00
	<u>\$26,431.00</u>
<b>3. <i>Unalaskans Against Sexual Assault and Family Violence in Unalaska</i></b>	
Homeless Prevention Activities	\$2,065.00
Direct Emergency Services	\$7,922.00
Shelter Operations	\$16,444.00
	<u>\$26,431.00</u>
<b>4. <i>IAC for Non-Violent Living in Fairbanks</i></b>	
Shelter Operations	\$26,431.00
	<u>\$26,431.00</u>
<b>5. <i>Aiding Women in Abuse &amp; Rape Emergencies, Inc.</i></b>	
<b><i>AWARE - Funded from both FFY 04 &amp; FFY 05. Total grant \$26,430.00</i></b>	
Direct Emergency Services	\$5,108.00
Shelter Operations	\$8,365.00
	<u>\$13,473.00</u>



## Emergency Shelter Grant Program

Grant #S-06-DC-02-0001

### Annual Report PER FY 06

Alaska's non-metro allocation of Emergency Shelter Funds is administered by DCCED; metro funds are granted by HUD directly to the Municipality of Anchorage. The state program received \$119,463.00 in federal fiscal year 2006 funds, which were distributed on a competitive basis. Six agencies were awarded grants from the Emergency Shelter Grant program. The grants support four general categories of assistance: activities to prevent homelessness such as transportation costs; direct emergency services; 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 \$640,174 in local funds, local non-cash resources, and other state and federal agency funds.

### **Summary of Grants made from FFY 06 Emergency Shelter Grant Funds**

#### **Grant #S-06-DC-02-00001**

<b>1. <i>Catholic Social Services for Brother Francis Shelter in Kodiak</i></b>	
Homeless Prevention Activities	\$4,461.00
Shelter Operations	\$18,470.00
Administration	\$1,135.00
	<u>\$24,066.00</u>
<b>2. <i>IAC for Non-Violent Living in Fairbanks</i></b>	
Shelter Operations	\$24,066.00
	<u>\$24,066.00</u>
<b>3. <i>Unalaskans Against Sexual Assault and Family Violence in Unalaska</i></b>	
Homeless Prevention Activities	\$2,000.00
Direct Emergency Services	\$4,982.00
Shelter Operations	\$9,928.00
	<u>\$16,910.00</u>
<b>4. <i>Aiding Women in Abuse &amp; Rape Emergencies, Inc.- AWARE</i></b>	
Homeless Prevention Activities	\$1,200.00
Shelter Operations	\$22,865.00
	<u>\$24,065.00</u>
<b>5. <i>The LeeShore Center ~ Kenai/Soldotna</i></b>	
Shelter Operations	\$22,928.00
Administration	\$1,137.00
	<u>\$24,065.00</u>
<b>6. <i>Ketchikan Committee for the Homeless</i></b>	
Shelter Operations	\$6,291.00
	<u>\$6,291.00</u>

## **Priority Activities Under Alaska's Continuum of Care**

Throughout FY2007, AHFC supported the Alaska Coalition on Housing and Homelessness by providing staff assistance and teleconference services. An average of 30 persons representing 9 communities throughout the state participated in the monthly Coalition meetings over the reporting period. Consistent with Guiding Principle #4, AHFC worked to strengthen local coalitions by using Supportive Housing Program (SHP) Technical Assistance funds to bring Kari Bedell, Community Capacity Builder for the National Alliance to End Homelessness to the Annual Meeting of the Alaska Coalition to conduct a workshop on developing 10-year plans to end homelessness. AHFC conducted follow-up on-site visits to Fairbanks and Mat-Su to provide technical assistance on data collection and community building.

AHFC continued its collaboration with the Coalition to facilitate Continuum of Care (CoC) planning and project prioritization processes, as well as produce the “Balance-of-State” competitive funding application. Changes in the funding allocation for CoC “bonus” projects dramatically reduced the ability of the “Balance of State” CoC to meet the needs of homeless disabled persons in that geographic area. Consequently, no new applications were submitted to expand the supportive housing inventory.

In terms of program outcomes, grantees in the Balance-of-State CoC showed mixed results in assisting persons to attain and retain permanent housing. The chart on page 34 is an excerpt from the FY2007 Continuum of Care application which summarizes the results for this reporting period.

<b>1. Participants in Permanent Housing (PH)</b>		
HUD will be assessing the percentage of all participants who remain in S+C or SHP permanent housing (PH) for more than six months. SHP projects include both SHP-PH and SHP-Safe Haven PH renewals. Complete the following chart using data based on the <u>most recently submitted</u> APR for Question 12(a) and 12(b) for PH projects included on your CoC Priority Chart:		
<input checked="" type="checkbox"/>	All PH renewal projects with APRs submitted are included in the responses below**	
a.	Number of participants who <b>exited</b> PH project(s)—APR Question 12(a)	5
b.	Number of participants who did <b>not leave</b> the project(s)—APR Question 12(b)	15
c.	Number who <b>exited</b> after staying 7 months or longer in PH—APR Question 12(a)	3
d.	Number who did <b>not leave</b> after staying 7 months or longer in PH—APR question 12(b)	14
e.	Percentage of all participants in PH projects staying 7 months or longer	85%
<b>2. Participants in Transitional Housing (TH)</b>		
HUD will be assessing the percentage of all TH clients who moved to a permanent housing situation. TH projects include SHP-TH and SHP-Safe Haven/TH <i>not</i> identified as permanent housing. Complete the following chart using data based on the <u>most recently submitted</u> APR Question 14 for TH renewal projects included on your CoC Priorities Chart.		
<input type="checkbox"/>	No applicable TH renewals are on the CoC Project Priorities Chart	APR Data
<input checked="" type="checkbox"/>	All TH renewal projects with APRs submitted are included in calculating the responses below**	
a.	Number of participants who exited TH project(s)—including unknown destination	40
b.	Number of participants who moved to PH	20
c.	Percent of participants in TH projects who moved to PH	50%

In the course of discussion with Coalition members and SHP grantees, it was determined that the reason the CoC exceeded HUD's goal of 70% in housing retention, but fell short of the 60% goal of housing placement was largely due to subpopulation. HUD restricts admission to Permanent Supportive Housing to adults with disabilities, many of whom qualify for SSI and Medicaid. These resources provide a more reliable means to pay rent and access supportive services. On the other hand, Transitional Housing projects are used by persons who may be in need of long-term supports, such as domestic violence victims with PTSD and chemical dependency, but do not qualify for disability assistance. Shortages in housing vouchers and substance abuse treatment beds had a direct impact on the ability of case workers in transitional housing to produce as many successful permanent placements as the prior year.

The Alaska Balance-of-State CoC did exceed HUD's goal of 10% securing employment at the time of exit of a CoC-funded program. Of those who exited during the reporting period, 24%

reported employment as a source of income. The AK Coalition has set a goal for the coming year of working more closely with the Governor's Council on Disabilities and Special Education to expand knowledge of their special programs to foster employment among persons with disabilities.

### **Grant Match Assistance**

With authority from the Alaska Legislature, AHFC provides matching grants for several federal competitive grant programs. During FY07 AHFC awarded approximately \$1,058,930 in current and recaptured Corporate funds to match 14 grant requests totaling \$2.3 million from HUD under the FFY06 Continuum of Care, Homeless Assistance program. Six of those grants were awarded to projects in the Balance-of-State Continuum. SHP grantees report that these AHFC funds are critical to the continuity of these projects due to the stagnation of HUD amounts for renewals.

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

In the fall of 2005, AHFC announced a competition for SFY07 funding under its Homeless Assistance Program (HAP). The Homeless Assistance Program is a joint-funded project of AHFC and the Alaska Mental Health Trust Authority. AHFC received 18 applications totaling \$1.8 million. After the applications were scored and ranked, AHFC attached the list of applicants, by rank order, to its funding authorization request to the Alaska Legislature. These combined resources resulted in the following awards to "Balance-of-State" recipients:

<u>Agency</u>	<u>Activity</u>	<u>HAP Award</u>
Tundra Women's Coalition (Bethel)	Shelter & Homeless Prev.	\$ 60,500
USAFV (Unalaska)	Shelter & Homeless Prev.	\$ 46,000
CSS-BFS/Kodiak	Shelter & Homeless Prev.	\$ 113,770
Lee Shore Center – Shelter (Kenai)	Shelter Support	\$ 37,410
Share the Spirit/KPHI (Homer)	Homeless Prevention	\$ 47,880
S.A.-Beachcombers (Kodiak)	Transition Hsg Support	\$ 33,600
S.A.-Fairbanks	Homeless Prevention	\$ 50,675
Sitka Prevention & Counseling Svcs	Shelter & Homeless Prev.	\$ 258,155
<b>Total</b>		<b>\$647,990</b>

**HAP Performance:** As noted in the SFY2007 Action Plan, AHFC established a goal of 75% housing retention among those who sought assistance to prevent homelessness due to a financial crisis. Nine agencies in seven Alaskan communities used HAP funds to provide homeless prevention services during SFY07. Of the 239 households that were assisted, **97% were still housed at the time of their 90-day follow-up contact.**

Grant recipients that used HAP funds for placement in permanent housing were also required to make a 6-month housing contact to determine housing retention. HAP recipients reported a **permanent housing retention rate of 85%** - the same as CoC-funded permanent housing projects.

## **Emergency Food and Shelter Program**

The Federal Emergency Food and Shelter Program (EFSP) is funded by the Federal Emergency Management Administration and is distributed to local non-profit providers through United Way agencies. Eligible activities include assistance with rent and/or utility arrearages, emergency lodging, operating support for shelters or soup kitchens and furnishing or repairs for shelters. It was estimated the award for the balance of state jurisdictions would be \$376,723.00 and the actual award was \$399,408.00.

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

The implications of the 2006 Violence Against Women Act (VAWA) continued into SFY2007 as domestic violence service providers refused to enter data into the Statewide domestic violence database operated by the Alaska Council on Domestic Violence and Sexual Assault (CDVSA). As a result of this and state legislative action, the CDVSA dropped the data system. Because this was a major source of homeless population information, efforts to increase participation in the States' Homeless Management Information System (HMIS) and the Annual Homeless Assessment Report (AHAR) have been hampered.

Delay in the award process of the 2006 CoC awards has also hampered progress in overcoming logistic barriers such as replacement of outdated equipment and operating systems, acquisition of high speed internet services and installation of adequate security features. In some parts of Alaska, Internet connectivity remains a significant barrier. For example, case workers at the Yukon-Kuskokwim Health Corporation in Bethel have tried repeatedly to load a client record on to the web-based system, but before they can finish, the signal weakens and they are "booted" off and have to start over. As a result, alternative means of data entry are under consideration.

Another challenge encountered this year was training logistics. Experience has shown that two trips are necessary to get an agency on to the system. During the first trip, the HMIS Project and System Administrator gains a full understanding of the agency's work setting and equipment/security capacity, and familiarizes staff with the client release requirements and privacy standards. The second trip is scheduled when the agency is ready to start loading client records. The HMIS trainer walks them through the actual process of loading client records on to the system after the worksite is prepared and client consent forms are complete. Currently, only one trainer is on staff for both the Anchorage and Balance-of-State CoC's, so time devoted to scheduling, making travel arrangements and training remains a challenge.

As implementation of the "live" HMIS continued, AHFC continued to collect homeless data through a statewide enumeration that is conducted annually each January and July. The results of the Winter 2007 survey (in terms of those HUD considers to be homeless) are reflected in the following chart (p 37).

**Homeless Populations Chart**  
**Balance of State (does not include the Municipality of Anchorage)**  
January 31, 2007

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
1. Number of Households <b><u>with</u></b> Dependent Children	56	24	17	97
1a. Number of Persons in these Households (adults & children)	170	73	59	302
2. Number of Households <b><u>without</u></b> dependent children	180	122	62	364
2a. Total Number of Persons in these Households	180	122	64	366
<b>Total Persons</b> (lines 1a +2a)	<b>350</b>	<b>195</b>	<b>123</b>	<b>668</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	53		20	73
b. Severely Mentally Ill	72		7	79
c. Chronic Substance Abuse	122		14	136
d. Veterans	34		18	52
e. Persons with HIV/AIDS	1		0	1
f. Victims of Domestic Violence	240		10	250
g. Unaccompanied Youth (under 18 years )	19		5	24

## Assisting Alaskans with Special Needs

### Senior Housing

AHFC's Senior Housing Accessibility Modifications Program (Senior Access) continued during the program year with four (4) non-profit organizations administering the program. Communities from all areas of the state were served, except the Aleutian/Bristol Bay region and the North Slope Borough, as there were no applications received to cover these specific regions.

AHFC's Senior Citizen Housing Development Fund (SCHDF) awarded approximately \$2.56 million in funding to develop new senior housing in Wasilla, Palmer, Homer and Anchor Point and to rehabilitate a senior housing project in Sitka. (See the bulleted projects below.)

AHFC worked with the Denali Commission to provide federally funded grants to housing authorities, local governments, and non-profit organizations through the Denali Commission Elder Housing Program (DCEH) to plan, construct and rehabilitate housing so that Alaskan seniors may continue to live independently in their home communities. During SFY 2007, the Denali Commission awarded AHFC approximately \$3.2 million for this purpose.

Combined funding from the SCHDF and DCEH made possible the following projects (totaling seventy-two new, and thirty-nine rehabilitated, units):

- New development of a duplex, two four-plexes, and three six-plexes (a total of 28 units) in Wasilla for senior independent living;
- New development of a nine unit apartment building for senior independent living in Homer;
- New Development of a 31 unit apartment building for senior independent living in Palmer;
- New Development of a four-plex for independent senior living in Anchor Point;
- Rehabilitation of a 24 unit independent senior living apartment building in Sitka; and,
- Rehabilitation of a 15 unit independent senior living wing attached to the senior center in Valdez (DCEH funding only).

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

AHFC continued to administer HOPWA grants to support two programs operating in Southeast and South Central Alaska. In addition to Anchorage, the service area of the South Central project includes the Mat-Su Borough, Kenai Peninsula and Kodiak. These funds are used to provide assistance with rental or short-term utility costs, as well as a wide array of supportive services for persons living with HIV/AIDS. Both projects operate on a calendar year. For the period ending 12/31/06, approximately 72 households in Alaska benefited from these services. Though the new HUD annual performance report no longer tracks housing stability, AHFC has taken the option to do so and recorded a **90% retention rate among those in permanent**

**housing.** In addition, 95% of those who had received Short-Term Rent, Mortgage & Utility (STRMU) assistance were still housed at the end of the program year.

### **Beneficiary and Special Needs Housing Grant Program**

During SFY 2007, the Beneficiary and Special Needs Housing Grant (SNHG) Program produced the following accomplishments:

- Construction began on an eight unit special needs project, Denali Transitional Living Program, by Juneau Youth Services. This project was funded through the SFY 2006 SNHG competition, and received \$724,708 in SNHG funding. An additional \$794,600 in Denali Commission funding was leveraged, along with sponsor cash and contributions to complete the \$1.7 million project. Completion is anticipated in October 2007.
- Four SNHG Pre-Development grants awarded during SFY 2006 were completed. These included grants to Community Connections in Ketchikan, Family Centered Services in Fairbanks, Gastineau Human Services in Juneau, and Valley Residential Services in Wasilla.
- Two new SNHG Pre-Development grants were awarded during SFY 2007. These included awards to Housing First in Juneau for the REACH Assisted Living Home and the Petersburg Indian Association Special Needs Housing Rehab and Retrofit project.
- Two SNHG awards were made in February 2007. One award was made to an Anchorage based project, outside of the geographic scope of this report. The second SNHG award was made to Kenai Peninsula Housing Initiatives in the amount of \$1,188,771, to build a new supportive housing project with eight one-bedroom units. An additional \$581,229 in HOME Investment Partnership funds were also awarded to this new housing construction. This project is designed to serve the needs of low-income persons who are disabled and currently homeless or at risk of being homeless in the central Kenai Peninsula. It is anticipated that Kenai Peninsula Housing Initiatives' supportive housing project will be completed in late SFY 2008.

### **Other Special Needs Housing Programs**

Throughout SFY 2007, Alaska Housing Finance Corporation offered HUD funded technical assistance activities targeted at improving the capacity of sponsors to access special needs housing programs and to access "mainstream" housing resources for special needs populations. One important federal program in this area is the HUD 811 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 SFY 2007, no non-metropolitan Alaskan applicants received HUD 811 funds.



Another important federal special needs housing resource is the HUD 202 program to assist the very low-income elderly. Under this program, in addition to funding the construction and rehabilitation of projects to create apartments, HUD grants will subsidize rents for five years so that senior residents pay only 30% of their adjusted incomes as rent. During SFY 2007, no non-metropolitan Alaskan applicants received HUD 202 funds.

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. 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 2006, and direct technical assistance and training scholarships throughout SFY 2007.

### **Oxford House (self help, group recovery homes)**

Oxford House is a group recovery home where the residents share expenses and chores. The homes have an absolute no alcohol or drug use policy and offer support for their sobriety by the other house residents. There are 10 Oxford Homes in Alaska (5-Anchorage, 1-Wasilla, 1-Fairbanks, 1-Soldotna, 2-Bethel). Currently only one of the Oxford Homes is for women (in Anchorage). Approximately 90 people currently live in Oxford Homes in Alaska. The Partnership for Supported Housing (PSH), is the non-profit that was formed to provide financial support and oversight for the program. PSH's board is a number of other Alaskan non-profits that see the need for affordable, supportive housing for this population. This year a funding mechanism was developed that encourages Housing Authorities to purchase homes with the intent to lease to the Oxford House Program for 20 years. Cook Inlet and Association of Village Council Presidents (AVCP) Housing Authorities have both taken part in this new program.

### **Bridge Home Program (supportive, independent living)**

The Bridge Home is a supportive housing program for people with Mental Health disabilities. The program is designed to provide affordable housing and on-site supportive services and skills training to participants, while they are waiting on the AHFC Housing Choice Voucher Waiting List. Since many of the participants have poor rental and credit histories, many with criminal records, they are often not immediately eligible for the Housing Choice Voucher Program. This program gives them time in their own apartment while they learn the skills needed to maintain residency and demonstrate their capacity by the time they rise to the top of the AHFC Waiting List. The participants each have long histories of stays in the State mental hospital and corrections and often homelessness. A failure rate of 30% was projected, and to date the failure rate remains around 8%.

## **Dept of Corrections- High Needs Discharge Program**

There are some individuals with chronic severe mental illness that probably will always need a high level of assistance to be able to live in the community. Many of these individuals get into trouble with the law and have few options when they are released. This program was designed to house the few that are identified as a possible threat to themselves or others and need an assisted living level of care.

## **Pre-Development/Start-Up Funds for Special Needs Housing**

The Supportive Housing Office (State of Alaska – DHSS/DBH) supports the pre-development activities of any non-profit seeking to create housing that addresses people with special needs. The Alaska Mental Health Trust Authority also provides a grant for start-up costs in projects that serve their beneficiaries. Any project that has a component that serves people with a mental health disorder, Developmental Disability, Substance Abuse disorder, or Alzheimer's disease are eligible for this grant during the first 24-months of operation.

## **Other Affordable Housing**

### **Teacher Housing**

The absence of safe, quality, affordable rental housing has been identified as an impediment to providing necessary education, health care and public safety services in rural Alaska. The purpose of the Teacher, Health Professional, and Public Safety Housing Grant (THHP) program is to provide grant funding to assist in the development of affordable, decent, and safe housing in rural Alaska for these professionals. In FY2007 AHFC awarded \$5.0 million in AHFC Corporate Funds and \$6.2 million in Denali Commission funding for 12 projects in rural Alaska. These projects will result in the development or rehabilitation of 62 units of housing. Below is a list of awards:

<b><u>Community</u></b>	<b><u>Applicant</u></b>	<b><u>Type of Project</u></b>	<b><u>Units</u></b>	<b><u>Grant Amount</u></b>
Sand Point	Aleutian Housing Authority	Teacher, Health Professional, and Public Safety New Construction	8	2,203,863
Nelson Lagoon	Aleutian Housing Authority	Health Professional and Public Safety New Construction	1	128,047
Brevig Mission	Bering Strait School District	Teacher Housing New Construction	4	910,415
Unalakleet	Bering Strait School District	Teacher Housing New Construction	12	1,803,125

Atka	City of Atka	Health Professional, Public Safety New Construction	2	452,056
	Northwest Arctic Borough SD.			
Buckland	Northwest Arctic Borough SD.	Teacher Housing Minor Rehabilitaiton	5	100,000
Noorvik	Northwest Arctic Borough SD.	Teacher Housing Minor Rehabilitaiton	5	100,000
Buckland	New Stuyuhok Traditional Council Yupiit School District	Teacher Housing Major Rehabilitation	3	242,972
New Stuyahok	Yupiit School District	Teacher Housing New Construction	12	2,019,478
Akiak	Yupiit School District	Teacher Housing New Construction	2	650,274
Akiachak	Yukon-Kuskokwim Health Corp.	Teacher Housing New Construction	4	1,367,749
Hooper Bay		Health Professional New Construction	4	1,222,141
<b>Total</b>			<b>62</b>	<b>\$11,200,120</b>

AHFC also provides predevelopment funding under the Teacher, Health Professional, and Public Safety Grant Program. This funding is designed to assist grantees in completing activities necessary for the preparation of rental development application. In SFY2007, AHFC awarded \$56,420 in predevelopment funding to the Native Village of Akiachak (\$20,000), the Northwest Arctic Borough School District (\$20,000), and the Yukon Flats School District (\$16,420).

Forty-five units of teacher, health professional, and public safety housing were placed into service in FY2007, in the communities of Chefnak (2), Hooper Bay (16), Hughes (2), Huslia (3), Nightmute (2), Nulato (2), St. Paul (6), Scammon Bay (8), Tuntutuliak (2), and Tyonek (2).

## **Efforts to Promote Accessible Housing**

Throughout SFY 2007, Alaska Housing Finance Corporation worked with the Alaska Mental Health Trust Authority and the Governor's Council on Disabilities and Special Education to identify and access resources, and develop strategies to help persons with disabilities secure adequate housing. Specific actions during the fiscal year included:

1. The Home Modification Brokerage program, administered by the Alaska Department of Health and Social Services continued to help Alaska Mental Health Trust beneficiaries make accessibility modifications to their homes.
2. The Senior Accessibility Modification program was administered by AHFC during FY 2007.
3. In SFY 2007, AHFC's GOAL rental development program provided funding for the development of 39 units of accessible housing. All of those units are located in senior or special needs housing projects.

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

During SFY 2007, the State of Alaska continued work to implement the update of its Analysis of Impediments (AI) to Fair Housing Choice. The following six impediments were identified, and incorporated into the SFY 2007 Annual Action Plan:

- 1. Lack of understanding of what types of discrimination are covered by Fair Housing laws is an impediment to fair housing choice.**
  - AHFC staff, throughout SFY 2007, 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 SFY 2007, AHFC continued to have specifically designated staff persons work with organizations serving members of protected classes, to assist them to better understand how to access available housing resources.
  - In SFY2007 AHFC conducted 179 HOME CHOICE classes in 31 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 April 2007, AHFC helped sponsor a one day fair housing training in Anchorage with a presentation given by the Seattle HUD Fair Housing Office.

**2. Low awareness of available fair housing enforcement mechanisms, and the lack of fair housing advocacy organizations, are identified as impediments.**

- In April 2007, AHFC helped sponsor a one day fair housing training in Anchorage with presentations given by a representative of the Seattle HUD Fair Housing Office.
- AHFC produced and distributed posters that can be displayed providing Fair Housing contact information.

**3. Disabled Alaskans have limited housing opportunities because of financial barriers and the lack of accessible and appropriate housing stock.**

- During SFY 2007, AHFC continued to operate its Housing Choice Voucher Homeownership program targeting households with disabilities. The program serves up to 50 households, with at least 20 vouchers reserved for households whose head or spouse is a person with disabilities.
- AHFC continued to explore mechanisms for project-basing Housing Choice Vouchers to assist severely disabled individuals. The Five Year Public Housing Agency Plan recommended using up to 100 vouchers for project based housing assistance. AHFC's Board of Directors will review such a proposal at its November 2007 meeting.
- AHFC continued to monitor the use of the vouchers set-aside for disabled families and those receiving Medicaid Waiver services. AHFC has established a policy to recycle 100 vouchers to qualified persons with disabilities as vouchers are returned through attrition.

**4. Various administrative policies, procedures and practices are impediments to fair housing choice for members of protected classes.**

- During SFY 2007, the AHFC Public Housing Division updated its 504 Self Assessment, including updated Fair Housing documentation. This review is continuing to cover records retention; further changes to any impediments to fair housing choice within those programs; ensuring that the next available mobility accessible unit in public housing is targeted to a waiting list family requiring those features; addressing other impediments in a reasonable manner in view of the resources available; and working with local jurisdictions to implement any of their initiatives to affirmatively further fair housing that require AHFC involvement.
- AHFC has developed a Limited English Proficiency Plan (LEP), including a contract for 24/7 telephonic translation services.

**5. Members of protected classes continue to be disproportionately represented in Alaska's homeless population.**

- During SFY 2007, AHFC conducted two Homeless Service Providers Surveys---one in July of 2006, and a second one in January of 2007. 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.

**6. The general lack of affordable and appropriate housing is an impediment to fair housing choice for members of protected classes.**

- Throughout the SFY 2007 Annual Performance Report, activities are described that expand the supply and availability of affordable housing in Alaska.

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

### **Annual Performance Report – Public Housing Division Resident Services**

The Five-Year Public Housing Agency Plan (July 1, 2005 through June 30, 2010), was adopted by the AHFC Board of Directors in March 2005. The SFY 2007 Annual Agency Plan was recommended by the Board at its March 2006 meeting. Among its objectives, several of the most important are outlined below.

For a more complete review of the plans please view the Five Year and Annual Public Housing Agency Plan, available on the AHFC web page at [www.ahfc.state.ak.us](http://www.ahfc.state.ak.us), under “Downloads.”

### **Impact of Federal Fiscal Year 2007 Funding Reductions**

January 2007 was the beginning of the third year for budget based funding of the Housing Choice Voucher program. AHFC ended calendar year 2006 with a budget surplus, which, due to the congressional appropriations bill was retained for expenditure in 2007. The formula for voucher funding was changed in the appropriations bill with 2006 expenditure and lease-up rates used as a basis for 2007 funding. The total statewide Housing Assistance Payment (HAP) amount was \$25,001,253. This sum is slightly less than the 2006 appropriation; however, that sum is based upon an average monthly HAP expense of \$550. AHFC implemented several cost saving mechanisms, such as a stricter subsidy standard, that reduced monthly HAP to a current average of \$530. As a consequence, AHFC anticipates it will be able to fully fund all 4,159 vouchers allocated the state. Current lease-up is at 100 percent of available units.

### **Public Housing Agency Plan Statement Regarding Project-Based Section 8 Units**

AHFC has pledged to operate a pilot program using up to 100 vouchers to address the needs of families requiring special needs housing. Working in cooperation with Alaska Mental Health Trust Authority, AHFC anticipates that a proposal will go before the Board of Directors by November of 2007, initially targeting developments funded under either the GOAL program or the Special Needs Housing Grant program.

## **Public Housing Agency Plan and Homeownership**

With the adoption of the Five-Year Consolidated Plan and Annual Action Plans, the AHFC Board of Directors approved an expansion of the Housing Choice Voucher homeownership program by fifty additional units. In addition to the original targeted audience of families whose head or spouse is a person with disabilities, the expanded program also includes working families. The program is available in all the service areas where AHFC operates the voucher program. As of this reporting period three families outside Anchorage achieved home homeownership; there were 32 total home closings through June 30, 2007 with two families since going off program due to family earnings exceeding the voucher threshold.

## **Public Housing Division Grant Programs**

Virtually all of the resident initiatives that AHFC administers are funded by corporate receipts. The exception is a Resident Opportunities and Self Sufficiency (ROSS) Neighborhood Network grant in Juneau.

*Boys & Girls of Tanana Valley – Fairbanks.* Provides transportation for youth, ages 10-18, to attend Boys & Girls Club programs related to reducing drugs and drug-related crime. Approximately 30 hours of service is provided each week, reaching an average of 24 riders per program day. This contract was renewed in 2007.

*Juneau Arts & Humanities - Juneau.* Provides substance abuse prevention/youth development, through a year-round Creative Arts program to youth residing in public housing. The program serves an average of 25 children per site, attending a minimum of 5 sessions per month. This contract was renewed in 2007.

*Camp Fire Boys & Girls – Fairbanks.* Provides a year-round youth development program in Fairbanks. Serves approximately 40 youth per month during the year. Provides a minimum of ten field trips per year with an average attendance of 20 youth per trip; and a summer camp with an average of 40 participants. This contract was renewed in 2007.

*Boys & Girls Club Southcentral Alaska – Juneau.* This contract was not renewed due to budget constraints. Nevertheless, the Boys and Girls Club continues to provide the transportation services with AHFC paying for cost of participant scholarships for children who reside in public housing and wish to attend club activities.

*Southeast Regional Resource Center – Juneau.* Provides 16 hours per week of open computer lab services for adults and children. Serves a minimum of 25 residents per month in each of the developments. In early 2007, AHFC was awarded a HUD Neighborhood Network grant to expand services to include computer instruction, tutoring and parental initiatives for both public housing and Housing Choice Voucher participants. The grant is for approximately \$300,000 over three years.

*Scholarship Funds – Statewide* The Community Enrichment Scholarship provides financial assistance to ten public housing tenant or Housing Choice Voucher participants. This year the scholarship amounts increased from \$500 to \$1,000.

### **Elderly/Disabled Service Coordination**

AHFC continues to support the service coordination programs in Fairbanks and Juneau. The service targets elderly and disabled individuals who reside in either an AHFC public housing unit or a Section 8 New project-based development to enable the tenants to remain independent. Corporate grant match funding is the primary resource supporting these programs. The Fairbanks service coordinator averages 400 contacts per months among residents in three developments consisting of 156 units. The Juneau service coordinator averages 170 contacts per month from the 62 unit Mountain View development.

### **Family Self-Sufficiency Program**

Family self-sufficiency (FSS) is a voluntary program designed to promote economic self-sufficiency. Families living in public housing or those receiving assistance from a Housing Choice Voucher are eligible to apply. One of the benefits of enrollment is the escrow savings account. In FSS, rent increases resulting from increases in earned income are diverted by AHFC into an interest bearing savings account. Upon successful completion of a FSS contract, the family is entitled to receive the escrow savings as lump sum payment. In FY 2007 the statewide average escrow payout was approximately \$4,856.

Because of administrative constraints, AHFC has worked closely with the Alaska Division of Public Assistance to devise a program that targets families receiving both voucher assistance and Alaska Temporary Assistance Program benefits. The partnership has enabled AHFC to expand its program beyond the original Anchorage and Juneau sites to now include the Kenai Peninsula and Fairbanks. Plans include further expansion to the Mat-Su Borough in the latter part of 2007.

### **Public Housing Construction Activities**

Alaska Housing Finance Corporation's Public Housing Division had the following construction activities in progress or completed during SFY 2007:

#### **Outlying Areas (All Areas Outside of Anchorage):**

##### **Bethel**

Bethel Heights	Enlarge storage area (Pending)	28,000
	Shop improvements & windows (Pending)	44,000
	Site assessment Phase II (Pending)	80,000
	Energy Audit	7,500



**Fairbanks**

Birch Park I	Flooring replacement (In progress)	285,000
	Site assessment (Pending)	154,000
	Energy Audit (In progress)	7,500
Birch Park II	Flooring replacement (In progress)	140,000
	Energy Audit (In progress)	7,500
	Site assessment (Pending)	60,000
	Window replacement (Completed)	271,500

**Juneau**

Cedar Park	Slope repair (In progress)	90,000
	Energy audit (In progress)	7,500
Riverbend	Energy audit (In progress)	7,500
Mtn. View	Boiler replacement (In progress)	380,000

**Ketchikan**

Sea View Terrace	Generator replacement (In progress)	45,000
	Energy audit (In progress)	15,000
	Security/Access system upgrade (Completed)	15,000
Schoenbar Park	Fuel tank replacement (In progress)	75,000
	Energy audit (In progress)	7,500

**Kodiak**

Pacific Terrace	Maintenance shop/storage area (Completed)	171,000
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**Nome**

Beringvue	Maintenance shop and FIC (In progress)	350,650
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**Wrangell**

Etolin Heights	Boiler replacement, energy upgrades (Pending)	61,000
	Energy Audit (Completed)	

**Wasilla**

Williwa Manor	General renovation (Completed)	2,000,000
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Alaska Housing Finance Corporation's SFY 2003 Capital Budget included a strategy to fund the deferred maintenance and major renovation of public housing facilities owned and operated by the Corporation. This strategy addressed a list of projects covered by AHFC's 10-Year Modernization Plan by combining Federal Funds and Corporate Receipts towards the issuance of tax exempt bonds. A total of approximately \$55 million in budget authority (covering the entire State, including Anchorage) was

approved by the Legislature. Most of the SFY 2007 activities described above are still being funded through this strategy. The remaining projects are funded through the annual HUD Capital Fund Program (CFP) or AHFC Corporate Receipts authorized annually by the Alaska Legislature since the SFY 2003 Bond.

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

During SFY 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 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 streamlined 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 resulting in a streamlined and simple system that business and industry are able to more easily access. 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. On May 31, 2005, the Alaska Two Year State Plan for Title I of the Workforce Investment Act of 1998 was released. Improved service delivery to hard to serve populations was identified as a priority. Transportation and housing were identified as barriers to full inclusion for the disabled and welfare to work clients. A need was seen for transitional housing opportunities to support the expansion of employment opportunities. Building upon the accomplishments of the 2005 plan, Governor Palin's administration released a new Two-Year plan which spans July 1, 2007 through June 30, 2009. In addition to maintaining the one-stop Job Centers and the role of the Workforce Investment Board, the new plan identifies four priorities. They are:

- Alaska's youth will be job ready when they complete high school.
- Alaska will have a world class workforce ready to meet the needs of Alaska's high skill, high demand jobs.
- Alaska's post-secondary vocational and technical training facilities and professional education system will provide world class training, using state-of-the-art equipment and technology.
- Alaska's businesses will have the support and resources to compete in the global market.

The entire plan can be accessed at <http://www.labor.state.ak.us/awib/WIA-WP-2-year-state-plan-0708.pdf>.

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

During SFY 2007, 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 SFY 2007 (July 1, 2006 through June 30, 2007).

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 impacted the Owner-Occupied Rehabilitation Program (ORP), and to a lesser degree, the HOME Opportunity Program (HOP) and the Rental Development Program. Throughout SFY 2007, AHFC worked with its HOME grantees to ensure compliance with the lead based paint regulations.

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

In addition to the actual task of building housing or matching available housing to clients in need there are many other issues that surround the topic of housing and that of community development. Clients must meet criteria for particular housing programs in order to qualify for example. Structures must be properly maintained and inspected, long term sustainability for organizations providing housing and attendant services is an important issue. As such there are other areas outside actual housing units that merit consideration as well. Discussion on these items follows.

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

Throughout SFY 2007, Alaska Housing Finance Corporation delivered a variety of workshops and direct technical assistance activities that focused upon improving HCD organizational capacity. During SFY 2007, AHFC delivered training on Determining HOME Income and Allowances, Housing Quality Standards, Uniform Physical Condition Standards, and Advanced Housing Inspector Training, individualized strategic planning and business plan development with Community Housing Development Organizations. Additional training was made available to personnel with a variety of organizations through training and travel scholarships.

## ***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 SFY 2007 approximately \$175 million in combined federal, state and local funding was directed towards this end. Federal, state and local entities worked together to improve rural sanitation conditions, and to continue addressing issues of long term affordability and sustainability of these critical infrastructure systems.

During SFY 2007, AHFC's Supplemental Housing Development Grant Fund was funded at \$4.78 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 SFY 2007 priorities emphasized funding for rural health clinics, upgrades and improvements to rural electrical systems, and bulk fuel storage upgrades and improvements, and funding for elder, teacher and health professional housing. Sustainability and sound business planning are criteria for all Denali Commission projects.

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

During SFY 2004, the Alaska Municipal League conducted a Survey of Municipal Fiscal Conditions. This survey was conducted between February 22 and March 13, 2004, and was based on 76 responses from municipalities. Nearly half of the rural municipalities surveyed responded they do not have the financial resources necessary to provide minimum public services, or continue as a city or borough. Other concerns identified included:

- Accelerating state budget cuts are overburdening both urban and rural local tax structures.

- State cuts on top of serious local economic downturns in 75% of the municipalities surveyed have a severe dampening effect on local economic recovery.
- Rural problems hurt urban economics, with up to one third of Alaska's urban economies being fueled by commerce with rural Alaska.

These conditions identified in SFY 2004, continued to be aggravated during SFY 2007 by increasing energy, insurance and other costs. Demographic and economic trends are negatively impacting many rural areas of Alaska. The pressure on local government finances makes many hesitant to assume additional responsibilities or promote initiatives to expand affordable housing opportunities. The communities with the greatest housing and community development needs generally face financial pressure with their municipal budgets, and are stretched in terms of staffing capacity to administer HCD projects. This is a growing challenge for all involved in HCD programs.

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

The State of Alaska's Five Year Consolidated Housing and Community (SFY 2006 through SFY 2010) identified unmet housing and community needs that far exceeded available resources available to programs governed by the HCD Plan. An objective of the SFY 2007 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 SFY 2007, 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.

The funding provided to Tribally Designated Housing Entities (TDHEs) through the federally funded Indian Housing Block Grant (IHBG) Program provides significant affordable housing resources in Alaska. Statewide, approximately \$100 million is provided annually in this formula program, with approximately \$89 million going to areas covered by this Consolidated Plan. This funding has been used in conjunction with HOME funding, Low Income Housing Tax Credits, and AHFC mortgage financing to expand affordable housing opportunities. In 1996, the Native American Housing Assistance and Self-Determination Act (NAHASDA) gave the TDHEs greater flexibility and allowed for leveraging of private investment dollars.

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

During SFY 2007, 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, \$2,416,503 was committed during fiscal year SFY 2006 (using funds from FFY03, 04 and 05) for improving the quality of housing, with 42 housing units actually rehabilitated using this funding during SFY 2006. The Low Income Weatherization Program assisted 581 homes benefiting 1,773 individuals resulting in lower operating expenses for heating fuel and electricity.

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

During SFY 2007, 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---*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, FY 2004, FY 2005, FY2006)*
- Fairbanks North Star Borough---*Quarterly Community Research*
- General Accounting Office Report to Congress---*Alaska Native Villages*
- Kenai Peninsula Borough---*Quarterly Report of Key Economic Indicators*
- Matanuska-Susitna Borough---*The Matanuska-Susitna Borough Community Survey, 2006*
- Rural Energy Action Council Findings and Action Recommendations for Governor Murkowski---April 15, 2005.
- Tribally Designated Housing Entities---*Indian Housing Plans and input from Alaska State HUD Field Office---Office of Native American Programs (ONAP).*
- Alaska Strategic Two-Year State Plan for Title 1 of the Workforce Investment Act of 1998 and the Wagner-Peyser Act, July 1, 2007 to June 30, 2009

These inputs were also used in the development of the new five year Consolidated Plan for the State of Alaska covering state fiscal years 2006 through 2010, and in the development of the FY 2007 Annual Action Plan covering the period July 1, 2006 through June 30, 2007

## **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 SFY 2007, AHFC committed (through grant agreement) rental development funds to one project, which will produce eight units of affordable housing, including two 504 accessible units. This project was funded with \$1.77 million in HOME dollars. Two additional rental development projects (totaling \$1,115,332 and 57 units and one additional home ownership project (\$282,000 and 10 units) were awarded. It is anticipated that grant agreements will be executed in the near future.
- During SFY 2007, the HOME Opportunity Program (HOP) offered down-payment and closing cost assistance to 35 families in the amount of \$500,846. Nine of these households were at or below 50% of area median income with another seven at 50-60% of the median income. Another HOME funded program, the Owner-Occupied Rehabilitation Program (ORP) provided 42 homeowners with rehabilitation assistance. Thirty-three of these ORP assisted households were at or below 50% of area median income with an additional seven at 50-60% of median income.
- In SFY2007, AHFC provided rental assistance to 5,000 families through the Housing Choice Voucher program and AHFC owned public housing. Forty-four percent of these households include seniors or persons with disabilities. AHFC pays \$25 million a year to private landlords for rental assistance for Alaskans who earn less than 50 percent of the median income.
- In SFY2007, AHFC completed weatherization upgrades to 581 homes benefiting 1,773 individuals. Seventy-six percent of the households consisted of elderly or persons with disabilities.
- In SFY 2007, AHFC financed mortgages for 1,814 new first-time homebuyers. In addition, AHFC provided Interest Rate Reductions to 276 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.**

- More than \$130 million in federal Denali Commission funding was made available for critical infrastructure, community facilities, and economic development projects in over

100 Alaska communities. A strong emphasis was placed upon supporting projects and activities that conform to local community planning priorities, and are sustainable for the long term.

- Approximately \$2.7 million in CDBG funds were awarded during FY2007 to communities throughout Alaska to assist with a variety of projects all of which would enable or assist communities with meeting the needs of their citizens.

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

- The Owner-Occupied Rehabilitation Program (ORP) provided 42 homeowners with rehabilitation assistance. Thirty-three of these ORP assisted households were at or below 50% of area median income with an additional seven at 50-60% of median income.
- In SFY2007, AHFC completed weatherization upgrades to 581 homes benefiting 1,773 individuals. Seventy-six percent of the households consisted of elderly or persons with disabilities.
- AHFC contributed \$20,000.00 towards a conference to be held in Oct. 2007 on a variety of energy programs and producing sustainable, appropriate and durable buildings and infrastructure in the circumpolar north.

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

- During FY07 AHFC awarded approximately \$1,058,930 in current and recaptured Corporate funds to match 14 grant requests totaling \$2.3 million from HUD under the FFY06 Continuum of Care, Homeless Assistance program. Six of those grants were awarded to projects in the Balance-of-State Continuum.
- Alaska' Emergency Shelter Grant (ESG) allocation (FFY 2006) of \$119,463 was awarded to six agencies that will apply these resources consistent with community based strategies addressing homelessness.
- Alaska Housing Finance Corporation continued to support the Alaska Coalition on Housing and Homelessness in its efforts to develop a framework and a plan to significantly and measurably reduce homelessness in Alaska. Approximately 30 representatives from 9 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 SFY 2007, Alaska Housing Finance Corporation provided \$16.3 million in corporate funds to leverage \$12.8 million in federal funds.



**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.
- In SFY 2007, AHFC's GOAL rental development program provided HOME funding for the development of accessible housing in senior or special needs housing projects.

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

- During SFY2007, 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 7,000 publications, web documents and video programs as well as technical assistance and a referral line.
- In SFY 2007, RIC provided information on AHFC programs and technical assistance by responding to 8,372 requests from 7,812 users. RIC developed and taught 49 presentations or classes for 1,252 home buyers, homebuilders, agencies, subcontractors, lenders, real estate agents and other interested parties.
- AHFC contributed \$20,000.00 towards a conference to be held in Oct. 2007 on a variety of energy programs and producing sustainable, appropriate and durable buildings and infrastructure in the circumpolar north.
- AHFC has partnered with the Cold Climate Research Center in Fairbanks, providing them with \$1 million in funding this fiscal year for monitoring and research programs in the areas of energy efficiency.
- AHFC provides \$150,000.00 annually for the Alaska Building Science Network. Builders and energy raters are schooled in energy efficiency measures and new technologies with the goal being more energy efficient and overall healthier homes particularly in rural Alaska.
- AHFC grant agreements now include language encouraging the use of Energy Star rated appliances.

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

- Throughout SFY 2007 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.

## **Looking to the Future**

Progress was made during FY 2007 (July 1, 2006 through June 30, 2007) under each of the eight guiding principles of the State of Alaska's Consolidated Housing and Community Development Plan. This was the second Annual Action Plan and CAPER under the current five year HCD Plan (FY 2006--FY 2010).

As the process to develop the new FY 2009 Annual Action Plan (July 1, 2008 through June 30, 2009) begins in October of 2007, the Interagency Steering Committee will evaluate the findings of the FY 2007 CAPER for potential input. 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**

**SFY 2007 (July 1, 2006 – June 30, 2007)**

Grant #	3 LOCALITY	3a.	4 ACTIVITY	#	4a.	5 AMOUNT	6 PURPOSE	7 N. OBJ	PRPOSED ACCOMPLISHMENTS	ACTUAL
821670	Aleutians EB NL 99/00/02	C	Center/Facility	3		149,782.00	PF	L/M	Data reported in 02	Data reported in 02
831165	Aniak 99/00	C	Other Public Facility	6	M	105,554.00	PF	L/M	558 p/s; 287 l/m	558 p/s; 287 l/m
831164	Dillingham	C	Public Facilities	4b	M	170,596.00	PF	L/M	197 p/s; 148 l/m	197 p/s; 148 l/m
820804	Egegik 99/00	C	Other Public Facility	6		33,074	PF	L/M	122 p/s; 80 l/m	122 p/s; 80 l/m
831573	Fairbanks 00/01/02	C	Other Public Facility	6		284,502.00	PF	L/M	Data reported in 01	Data reported in 01
850550	Huslia 00/01/02	C	Other Public Facility	6		4,445.00	PF	L/M	Data reported in 02	Data reported in 02
831465	Kenai Peninsula Borough	C	Other Public Facility	6		200,000.00	PF	L/M	316 p/s; 179 l/m	316 p/s; 179 l/m
831391	Kivalina	C	Other Public Facility	6		38,893.00	PF	L/M	317 p/s; 259 l/m	317 p/s; 259 l/m
831490	Nome 99/00	C	Other Public Facility	6		326,400.00	PF	L/M	3500 p/s; 1964 l/m	3500 p/s; 1964 l/m
830432	Nunam Iqua 99/00	C	Other Public Facility	6		166,926.00	PF	L/M	163 p/s; 125 l/m	163 p/s; 125 l/m
821672	Ruby	C	Streets/Bridges	5		283,430.00	PF	L/M	170 p/s; 131 l/m	170 p/s; 131 l/m
830933	Saxman	C	Other Public Facility	6		43,000.00	PF	L/M	369 p/s; 299 l/m	369 p/s; 299 l/m
821673	Stebbins	C	Other Public Facility	6		350,000.00	PF	L/M	400 p/s; 321 l/m	400 p/s; 321 l/m
830890	Tanana	C	Other Public Facility	6		171,784.00	PF	L/M	345 p/s; 234 l/m	345 p/s; 234 l/m
831265	White Mountain	C	Other Public Facility	6		350,000.00	PF	L/M	180 p/s; 125 l/m	180 p/s; 125 l/m
831598	Toksook Bay 00/01/02	C	Other Public Facility	6		2,182.00	PF	L/M	Data reported in 01	Data reported in 01
831599	Valdez 00/02	C	Removal of Arch Barr	11		7,388.00	PF	L/M	156 p/s; 156 l/m	156 p/s; 156 l/m
841210	Valdez	C	Removal of Arch Barr	11		125,000.00	PF	L/M	156 p/s; 156 l/m	156 p/s; 156 l/m

Grant #	3 LOCALITY	3a.	4 ACTIVITY	#	4a.	5 AMOUNT	6 PURPOSE	7 N. OBJ	8. ACCOMPLISHMENTS PROPOSED	ACTUAL
861044	Aleutians East Borough		Other Public Facility	6		500,000.00	PF	L/M	2464 p/s; 1501 l/m	Contract in Progress
861045	Akutan		Other Public Facility	6	M	100,398.00	PF	L/M	589 p/s; 374 l/m	Contract in Progress
Unassigned	Hughes		Other Public Facility	6	M	344,881.00	PF	L/M	54 p/s; 41 l/m	Contract Pending
861005	Matanuska-Susitna Borough 04/05	NR	Residential Rehabilitation	9a	N	500,000.00	H	L/M	20 h/s; 20 l/m	Contract in Progress
861047	Nome 04/05	NR	Other Public Facility	6	N	300,000.00	PF	L/M	1196 p/s; 625 l/m	Contract in Progress
Unassigned	Kotlik	NR	Other Public Facility	6	N	350,000.00	PF	L/M	591 p/s; 446 l/m	Contract Pending
871300	Kenai Peninsula Borough	NR	Other Public Facility	6	N	421,000.00	PF	L/M	345 p/s; 245 l/m	Contract in Progress
Unassigned	Sitka City & Borough	NR	Other Public Facility	6	N	500,000.00	PF	L/M	221 p/s; 197 l/m	Contract Pending

Grant #	3 LOCALITY	3a.	4 ACTIVITY	#	4a.	5 AMOUNT	6 PURPOSE	7 N. OBJ	8. ACCOMPLISHMENTS PROPOSED	ACTUAL
Unassigned	Dillingham	NR	Planning Only	12	N	50,000.00	PL	L/M	175 p/s; 175 l/m	Contract Pending
Unassigned	Juneau	NR	Center/Facility	3	N	330,078.00	PF	L/M	363 p/s; 363 l/m	Contract Pending
Unassigned	Kobuk	NR	Other Publc Facilities	6	N	466,660.00	PF	L/M	109 p/s; 97 l/m	Contract Pending
Unassigned	Nunam Iqua	NR	Other Publc Facilities	6	N	344,853.00	PF	L/M	164 p/s; 148 l/m	Contract Pending
Unassigned	Soldotna	NR	Other Publc Facilities	6	N	500,000.00	PF	L/M	120 p/s; 120 l/m	Contract Pending
Unassigned	Tanana	NR	Other Publc Facilities	6	N	218,385.00	PF	L/M	308 p/s; 208 l/m	Contract Pending
871362	White Mountain	NR	Planning Only	12	N	100,000.00	PL	L/M	203 p/s; 167 l/m	Contract in Progress

No grants awarded or funds received from HUD as of 6/30/07 for FFY 07

**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 #	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	N/A						Data reported in 02						Data reported in 02						
831165	Aniak	Other Public Facilities	6	N/A						based on area-wide benefit						150	10	6	2	390	N/A	558
831164	Dillingham	Other Public Facilities	4b	N/A						81	0	7	0	109	N/A	831	7	42		880	N/A	2017
820804	Egegik	Other Public Facilities	6	N/A						based on area-wide benefit						34	0	2	0	86	N/A	122
831573	Fairbanks	Other Public Facilities	6	N/A						Data reported in 01						Data reported in 01						
850550	Huslia	Other Public Facilities	6	N/A						Data reported in 02						Data reported in 02						
831465	Kenai Peninsula Boro	Other Public Facilities	6	N/A						based on area-wide benefit						287	0	6	0	23	N/A	316
831391	Kivalina	Other Public Facilities	6	N/A						based on area-wide benefit						8	0	0	0	309	N/A	317
831490	Nome	Other Public Facilities	6	N/A						based on area-wide benefit						1574	0	57	45	1824	N/A	3500
830432	Nunam Iqua	Other Public Facilities	6	N/A						based on area-wide benefit						7	0	3	0	153	N/A	163
821672	Ruby	Other Public Facilities	6	N/A						based on area-wide benefit						42	0	0	2	126	N/A	170
830933	Saxman	Other Public Facilities	6	N/A						based on area-wide benefit						76	0	6	6	281	N/A	369
821673	Stebbins	Other Public Facilities	6	N/A						based on area-wide benefit						20	1	1	0	378	N/A	400
830890	Tanana	Other Public Facilities	6	N/A						based on area-wide benefit						75	0	0	0	270	N/A	345
831265	White Mountain	Other Public Facilities	6	N/A						based on area-wide benefit						20	1	1	0	158	N/A	180
831598	Toksook Bay	Other Public Facilities	6	N/A						Data reported in 01						Data reported in 01						
831599	Valdez	Removal of Arch Barrier	6	N/A						125	2	8	6	15	N/A	3609	38	128	239	54	N/A	4068
841210	Valdez	Removal of Arch Barrier	6	N/A						117	2	8	6	8		3609	38	128	239	54	N/A	4068



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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 2001 Grants

Grant #	LOCALITY	ACTIVITY	Act #	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
841204	Anderson	Economic Development	14a	1	0	0	0	0	na	1	0	0	0	0	N/A	578	18	18	0	302	N/A	628
831561	Buckland	Other Public Facilities	6	N/A						based on area-wide benefit						12	0	0	4	302	N/A	318
831589	Bethel	Center/Facility	3	N/A						Data reported in 04						Data reported in 04						
850568	Brevig Mission	Planning	12	N/A						Data reported in 03						Data reported in 03						
831573	Fairbanks	Other Public Facilities	6	N/A						based on area-wide benefit						10675	1975	811	490	1354	N/A	15304
831591	False Pass	Other Public Facilities	6	N/A						based on area-wide benefit						16	0	0	0	52	N/A	67
831513	Hughes	Other Public Facilities	6	N/A						based on area-wide benefit						4	0	0	0	50	N/A	54
850550	Huslia	Other Public Facilities	6	N/A						based on area-wide benefit						13	0	4	2	274	N/A	293
841207	Juneau	Center/Facility	3	N/A						37	0	2	2	4	N/A	21570	292	749	678	3462	N/A	26751
850552	Larsen Bay	Other Public Facilities	6	N/A						Data reported in 04						Data reported in 04						
831596	Quinhagak	Other Public Facilities	6	N/A						based on area-wide benefit						29	1	2	2	486	N/A	501
831592	Mat-Susitna Boro	Public Services	7	N/A						781	1	16	15	55	N/A	36949	307	752	297	1939	N/A	39683
831594	Nulato	Other Public Facilities	6	N/A						based on area-wide benefit						11	0	0	0	370	N/A	381
831595	Palmer	Other Public Facilities	3	N/A						3983	9	10	20	356	N/A	36949	254	307	201	1972	N/A	39683
831598	Toksook Bay	Other Public Facilities	6	N/A						based on area-wide benefit						92	0	0	2	1499	N/A	1593
840802	Lake & Pen Boro	Other Public Facilities	6	N/A						None						None						

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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 2002 Grants

Grant #	LOCALITY	ACTIVITY	Act #	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
821670	Aleutians EB NL	Center/Facility	3	N/A						based on area-wide benefit						20	0	0	0	67	N/A	87
831589	Bethel	Other Public Facility	6	N/A						Data reported in 04						Data reported in 04					N/A	
850568	Brevig Mission	Planning	12	N/A						Data reported in 03						Data reported in 03					N/A	
831573	Fairbanks	Other Public Facility	6	N/A						Data reported in 01						Data reported in 01					N/A	
831591	False Pass	Other Public Facility	6	N/A						Data reported in 01						Data reported in 01					N/A	
840853	Hoonah	Other Public Facility	4a	N/A						based on area-wide benefit						65	3	34	1	469	N/A	572
850550	Huslia	Other Public Facilities	6	N/A						based on area-wide benefit						13	0	4	2	188	N/A	207
841212	Juneau	Center/Facility	3	N/A						10	0	0	0	5	N/A	21570	292	749	678	3462	N/A	26751
801239	Klawock	Public Facility	4a	N/A						None						None					N/A	
850552	Larsen Bay	Other Public Facilities	6	N/A						Data reported in 04						Data reported in 04					N/A	
831592	Mat-Su Borough	Public Services	7	N/A						781	1	16	15	55	N/A	36949	307	752	297	1939	N/A	39683
841211	Mat-Su Borough	Center/Facility	3	N/A						Data reported in 03						Data reported in 03					N/A	
850338	Mat-Su Borough	Residential Rehab	9a	N/A						19	0	0	0	1	N/A	36949	307	752	297	1939	N/A	39683
831593	Newhalen	Water/Sewer	4a	N/A						None						None					N/A	
841208	Noorvik	Other Public Facility	6	N/A						based on area-wide benefit						31	0	31	1	571	N/A	634
831594	Nulato	Other Public Facility	6	N/A						Data reported in 01						Data reported in 01					N/A	
831595	Palmer	Center/Facility	3	N/A						Data reported in 01						Data reported in 01					N/A	
831596	Quinagak	Other Public Facility	6	N/A						Data reported in 01						Data reported in 01					N/A	
831597	Sand Point	Other Public Facility	6	N/A						based on area-wide benefit						264	14	50	221	403	N/A	952
831598	Toksook Bay	Other Public Facility	6	N/A						Data reported in 01						Data reported in 01					N/A	
841209	Upper Kalskag	Other Public Facility	6	N/A						Data reported in 04						Data reported in 04					N/A	
831599	Valdez	Removal of Arch Barriers	11	N/A						Data reported in 00						Data reported in 00					N/A	

<b>KEY:</b>					
1.	White, not Hispanic				
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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 2003 Grants

Grant #	LOCALITY	ACTIVITY	Act #	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
841204	Anderson	Assistance to Non-Profit	14a	N/A						Data reported in 01						Data reported in 01						
850568	Brevig Mission	Planning	12	N/A						based on area-wide benefit						22	0	3	1	250	N/A	276
860721	Clarks Point	Other Public Facility	6	N/A						based on area-wide benefit						7	0	0	0	53	NA	60
841205	Eek	Land Acquisition	1	N/A						based on area-wide benefit						10	0	1	0	243	NA	254
850551	False Pass	Other Public Facility	6	N/A						based on area-wide benefit						16	0	0	0	52	N/A	68
841206	Gambell	Other Public Facility	6	N/A						based on area-wide benefit						None						
850570	Klawock	Planning	12	N/A						Data reported in 04						Data reported in 04						
850571	Kwethluk	Other Public Facility	6	N/A						based on area-wide benefit						13	6	1		538		558
841207	Juneau	Center/Facility	3	N/A						Data reported in 01						Data reported in 01						
841212	Juneau	Center/Facility	3	N/A						Data reported in 02						Data reported in 02						
860719	Lake & Pen Boro (CL)	Other Public Facility	6	N/A						based on area-wide benefit						11	0	0	0	122	NA	133
860720	Lake & Pen Boro (Kok)	Other Public Facility	6	N/A						based on area-wide benefit						13	0	0	2	137	NA	152
860722	Manokotak	Other Public Facility	6	N/A						based on area-wide benefit						17	0	0	1	367	NA	385
841211	Matanuska-Susitna Boro	Center/Facility	3	N/A						10	0	0	2	0	N/A	36949	307	752	297	1939	N/A	39683
850338	Matanuska-Susitna Boro	Residential Rehab	9a	N/A						Data reported in 02						Data reported in 02						
850553	Nenana	Center/Facility	3	N/A						Data reported in 04						Data reported in 04						
841208	Noonik	Other Public Facility	6	N/A						Data reported in 02						Data reported in 02						
850572	Ouzinkie	Public Facilities	4a	N/A						based on area-wide benefit						28	0	10	0	171	N/A	209
860723	Teller	Other Public Facility	6	N/A						based on area-wide benefit						20	0	0	0	210	NA	230
841209	Upper Kalskag	Other Public Facility	6	N/A						Data reported in 04						Data reported in 04						
850575	Yakutat	Other Public Facility	6	N/A						based on area-wide benefit						223	1	10	6	294	N/A	534
841210	Valdez	Removal of Arch Barriers	11	N/A						Data reported in 00						Data reported in 00						

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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 2004 Grants**

Grant #	LOCALITY	ACTIVITY	Act #	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
850566	Aleknagik	Other Public Facilities	6	N/A						based on area wide benefit						31	0	0	0	154	N/A	185
850567	Atka	Other Public Facilities	6	N/A						None						None						
831589	Bethel	Center/Facility	3	N/A						70	1	4	3	135	NA	1551	39	59	81	2986	N/A	213
850569	Diomedes	Other Public Facilities	6	N/A						based on area wide benefit						10	0	0	1	167	N/A	178
850570	Klawock	Planning	12	N/A						based on area-wide benefit						313	1	12	4	392	N/A	722
850571	Kwethluk	Center/Facility	3	N/A						Data reported in 03						Data reported in 03						
850552	Larsen Bay	Other Public Facilities	6	N/A						based on area wide benefit						21	0	0	2	124	N/A	147
861005	Matanuska-Susitna Bor	Residential Rehab	9a	N/A						Data reported in 05						Data reported in 05						
850553	Nenana	Center/Facility	3	N/A						based on area wide benefit						197	5	5	3	188	N/A	398
861047	Nome	Other Public Facilities	6	N/A						Data reported in 05						Data reported in 05						
850572	Ouzinkie	Other Public Facilities	6	N/A						Data reported in 03						Data reported in 03						
850573	Selawik	Other Public Facilities	6	N/A						based on area wide benefit						25	2	0	0	569	N/A	596
850574	Tanana	Planning	12	N/A						None						None						
850575	Yakutat	Other Public Facilities	6	N/A						Data reported in 03						Data reported in 03						
841209	Upper Kalskag	Other Public Facility	6	N/A						based on area-wide benefit						20	1	6	6	197	N/A	230

<b>KEY:</b> <b>1. White, not Hispanic</b> <b>2. Black, not Hispanic</b> <b>3. Hispanic</b> <b>4. Asian or Pacific Islander</b> <b>5. American Indian/Alaskan Native</b> <b>6. Female heads of households (if applicants or beneficiaries are receiving a direct benefit).</b>					
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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 2005 Grants

Grant #	LOCALITY	ACTIVITY	Act #	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
961044	Aleutians East Borough	Other Public Facility	6	N/A						based on area-wide benefit						827	16	180	389	1042	N/A	2464
961045	Akutan	Other Public Facility	6	N/A						based on area-wide benefit						227	6	45	231	80	N/A	589
Unassigned	Hughes	Other Public Facility	6	N/A						based on area-wide benefit						4	0	0	0	50	N/A	54
961005	Matanuska-Susitna Bor	Residential Rehab	9a	N/A						10	2	0	8	0	N/A	36949	307	752	297	1939	N/A	39683
961047	Nome	Other Public Facilities	6	N/A						based on area wide benefit						1539	6	95	40	1820	N/A	3500
Unassigned	Kotlik	Other Public Facility	6	N/A						based on area wide benefit						21	2	0	0	568	N/A	591
871300	Kenai Peninsula Borough	Other Public Facility	6	N/A						based on area wide benefit						331	0	2	2	10	N/A	345
Unassigned	Sitka City & Borough	Other Public Facility	6	N/A						based on area wide benefit						0	0	221	0	0	N/A	221

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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 2006 Grants

Grant #	LOCALITY	ACTIVITY	Act #	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
Unassigned	Dillingham	Planning Only	12	N/A						66	1	7	2	99	N/A	929	17	93	32	1395	N/A	2466
Unassigned	Juneau	Center/Facility	3	N/A						286	3	13	18	43	N/A	24154	252	1116	1526	3663	N/A	30711
Unassigned	Kobuk	Other Public Facilities	6	N/A						based on area wide benefit						5	0	5	1	98	N/A	109
Unassigned	Nunam Iqua	Other Public Facilities	6	N/A						based on area wide benefit						10	1	0	0	153	N/A	164
Unassigned	Soldotna	Other Public Facilities	6	N/A						108	0	4	2	6	N/A	3372	11	126	66	184	N/A	3759
Unassigned	Tanana	Other Public Facilities	6	N/A						based on area wide benefit						57	0	2	0	249	N/A	308
871362	White Mountain	Planning Only	12	N/A						based on area wide benefit						28	0	1	0	174	N/A	203

**KEY:**  
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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 2007 Grants

Grant #	LOCALITY	ACTIVITY	Act #	Applicant						DIRECT BENEFICIARIES						INDIRECT BENEFICIARIES						TOTAL
				1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	

## STATE GRANT PERFORMANCE/EVALUATION REPORT

U.S. Department of Housing

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## Part 1

<b>State</b>		<b>Reporting Period FY</b>	
ALASKA		2007	
<b>Grant Number</b>		<b>Data as of</b>	
B-00-DC-02-0001		June 30, 2007	
<b>1. Financial Status</b> A. Total Funds (1) Allocation \$3,188,000.00 (2) Program Income \$0.00 B. Amount Obligated to Recipients \$2,812,955.76 C. Amount Drawn Down \$3,008,595.76 D. Amount for State Administration \$163,760.00 E. Amount for Technical Assistance \$31,880.00		<b>2. National Objectives</b> A. Period Specified for Benefit FY to B. Amount Used to: (1) Benefit to Low/Moderate Income Persons (2) Prevent/Eliminate Slums/Blight (3) Meet Urgent Community Development Needs (4) Acquisition/Rehabilitation Noncountable (5) Local Administration TOTAL	



## STATE GRANT PERFORMANCE/EVALUATION REPORT

U.S. Department of Housing

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## Part 1

<b>State</b>		<b>Reporting Period FY</b>	
ALASKA		2007	
<b>Grant Number</b>		<b>Data as of</b>	
B-01-DC-02-0001		June 30, 2007	
<b>1. Financial Status</b> <u>A. Total Funds</u>  <u>(1) Allocation</u> <span style="float: right;">\$3,328,000.00</span> <u>(2) Program Income</u> <span style="float: right;">\$0.00</span>  <u>B. Amount Obligated to Recipients</u> <span style="float: right;">\$3,128,160.00</span>  <u>C. Amount Drawn Down</u> <span style="float: right;">\$3,179,763.34</span>  <u>D. Amount for State Administration</u> <span style="float: right;">\$166,560.00</span>  <u>E. Amount for Technical Assistance</u> <span style="float: right;">\$33,280.00</span>		<b>2. National Objectives</b> <u>A. Period Specified for Benefit</u> <span style="float: right;">FY</span> <span style="float: right;">to</span>  <u>B. Amount Used to:</u> <u>(1) Benefit to Low/Moderate Income Persons</u> <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>  <div style="text-align: right;"><u>TOTAL</u></div>	

## STATE GRANT PERFORMANCE/EVALUATION REPORT

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## Part 1

<b>State</b> ALASKA	<b>Reporting Period FY</b> 2007
<b>Grant Number</b> B-02-DC-02-0001	<b>Data as of</b> June 30, 2007
<b>1. Financial Status</b> <b>A. Total Funds</b> (1) Allocation \$3,281,000.00 (2) Program Income \$0.00 <b>B. Amount Obligated to Recipients</b> \$3,133,190.00 <b>C. Amount Drawn Down</b> \$3,200,448.41 <b>D. Amount for State Administration</b> \$117,129.48 <b>E. Amount for Technical Assistance</b> \$32,810.00	<b>2. National Objectives</b> <b>A. Period Specified for Benefit</b> FY to <b>B. Amount Used to:</b> (1) Benefit to Low/Moderate Income Persons (2) Prevent/Eliminate Slums/Blight (3) Meet Urgent Community Development Needs (4) Acquisition/Rehabilitation Noncountable (5) Local Administration TOTAL

## STATE GRANT PERFORMANCE/EVALUATION REPORT

U.S. Department of Housing

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and Urban Development

## Part 1

<b>State</b> ALASKA	<b>Reporting Period FY</b> 2007
<b>Grant Number</b> B-03-DC-02-0001	<b>Data as of</b> June 30, 2007

  

<b>1. Financial Status</b>  <u>A. Total Funds</u> (1) Allocation \$3,466,000.00 (2) Program Income \$0.00 <u>B. Amount Obligated to Recipients</u> \$3,316,939.61 <u>C. Amount Drawn Down</u> \$301,571.64 <u>D. Amount for State Administration</u> \$100,000.00 <u>E. Amount for Technical Assistance</u> \$34,660.00	<b>2. National Objectives</b>  <u>A. Period Specified for Benefit</u> FY to <u>B. Amount Used to:</u> (1) Benefit to Low/Moderate Income Persons (2) Prevent/Eliminate Slums/Blight (3) Meet Urgent Community Development Needs (4) Acquisition/Rehabilitation Noncountable (5) Local Administration TOTAL
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## STATE GRANT PERFORMANCE/EVALUATION REPORT

U.S. Department of Housing

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## Part 1

<b>State</b>  ALASKA	<b>Reporting Period FY</b>  2007
<b>Grant Number</b>  B-04-DC-02-0001	<b>Data as of</b>  June 30, 2007
<b>1. Financial Status</b>  <u>A. Total Funds</u> <u>(1) Allocation</u> <u>\$2,954,637.00</u> <u>(2) Program Income</u> <u>\$0.00</u> <u>B. Amount Obligated to Recipients</u> <u>\$1,879,774.77</u> <u>C. Amount Drawn Down</u> <u>\$1,457,790.35</u> <u>D. Amount for State Administration</u> <u>\$100,000.00</u> <u>E. Amount for Technical Assistance</u> <u>\$29,547.00</u>	<b>2. National Objectives</b>  <u>A. Period Specified for Benefit</u> <u>FY</u> <u>to</u> <u>B. Amount Used to:</u> <u>(1) Benefit to Low/Moderate Income Persons</u> <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>

## STATE GRANT PERFORMANCE/EVALUATION REPORT

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and Urban Development

## Part 1

<b>State</b>  ALASKA	<b>Reporting Period FY</b>  2007
<b>Grant Number</b>  B-05-DC-02-0001	<b>Data as of</b>  June 30, 2007

  

<p>1. <b>Financial Status</b></p> <p>A. Total Funds</p> <hr/> <p>(1) Allocation <span style="float: right;">\$2,817,522.00</span></p> <hr/> <p>(2) Program Income <span style="float: right;">\$0.00</span></p> <hr/> <p>B. Amount Obligated to Recipients <span style="float: right;">\$1,821,398.00</span></p> <hr/> <p>C. Amount Drawn Down <span style="float: right;">\$485,971.76</span></p> <hr/> <p>D. Amount for State Administration <span style="float: right;">\$156,350.44</span></p> <hr/> <p>E. Amount for Technical Assistance <span style="float: right;">\$28,175.22</span></p> <hr/>	<p>2. <b>National Objectives</b></p> <p>A. Period Specified for Benefit <span style="float: right;">FY      to</span></p> <hr/> <p>B. Amount Used to:</p> <hr/> <p>(1) Benefit to Low/Moderate Income Persons</p> <hr/> <p>(2) Prevent/Eliminate Slums/Blight</p> <hr/> <p>(3) Meet Urgent Community Development Needs</p> <hr/> <p>(4) Acquisition/Rehabilitation Noncountable</p> <hr/> <p>(5) Local Administration</p> <hr/> <p style="text-align: right;">TOTAL</p> <hr/>
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## STATE GRANT PERFORMANCE/EVALUATION REPORT

U.S. Department of Housing

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and Urban Development

## Part 1

<b>State</b>  ALASKA	<b>Reporting Period FY</b>  2007
<b>Grant Number</b>  B-06-DC-02-0001	<b>Data as of</b>  June 30, 2007
<b>1. Financial Status</b>  <u>A. Total Funds</u> (1) Allocation \$2,548,827.00 (2) Program Income \$0.00 <u>B. Amount Obligated to Recipients</u> \$100,000.00 <u>C. Amount Drawn Down</u> \$43,532.05 <u>D. Amount for State Administration</u> \$150,997.00 <u>E. Amount for Technical Assistance</u> \$25,488.00	<b>2. National Objectives</b>  <u>A. Period Specified for Benefit</u> FY      to <u>B. Amount Used to:</u> (1) Benefit to Low/Moderate Income Persons (2) Prevent/Eliminate Slums/Blight (3) Meet Urgent Community Development Needs (4) Acquisition/Rehabilitation Noncountable (5) Local Administration  <u>TOTAL</u>

<b>Emergency Shelter Block Grant</b>			
<b>AR 56203-08</b>		FFY 04	thru 6/30/2007
Grant #	LOCALITY	Grant Amount	Amount Paid
850431	THE LEESHORE CENTER	25,352.00	25,352.00
850432	UNALASKANS AGAINST SEXUAL ASSUALT	25,349.00	25,349.00
850433	CATHOLIC SOCIAL SERVICES-BROTHER FRANCIS	25,349.00	25,349.00
850434	INTERIOR ALASKA CENTER FOR NON-VIOLENT	25,349.00	25,349.00
850435	ALASKA FAMILY RESOURCE CENTER	12,391.64	12,391.64
860714	AWARE	12,957.36	12,957.36
Total Paid		126,748.00	126,748.00
Unobligated Authorization = 0			
<b>Emergency Shelter Block Grant</b>			
<b>AR 32735-10</b>		FFY 05	thru 6/30/2007
Grant #	LOCALITY	Grant Amount	Amount Paid
860714	Aware	13,474.00	13,474.00
860715	CSS/Brother Francis Shelter Koidak	26,431.00	26,431.00
860716	Interior AK Living Center	26,431.00	26,431.00
860717	Sitkans Against Family Violence	26,431.00	26,431.00
860718	Unalaskans Against Sexual Assault	26,431.36	26,431.00
Total Paid		119,198.00	119,198.00
Unobligated Authorization = 0			
<b>Emergency Shelter Block Grant</b>			
<b>AR 10934-11</b>		FFY06	thru 6/30/2007
Grant #	LOCALITY	Grant Amount	Amount Paid
871018	USAFV-Unalaska	16,910.00	16,910.00
871019	IAC Non-Violent	24,066.00	24,066.00
871020	CCS-Brother Francis	24,066.00	24,066.00
871021	Aware Shelter	24,065.00	24,065.00
871022	The LeeShore Center	24,065.00	24,065.00
871023	Ketchikan Homeless	6,291.00	6,291.00
Total Paid		119,463.00	119,463.00
Unobligated Authorization = 0			

## **APPENDIX B-1**

### **HOME Match Report**

**SFY 2007 (July 1, 2006 – June 30, 2007)**



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

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

[illegible]



Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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

## Instructions for the HOME Match Report

### Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

### Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF  
Room 7176, HUD, 451 7th Street, S.W.  
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

### Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

### Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

- Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]
2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for re-placements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]
5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding
- bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.
9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.
- Ineligible forms of match include:**
1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
  2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
  3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
  4. Sweat equity [§92.220(b)(4)]
  5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
  6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
  7. Administrative costs

## HOME Match Report APR 7/1/06-6/30/07

Project Number	Activity Number	IDIS #	Activity Name	Date Match Credited	Total AHFC Commitment	AHFC Match Award	Other Matching Funds	MatchCategory
GOL-06-VRS-1	GOL-06-VRS-1-1	1336	Yenlo Square, Phase I	8/3/06	\$545,960.00	\$130,685.31	\$256,506.00	Non-Federal Cash Contributions
HOP-05-ACD-1	HOP 05 ACD 1323	1323	HOMEBUYER C.C.	8/3/06	\$8,609.00	\$2,325.00	\$7,000.00	Bond Financing (25%)
ORP-04-IWX-1	ORP 04 IWX 1 1300	1300	REHAB C.S.	8/7/06	\$22,500.00	\$5,500.00	\$10,000.00	Other
ORP-04-RCP-1	ORP 04 RCP 1202	1202	OWNER REHAB A.L.	8/16/06	\$15,000.00	\$0.00	\$10,000.00	Other
HOP-05-FNH-1	HOP 05 FNH 1340	1340	HOMEBUYER L.A. (Note Type B)	9/25/06	\$10,450.00	\$2,178.00	\$16,000.00	Bond Financing (25%)
HOP-05-FNH-1	HOP 05 FNH 1341	1341	HOMEBUYER M.A. (Note Type B)	9/27/06	\$10,450.00	\$450.00	\$21,000.00	Bond Financing (25%)
HOP-05-FNH-1	HOP 05 FNH 1341	1341	HOMEBUYER M.A. (Note Type B)	9/27/06			\$10,000.00	Non-Federal Cash Contributions
HOP-05-THR-1	HOP 05 THR 1346	1346	HOMEBUYER M.M. (Note Type B)	10/5/06	\$18,524.61	\$14,495.61	\$65,650.00	Bond Financing (25%)
GOL-06-NSC-1	GOL-06-NSC-1-1	1195	Nikiski Senior Hsg	10/20/06	\$785,076.00	\$408,072.00	\$233,569.00	Non-Federal Cash Contributions
ORP-04-IWX-1	ORP 04 IWX 1 1334	1334	REHAB R.C.	1/18/07	\$35,000.00	\$10,000.00	\$10,000.00	Non-Federal Cash Contributions
HOP-06-ACD-1	HOP 06 ACD 1 1366	1366	HOMEBUYER N.K.	1/26/07	\$14,000.00	\$2,000.00	\$17,175.00	Bond Financing (25%)
HOP-06-ACD-1	HOP 06 ACD 1 1369	1369	HOMEBUYER L.H.	2/7/07	\$30,000.00	\$3,000.00	\$7,850.00	Bond Financing (25%)
HOP-06-ACD-1	HOP 06 ACD 1 1388	1388	HOMEBUYER J.H.	3/30/07	\$30,000.00	\$3,000.00	\$3,000.00	Non-Federal Loans/Grants
HOP-06-FNH-1	HOP 06 FNH 1 1398	1398	HOMEBUYER T.C.	6/15/07	\$10,000.00	\$0.00	\$6,000.00	Bond Financing (25%)
HOP-06-HG1-1	HOP 06 HG1 1 1399	1399	HOMEBUYER B.R.	6/15/07	\$30,000.00	\$0.00	\$37,555.00	Bond Financing (25%)
HOP-06-HG1-1	HOP 06 HG1 1 1399	1399	HOMEBUYER B.R.	6/15/07		\$0.00	\$30,000.00	Non-Federal Loans/Grants
HOP-06-ACD-1	HOP 06 ACD 1 1392	1392	HOMEBUYER M.M.	6/20/07	\$30,000.00	\$3,000.00	\$23,750.00	Bond Financing (25%)
HOP-06-ACD-1	HOP 06 ACD 1 1392	1392	HOMEBUYER M.M.	6/20/07			\$3,000.00	Non-Federal Loans/Grants
HOP-06-ACD-1	HOP 06 ACD 1 1404	1404	HOMEBUYER C.F.	6/20/07	\$20,000.00	\$2,000.00	\$14,850.00	Bond Financing (25%)
HOP-06-ACD-1	HOP 06 ACD 1 1404	1404	HOMEBUYER C.F.	6/20/07			\$2,000.00	Non-Federal Loans/Grants
HOP-06-FNH-1	HOP 06 FNH 1 1393	1393	HOMEBUYER A.S.	6/20/07	\$10,000.00	\$0.00	\$47,500.00	Bond Financing (25%)
HOP-06-FNH-1	HOP 06 FNH 1 1394	1394	HOMEBUYER J.H.	6/20/07	\$10,450.00	\$0.00	\$27,500.00	Bond Financing (25%)
HOP-06-FNH-1	HOP 06 FNH 1 1395	1395	HOMEBUYER A.M.	6/20/07	\$10,600.00	\$0.00	\$34,250.00	Bond Financing (25%)
HOP-06-HG1-1	HOP 06 HG1 1 1391	1391	HOMEBUYER D.D.	6/20/07	\$6,800.00	\$0.00	\$41,200.00	Bond Financing (25%)
HOP-06-HG1-1	HOP 06 HG1 1 1396	1396	HOMEBUYER A.P.	6/20/07	\$6,800.00	\$0.00	\$43,937.00	Bond Financing (25%)
ORP-04-IWX-1	ORP 04 IWX 1 1333	1333	REHAB K.S.	6/20/07	\$35,000.00	\$7,475.00	\$7,475.00	Non-Federal Cash Contributions
HOP-06-ACD-1	HOP 06 ACD 1 1405	1405	HOMEBUYER M.M.	6/21/07	\$30,000.00	\$2,000.00	\$2,150.00	Non-Federal Cash Contributions
HOP-06-ACD-1	HOP 06 ACD 1 1411	1411	HOMEBUYER L.B.	6/21/07	\$28,500.00	\$1,500.00	\$8,350.00	Bond Financing (25%)
HOP-06-ACD-1	HOP 06 ACD 1 1411	1411	HOMEBUYER L.B.	6/21/07			\$1,500.00	Non-Federal Cash Contributions
HOP-06-FNH-1	HOP 06 FNH 1 1413	1413	HOMEBUYER A.J.	6/21/07	\$10,000.00	\$0.00	\$38,750.00	Bond Financing (25%)
					<b>\$597,680.92</b>	<b>\$ 1,037,517.00</b>		
					<b>Total Bond Financing</b>		<b>\$458,317.00</b>	

HOME Funds Drawn SFY 07 \$2,623,553.64  
 Percentage of Match Liability 0.25  
 Match Liability \$655,888.00

Total Match Liability \$655,888.00  
 Percentage of Match Allowed From 0.25  
 Total Allowed From Bonds \$163,972.00

Total Match From AHFC \$597,680.92  
 Total Match From Other \$1,037,517.00  
 Total Match From Bonds \$ 458,317.00  
 Total Match \$1,635,197.92

Total Match From Bond \$ 458,317.00  
 Total Allowed From Bonds \$163,972.00  
 Excess Restricted Match Proceed \$294,345.00

Total Allowed From Bonds \$163,972.00  
 AHFC Match \$597,680.92  
 Other Match \$579,200.00  
 Total Unrestricted Match for SFY \$1,340,852.92  
 \$655,888.00  
**\$684,964.92**

## **APPENDIX B-2**

### **HOME AFFIRMATIVE MARKETING ASSESSMENT**

**SFY 2007 (July 1, 2006 – June 30, 2007)**

# 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 HOME subrecipients which include Section 3 Affirmative Marketing reporting requirements. Section 3 reporting applies to organizations that have contracts with AHFC for at least \$200,000 in HUD funds. Section 3 also applies to *subcontracts* of at least \$100,000 in HUD funds. 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 quarterly, and as part of the grant close-out process prior to the release of the final retainage payment.

**Job Training Programs.** Via the Greater Opportunities for Affordable Living (GOAL) program, AHFC offers HOME grants and loans, Low Income Housing Tax Credits, Denali Elder Housing Program and Senior Citizen Housing Development Fund grants for construction and/or rehabilitation of affordable and senior housing. Under the GOAL program up to ten (10) extra points (out of a total possible score of 214) may be awarded to applications that include job training programs. Grants funded through the GOAL program can pay the additional costs caused by incorporating job training programs into project scopes. This has resulted in an increase to the number of applications containing job training programs, thus increasing the inclusion of Section 3 residents in the development process.

**Preference for Special Needs Housing.** Via the GOAL program, AHFC also may award up to fifteen (15) points to projects proposing to serve special needs populations. Special needs populations include senior citizens, persons with mental or physical disabilities, persons/families whose annual incomes do not exceed 30% of the area median income, and homeless persons. This category generates many applications for housing designed to serve special needs populations, and results in those projects gaining a point advantage for full funding under the program.

**Preference for Increased Accessibility.** The GOAL program awards points for applications that contain a sponsor pledge to “equip” more rental units than are legally required. The number of points awarded depends on the number of extra units that will be equipped. Applications indicating the inclusion of Universal Design standards are also eligible for additional points under the Innovative Design evaluation category where they may gain up to ten (10) points.

**Monitoring and Technical Assistance.** Subrecipients are monitored regularly, including activity related to affirmative marketing, MBE/WBE and Section 3. Technical assistance is provided through phone conversations, emails, meetings during monitoring site visits and more formal training opportunities. AHFC staff is trained to constantly assess the technical assistance needs of subrecipients and to respond quickly with the appropriate training so that every training opportunity can be maximized.

## Evaluation

**Section 3 and MBE WBE Reporting.** AHFC began requiring Section 3 and MBE/WBE reporting on a quarterly basis during SFY 2005. As a result, subrecipients address pertinent issues much earlier during the grant performance period than they did when only final reports were required. During review of the quarterly reports, AHFC staff identify potential equal opportunity issues and resolutions are timely. No changes proposed.

**Job Training Programs.** During the reporting period, five (5) projects were awarded HOME funds and one project remained open that received a HOME award during a previous funding cycle. Two (2) of the newly awarded projects, and the one that remained open from a previous year, incorporated job training programs for which points were awarded during the application process. Job training programs enhance the contractors’ abilities to fulfill Section 3 hiring goals. No changes proposed.

**Preference for Special Needs Housing.** This preference provides an effective way to promote the new construction, acquisition and/or rehabilitation of special needs housing. Of the five (5) projects awarded HOME funds during the reporting period and the one project remaining open from a previous funding cycle, five (5) received points under this preference. The special needs served included seniors (2), disabled (3), low income (2) and homeless (2). Applications that commit to a homeless preference in their waiting lists receive a flat five (5) points *in addition to the points received under the special needs preference*. No additional changes are proposed.

**Preference for Increased Accessibility.** The GOAL program awards extra points to sponsors that pledge to “equip” more rental units than are legally required. Of the five (5) projects awarded HOME funds through the 2007 GOAL competition and the one hold over project from a previous year, five proposed to equip more units than required. Additionally, five (5) projects utilized Universal Design features which resulted in additional points being awarded under 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 monitoring, 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 most recent HOP NOFA also added 5 points for the quality of the affirmative marketing plan proposed by the applicant.

AHFC continues to make technical assistance available to HOME recipients. During SFY2007, AHFC sponsored fair housing training, with participation by HUD’s Seattle Fair Housing Office. Also provided were courses on housing inspection (Housing Quality Standards, Uniform Physical Condition Standards, and Advanced Inspector Training) as well as a course on Determining HOME Incomes and Allowances.



## **APPENDIX B-3**

### **HOME MBE/WBE Report**

**SFY 2007 (July 1, 2006 – June 30, 2007)**

# Annual Performance Report HOME Program

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

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

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

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

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

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	This report is for period (mm/dd/yyyy) Starting 7-1-06	Ending 6-30-07	Date Submitted (mm/dd/yyyy) 9-30-07
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## Part I Participant Identification

1. Participant Number SG020100	2. Participant Name State of Alaska: Alaska Housing Finance Corporation		
3. Name of Person completing this report Colette Slover	4. Phone Number (Include Area Code) 907-330-8275		
5. Address 4300 Boniface Parkway, P.O. Box 101021	6. City Anchorage	7. State AK	8. Zip Code 99510

## Part II Program Income

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

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
Section Not Required				

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

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

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	0					
2. Dollar Amount						
B. Sub-Contracts						
1. Number	0					
2. Dollar Amount						
	a. Total	b. Women Business Enterprises (WBE)				
			c. Male			
C. Contracts						
1. Number	0					
2. Dollar Amount						
D. Sub-Contracts						
1. Number	0					
2. Dollar Amounts						

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

## **APPENDIX B-4**

### **Active HOME Projects**

**SFY 2007 (July 1, 2006 – June 30, 2007)**

**HOUSING TAX CREDIT (LIHTC & HOME)  
COMPLIANCE REVIEW PROGRAM  
OCCUPANCY REQUIREMENTS**

**Project General Characteristics:**

<b>Project Owner:</b> <b>Address:</b> <b>Contact Phone Numbers:</b>	Manokotak View Apartments Associates LP PO Box 50 Dillingham, AK 99576
<b>Project Location:</b> <b>Address:</b> <b>Phone #:</b>  <b>Site Contact Person:</b>	Manokotak, Alaska
<b>Property Management Company:</b> <b>Address:</b>  <b>Phone #:</b> <b>Contact Person:</b>	Bristol Bay Housing Authority P.O. Box 50 Dillingham, AK 99576 (907) 842-5956 fax (907) 842-2784 David McClure, Executive Director <a href="mailto:davem@bbha.org">davem@bbha.org</a> Vivian Shade, Housing Manager
<b>First Year Filing 8609:</b>	
<b>Placed in Service Date:</b>	
<b>Monitoring Fee \$ Amount:</b>	On-site: 12 units * \$25.00 = \$300. Desk: \$300/2 = \$150.

**Project Specific Characteristics:**

Total # of Buildings & Units	3 – 12 Units		
Bedroom Count	2	3	4
Number of Units by Bedroom Count	2	6	4
Number of Bathrooms by Bedroom Count	2 bathrooms	1.5 bathrooms	2 bathrooms
Low Income Rent Units	2	6	4
LIHTC/HOME Designated Units	2	6	4
*HIGH HOME Rent Floor Level - (60%)			

**EXHIBIT 1: DEVELOPMENT CONDITIONS SUMMARY**  
**PROJECT TITLE: NIKISKI INDEPENDENT SENIOR HOUSING**

**MANAGEMENT AND DEVELOPMENT TEAM DATA:**

Housing Sponsor/ Developer	- Nikiski Senior Citizens, Inc.
Developer/Project Coordinator	- Paladin Group
General Contractor	- Sundance Construction
Architect	- Bezek Durst Seiser
Structural and Civil Engineer	- Wm. Nelson and Associates
Mechanical Engineer	- Jerry Herring
Electrical Engineer	- Joseph Gabriel
Accountant	- TBD
Inspector	- Jerry Herring
Attorney	- Tucker Thompson

Grantee must notify AHFC of changes to any organization identified above as changes may be subject to AHFC approval. Changes, and the selection of additional persons or organizations, are subject to AHFC procurement requirements (competitive solicitation) identified in AHFC's Grant Management Regulations at 15 AAC 154.715.

**PROJECT DEVELOPMENT FEATURES:**

**Development Activity and Design:** New construction two 4-plex buildings to be utilized for senior independent living. The project will consist of two (2) one-bedroom and six (6) two-bedroom units. All units will contain washers and dryers and have covered parking spaces. The units will also be accessible to the lake front area and Nikiski Senior Center.

**Site:** Mile 5, Holt Lamplight Road Nikiski, Alaska  
Any change or expansion in the site must be approved by AHFC in advance. For projects with HOME or Denali Commission funds, AHFC's approval is subject to a new environmental review which must be completed before the Grantee may begin any physical work on the project, regardless of funding source used, if any.

**Site Control:** Option to purchase property.

**Project Size (Units):** Eight (8) apartment units containing the approximate square feet detailed below. Variances exceeding five percent (5%) must be approved in writing by AHFC.

<u>Number</u>	<u>Type</u>	<u>Size Each</u>	<u>Size Total (Sq. Ft.)</u>
4	One -Bedroom units	776	3,104
4	Two-Bedroom units	949	3,796
<b>Total: 4</b>	<b>All Units</b>		<b>6,900</b>

**Accessibility to Individuals with Mobility Impairments:** Access to the project, each building, and each ground-floor unit or common space in the building, and each unit or common space in any floor with elevator access must be "accessible" as defined under the Fair Housing Act (42 USC 3601-3619).

**Program (HOME)  
Project Information and Occupancy Requirements**

**Project Name: Terrace View**

**Project General Characteristics:**

<b>Project Owner:</b> <b>Address:</b> <b>Contact Phone Numbers:</b>	Kenai Peninsula Housing Initiatives, Incorporated 332 East Pioneer Avenue, Suite 3 Homer, AK 99603 PHONE: (907) 235-4357 FAX: (907) 235-4335 EMAIL: <a href="mailto:steven.kphi@gci.net">steven.kphi@gci.net</a>
<b>Project Location:</b> <b>Address:</b> <b>Phone #:</b> <b>Site Contact Person:</b>	4103 North Mattox Road, Homer, AK 99603 PHONE: (907) 235-4357 Steven L. Rouse – Executive Director
<b>Property Management Company:</b> <b>Address:</b> <b>Phone #:</b> <b>Contact Person:</b>	Madelyn Crandlemire <a href="mailto:kphi@gci.net">kphi@gci.net</a>
<b>Placed in Service Date:</b>	December 12, 2006 (per email 2/25/07 C O'Neill)
<b>Monitoring Fee \$ Amount:</b>	N/A: HOME

**Project Specific Characteristics:**

Total # of Buildings & Units	4 Units	
Bedroom Size	1	2
Number of Units by Bedroom	2	2
HOME Designated Units	2	2
Rent Floor Level Low HOME	<b>\$581.</b>	<b>\$581.</b>
Rent Floor Level High HOME	<b>\$707.</b>	<b>\$707.</b>

**Miscellaneous Project Characteristics:**

Partner Agency:	N/A
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## **APPENDIX B-5**

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

**SFY 2007 (July 1, 2006 – June 30, 2007)**



Sub	Address	Community	Total Estimated Costs	HOP \$	Applic ant	Household Typ	Occup.	Income Group	0-30% MFI	30-50% MFI	50- 60% MFI	60-80% MFI	Race	Ethnicity	Start
ACDC	W. RASPBERRY LOOP	WASILLA	\$ 30,000.00	\$ 30,000.00	KB	Single Parent	Owner	30-50%	0	1	0	0	White	Non-Hisp.	4/8/2004
ACDC	E PEPPERTREE LANE	PALMER	\$ 30,000.00	\$ 30,000.00	JB	Single Parent	Owner	30-50%	0	1	0	0	White	Non-Hisp.	12/2/2006
ACDC	W. RIDGEWOOD DRIVE	WASILLA	\$ 14,000.00	\$ 14,000.00	NK	Two Parents	Owner	30-50%	0	1	0	0	White	Non-Hisp.	1/3/2007
ACDC	W. RIVERDELL DR.	WASILLA	\$ 30,000.00	\$ 30,000.00	LH	Single	Owner	0-30%	1	0	0	0	White	Non-Hisp.	1/22/2007
ACDC	EADIE'S WAY	KENAI	\$ 30,000.00	\$ 30,000.00	RL	Single Parent	Owner	50-60%	0	0	1	0	White	Non-Hisp.	1/24/2007
ACDC	EVERGREEN STREET	KENAI	\$ 30,000.00	\$ 30,000.00	JH	Single Parent	Owner	0-30%	1	0	0	0	White	Non-Hisp.	3/21/2007
ACDC	SALAMATOF DR	SOLDOTNA	\$ 30,000.00	\$ 30,000.00	MM	Single Parent	Owner	50-60%	0	0	1	0	White	Non-Hisp.	4/5/2007
ACDC	MISSING LINK ROAD	SOLDOTNA	\$ 20,000.00	\$ 20,000.00	CF	Single	Owner	60-80%	0	0	0	1	White	Non-Hisp.	5/14/2007
<b>Alaska Community Development Corporation TOTAL</b>						<b>8</b>			<b>2</b>	<b>3</b>	<b>2</b>	<b>1</b>			
FNHS	MILLER HILL ROAD	FAIRBANKS	\$ 5,000.00	\$ 5,000.00	DM	Other	Owner	60-80%	0	0	0	1	White	Non-Hisp.	8/23/2004
FNHS	OLD RICHARDSON HWY	SALCHA	\$ 5,000.00	\$ 1,000.00	JP	Single Parent	Owner	60-80%	0	0	0	1	White	Non-Hisp.	8/23/2006
FNHS	WILCOX AVENUE	FAIRBANKS	\$ 5,600.00	\$ 5,475.00	SG	Single	Owner	50-60%	0	0	1	0	White	Non-Hisp.	9/5/2006
FNHS	DOGWOOD ST. UNIT	FAIRBANKS	\$ 10,450.00	\$ 9,272.00	LA	Single	Owner	50-60%	0	0	1	0	White	Non-Hisp.	9/6/2006
FNHS	EVERGREENNKS	FAIRBANKS	\$ 10,450.00	\$ 10,450.00	MA	Single Parent	Owner	50-60%	0	0	1	0	White	Non-Hisp.	12/28/2006
FNHS	DARTMOUTH	FAIRBANKS	\$ 5,550.00	\$ 5,550.00	NT	Single Parent	Owner	60-80%	0	0	0	1	White	Non-Hisp.	9/28/2006
FNHS	BADGER STREET	FAIRBANKS	\$ 10,600.00	\$ 1,600.00	WL	Elderly	Owner	0-30%	1	0	0	0	White	Non-Hisp.	11/1/2006
FNHS	GILMORE TRAIL	FAIRBANKS	\$ 10,650.00	\$ 10,650.00	JS	Two Parents	Owner	60-80%	0	0	0	1	White	Non-Hisp.	3/7/2007
FNHS	GILLAM WAY	FAIRBANKS	\$ 8,940.00	\$ 8,940.00	HM	Single Parent	Owner	60-80%	0	0	0	1	Native	Non-Hisp.	2/4/2003
FNHS	GRUMMAN STREET	NORTH POLE	\$ 14,999.00	\$ 14,999.00	GY	Two Parents	Owner	30-50%	0	1	0	0	White	Non-Hisp.	1/24/2007
FNHS	GILMORE TRAIL	FAIRBANKS	\$ 10,650.00	\$ 10,650.00	JS	Two Parents	Owner	60-80%	0	0	0	1	White	Non-Hisp.	3/7/2007
FNHS	VIRGINIA ST	NORTH POLE	\$ 10,550.00	\$ 10,550.00	AR	Single	Owner	60-80%	0	0	0	1	White	Non-Hisp.	3/12/2007
FNHS	COTTONWOOD STREET	FAIRBANKS	\$ 10,600.00	\$ 10,600.00	MR	Single	Owner	60-80%	0	0	0	1	Native	Non-Hisp.	3/20/2007
FNHS	O'CONNOR ROAD	FAIRBANKS	\$ 10,400.00	\$ 10,400.00	BJ	Single	Owner	60-80%	0	0	0	1	White	Non-Hisp.	3/29/2007
FNHS	GOLDRIDGE DRIVE	FAIRBANKS	\$ 10,000.00	\$ 10,000.00	AS	Single Parent	Owner	60-80%	0	0	0	1	White	Non-Hisp.	4/12/2007
FNHS	GLACIER AVENUE	FAIRBANKS	\$ 10,450.00	\$ 10,450.00	JH	Single	Owner	60-80%	0	0	0	1	White	Non-Hisp.	4/12/2007
FNHS	LAKLOEY DRIVE	NORTH POLE	\$ 10,600.00	\$ 10,600.00	AM	Two Parents	Owner	60-80%	0	0	0	1	White	Non-Hisp.	4/12/2007
FNHS	BEAR AVENUE	FAIRBANKS	\$ 10,000.00	\$ 10,000.00	TC	Two Parents	Owner	60-80%	0	0	0	1	White	Non-Hisp.	4/23/2007
FNHS	SONOMA AVE	NORTH POLE	\$ 10,000.00	\$ 10,000.00	CD	Two Parents	Owner	60-80%	0	0	0	1	White	Non-Hisp.	5/11/2007
<b>Fairbanks Neighborhood Housing Services TOTAL</b>						<b>19</b>			<b>1</b>	<b>1</b>	<b>3</b>	<b>14</b>			
HFI	FIREWEED LANE	JUNEAU	\$ 20,000.00	\$ 20,000.00	JH	Two Parents	Owner	60-80%	0	0	0	1	White	Non-Hisp.	3/27/2003
HFI	CROW HILL DRIVES	DOUGLAS	\$ 6,800.00	\$ 6,800.00	DD	Two Parents	Owner	60-80%	0	0	0	1	Asian	Non-Hisp.	4/17/2007
HFI	CROW HILL DRIVES	DOUGLAS	\$ 6,800.00	\$ 6,800.00	AP	Two Parents	Owner	60-80%	0	0	0	1	Asian	Non-Hisp.	4/17/2007
HFI	MENDENHALL LOOP	JUNEAU	\$ 30,000.00	\$ 30,000.00	BR	Two Parents	Owner	50-60%	0	0	1	0	White	Non-Hisp.	4/27/2007
HFI	CROW HILL DRIVE	JUNEAU	\$ 6,800.00	\$ 6,800.00	AM	Two Parents	Owner	30-50%	0	1	0	0	Native	Hispanic	5/15/2007
HFI	DOUGLAS HWY	JUNEAU	\$ 30,000.00	\$ 30,000.00	AL	Two Parents	Owner	50-60%	0	0	1	0	White	Non-Hisp.	5/21/2007
<b>Housing First, Inc. TOTAL</b>						<b>6</b>			<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>			
THR	LAWSON CREEK ROADS	DOUGLAS	\$ 5,200.00	\$ 5,200.00	JH	Single Parent	Owner	60-80%	0	0	0	1	White	Non-Hisp.	9/8/2004
THR	MCGINNIS DRIVE	JUNEAU	\$ 18,524.16	\$ 15,000.00	MM	Two Parents	Owner	0-30%	1	0	0	0	Multi-Rc	Non-Hisp.	9/29/2006
<b>Tlingit-Haida Regional Housing Authority Total</b>						<b>2</b>			<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>			

## **APPENDIX B-6**

### **Owner Occupied Rehabilitation Program (ORP) Outcomes**

**SFY 2007 (July 1, 2006 – June 30, 2007)**

Agency	Address	City	Total Estimated Cost	ORP \$	Applicant	Household Type	Occup.	Income Group	0-30% MFI	30-50% MFI	50-60% MFI	60-80% MFI	Race
ACDC	PHYL COURT	PALMER	\$32,752.00	\$32,752.00	MH	Single Par	Owner	30-50%	0	1	0	0	0 White
ACDC	CEDARWOOD DRIVE	WASILLA	\$12,595.00	\$12,595.00	EM	Elderly	Owner	0-30%	1	0	0	0	0 White
ACDC	HAGER BLVD	SOLDOTNA	\$49,900.00	\$49,900.00	AB	Elderly	Owner	0-30%	1	0	0	0	0 White
ACDC	MILE 4 ZIMOVIA HWY	WRANGELL	\$32,700.00	\$32,700.00	RL	Elderly	Owner	30-50%	0	1	0	0	0 White
ACDC	JEFFERSON STREET	KENAI	\$26,256.00	\$26,256.00	DL	Elderly	Owner	30-50%	0	1	0	0	0 White
ACDC	SOUTH COHOE LOOP ROAD	KASILOF	\$30,000.00	\$30,000.00	AH	Elderly	Owner	30-50%	0	1	0	0	0 White
ACDC	HALSTON AVENUE	BIG LAKE	\$30,000.00	\$21,818.00	DI	Single	Owner	0-30%	1	0	0	0	0 White
ACDC	MILE 2 1/4 ZIMOVIA HWY	WRANGELL	\$34,705.00	\$34,705.00	MT	Elderly	Owner	0-30%	1	0	0	0	0 Native
ACDC	RESCH AVE.	ANCHOR POINT	\$35,000.00	\$35,000.00	LQ	Single	Owner	0-30%	1	0	0	0	0 White
ACDC	W. HEATH DRIVE	HOUSTON	\$35,940.00	\$35,940.00	KO	Elderly	Owner	0-30%	1	0	0	0	0 White
ACDC	E. WOODRUFF LOOP	WASILLA	\$17,000.00	\$12,364.00	PB	Elderly	Owner	0-30%	1	0	0	0	0 White
ACDC	JOSH DR.	PALMER	\$21,120.00	\$21,120.00	RE	Two Paren	Owner	0-30%	1	0	0	0	0 White
ACDC	INLET BREEZE	KENAI	\$42,550.00	\$42,550.00	SY	Single Par	Owner	0-30%	1	0	0	0	0 White
ACDC	ZIMOVIA HWY	WRANGELL	\$24,464.00	\$17,792.00	MG	Single	Owner	0-30%	1	0	0	0	0 White
ACDC	SUNRISE DR	BIG LAKE	\$17,930.00	\$17,930.00	RS	Elderly	Owner	0-30%	1	0	0	0	0 White
ACDC	N. AMBER DRIVE	WASILLA	\$29,704.00	\$21,603.00	CA	Single	Owner	60-80%	0	0	0	0	1 White
ACDC	GRAYBAR	WASILLA	\$27,314.00	\$19,865.00	MN	Single	Owner	50-60%	0	0	1	0	0 White
ACDC	N. BLUESKY CIRCLE	WASILLA	\$33,899.00	\$33,899.00	JB	Two Paren	Owner	50-60%	0	0	1	0	0 White
ACDC	WEST CORRALN	SOLDOTNA	\$47,000.00	\$25,454.00	MS	Single Par	Owner	30-50%	0	1	0	0	0 White
ACDC	PYLON CIRCLE	WASILLA	\$20,000.00	\$17,200.00	LR	Elderly	Owner	30-50%	0	1	0	0	0 Native
ACDC	N. INDEPENDENCE ST	PALMER	\$30,000.00	\$25,236.00	LG	Two Paren	Owner	50-60%	0	0	1	0	0 White
ACDC	N. ALASKA STREET	PALMER	\$35,000.00	\$25,309.00	LC	Single	Owner	30-50%	0	1	0	0	0 White
ACDC	CAREFREE DR.	WASILLA	\$47,000.00	\$25,454.00	JD	Elderly	Owner	30-50%	0	1	0	0	0 White
ACDC	309 N BONANZA ST	PALMER	\$26,100.00	\$22,182.00	KW	Single	Owner	50-60%	0	0	1	0	0 White
ACDC	MARLENE AVENUE	KENAI	\$50,600.00	\$25,484.00	BK	Elderly	Owner	30-50%	0	1	0	0	0 White
ACDC	W. BEYLUND LOOP	PALMER	\$49,880.00	\$29,004.00	WP	Two Paren	Owner	50-60%	0	0	1	0	0 Native
<b>Alaska Community Development Corporation TOTAL</b>						<b>26</b>			<b>11</b>	<b>9</b>	<b>5</b>	<b>1</b>	
IWX	HILTON AVENUE	FAIRBANKS	\$47,000.00	\$47,000.00	SA	Elderly	Owner	30-50%	0	1	0	0	0 White
IWX	18TH AVENUE	FAIRBANKS	\$53,284.00	\$49,000.00	EC	Elderly	Owner	30-50%	0	1	0	0	0 Asian
IWX	8TH STREET	NENANA	\$40,000.00	\$40,000.00	JH	Elderly	Owner	30-50%	0	1	0	0	0 White
IWX	PATTERSON COURT	NORTH POLE	\$35,000.00	\$30,000.00	KM	Single	Owner	0-30%	1	0	0	0	0 White
IWX	BRIDGEWATER DR.	FAIRBANKS	\$35,000.00	\$35,000.00	KS	Two Paren	Owner	50-60%	0	0	1	0	0 Native and
IWX	LIONS RD.	NORTH POLE	\$35,000.00	\$35,000.00	RC	Single	Owner	0-30%	1	0	0	0	0 White
IWX	CHENA HOT SPRINGS ROAD	FAIRBANKS	\$48,038.00	\$25,000.00	CF	Elderly	Owner	30-50%	0	1	0	0	0 White
IWX	TOBACCO RD	NORTH POLE	\$93,000.00	\$70,000.00	CC	Elderly	Owner	0-30%	1	0	0	0	0 White
IWX	BERTON ROAD	ESTER	\$30,569.00	\$24,000.00	DD	Elderly	Owner	30-50%	0	1	0	0	0 White
IWX	ESRO ROAD	FAIRBANKS	\$38,000.00	\$25,000.00	CC	Two Paren	Owner	30-50%	0	1	0	0	0 White
IWX	KENDALL AVENUE	NORTH POLE	\$35,000.00	\$25,000.00	CM	Single	Owner	0-30%	1	0	0	0	0 White
<b>Interior Weatherization TOTAL</b>						<b>11</b>			<b>4</b>	<b>6</b>	<b>1</b>	<b>0</b>	
RCP	STEPHEN RICHARDS	JUNEAU	\$17,000.00	\$0.00	RW	Single	Owner	50-60%	0	0	1	0	0 Multi-Racia
RCP	MENDENHALL LOOP RD	JUNEAU	\$17,500.00	\$12,000.00	DB	Other	Owner	60-80%	0	0	0	0	1 Multi-Racia
RCP	WOOD DUCK	JUNEAU	\$35,000.00	\$28,000.00	TC	Single Par	Owner	30-50%	0	1	0	0	0 Native
RCP	HAYES WAY	JUNEAU	\$45,000.00	\$36,000.00	SS	Other	Owner	30-50%	0	1	0	0	0 White
RCP	GLACIER HWY	JUNEAU	\$17,000.00	\$13,600.00	DF	Other	Owner	30-50%	0	1	0	0	0 Native
<b>RurAL CAP TOTAL</b>						<b>5</b>			<b>0</b>	<b>3</b>	<b>1</b>	<b>1</b>	

## **APPENDIX B-7**

### **SFY2007 HOME Monitoring**

**SFY 2007 (July 1, 2006 – June 30, 2007)**

ID #	PROJECT NAME	OWNER	LOCATION	Total Units	HOME Units	Monitor Date	Desk	Travel
8	BEAR CREEK RESIDENCES	SPMHC	Homer	5	5	05/07/07	1	
10	BIRCH TERRACE	KPHI	Homer	5	4	04/19/07		1
12	BROOKSIDE TERRACE	KPHI	Homer	9	9	03/19/07	1	
27	EAGLE'S NEST	WASI	Wasilla	26	4	05/08/07		1
30	FOREST HILLS - Phase I	VRS	Wasilla	24	4	03/28/07		1
31	FOREST HILLS - Phase II	VRS	Wasilla	17	9	03/28/07		1
32	FOREST VIEW APARTMENTS	BBHA	Dillingham	24	6	05/08/07	1	
33	FRIENDSHIP TERRACE	Homer Srs	Homer	48	8	04/19/07		1
42	HILLVIEW APARTMENTS	Housing First	Juneau	15	8	06/20/07		1
47	KAKE LOW RENT	THRHA	Kake	17	3	06/18/07		1
50	KLAWOCK LOW RENT APARTMENTS	THRHA	Klawock	20	4	06/18/07		1
51	KNIK MANOR SENIOR FACILITY	WASI	Wasilla	22	9	03/07/07		1
56	MANOKOTAK VIEW (BBHA)	BBHA	Manokotak	12	7	05/11/07	1	
59	MOORING ESTATES	CPCS	Soldotna	4	4	04/02/07	1	
63	MUKLUNG MANOR	BBHS	Dillingham	16	4	05/08/07	1	
74	RAVEN TREE COURT	WASI	Wasilla	26	6	03/07/07		1
75	RENDEZVOUS Sr. Assisted Living	Rendezvous	Ketchikan	8	7	05/11/07	1	
78	SI' TUWAN SUBDIVISION	THRHA	Juneau	20	7	06/18/07		1
81	SOUTHWEST ELDERLY	BBHA	Naknek	10	4	05/08/07	1	
83	STEBBINS ELDER HOUSING	Stebbin Housing Authority	Stebbins	5	1	02/14/07		1
86	STRASBAUGH APARTMENTS	Housing First	Juneau	7	3	06/18/07		1
88	SUNRISE HOUSE	THRHA	Yakutat	20	4	06/18/07		1
91	TAIGA VIEW APARTMENTS	BBHA	King Salmon	16	5	05/01/07	1	
94	TOGIKAK VIEW APARTMENTS	BBHA	Togiak	16	3	05/11/07	1	
95	TRADEWIND APARTMENTS	Tradewind	Unalaska	16	4	05/23/07		1
							<b>10</b>	<b>15</b>

	PROJECT NAME	PROGRAM TYPE	LOCATION	IN-SERVICE DATE (1st bldg. PHS) Split Years?	Last Review	Review Type	
3	ALDERVIEW	LIHTC/HOME/SCHDF	Wasilla	03/29/05	09/18/07		9/13/06 - first review
5	ATC LIHTC (Asa'carsarmiut Tribal Council) (Captain Bean's)	LIHTC/HOME	Mt. Village	12/30/03	07/10/07		
6	BACK TO THE COMMUNITY - YKHC	HOME	Bethel	07/02/03	07/11/07		
7	BAYVIEW LP (North Star)	LIHTC/HOME/RD	Seward	06/01/00	07/12/07		
8	BEAR CREEK RESIDENCES (Group Home)	HOME	Homer	02/27/96	05/07/07	Desk	
9	BIRCH HOUSE	HOME	Fairbanks	12/04/03	07/23/07		
10	Birch Terrace (Kenai Peninsula Housing Initiatives)	HOME	Homer	11/30/05	04/19/07	Site	New -first review
12	Brookside Terrace (Homes by the Sea) - KPHI	HOME	Homer	01/11/05	03/19/07	Desk	3/29/2006 - first review
16	CHICKALOON	HOME	Wasilla	08/26/96	09/18/07		
17	CHINOOK HOUSE	HOME	Fairbanks	06/26/02	09/05/06		
20	CORDOVA APARTMENTS	LIHTC/HOME/RD	Cordova	12/05/96	09/25/06		
24	DINAA YAH OUR HOUSES (Group Home) (FNHS)	HOME	Fairbanks	09/27/99	07/09/07		
27	EAGLE'S NEST (Wasilla Area Seniors, Inc.)	LIHTC/HOME	Wasilla	01/01/03	05/08/07	Site	
28	EAGLEWOOD	LIHTC/HOME	Juneau	09/05/97	09/10/07		
29	EVERGREEN APARTMENTS	HOME	Fairbanks	07/29/98	07/06/07		
30	FOREST HILLS - Phase I - Valley Res. Svcs	LIHTC/HOME	Wasilla	03/01/02	03/28/07	Site	
31	FOREST HILLS Phase II (Valley Residential Services, Inc.)	LIHTC/HOME	Wasilla	11/21/03	03/28/07	Site	
32	FOREST VIEW APARTMENTS	LIHTC/HOME	Dillingham	12/03/97	05/08/07	Desk	
33	FRIENDSHIP TERRACE	HOME/SCHDF	Homer	04/03/97	04/19/07	Site	
38	GRUENING PARK PHASE I	HOME	Juneau	09/12/96	09/11/07		
42	HILLVIEW APARTMENTS	LIHTC/HOME	Juneau	07/09/96	06/20/07	Site	
47	KAKE LOW RENT (THRHA)	HOME	Kake	02/01/99	06/18/07	Site	
50	KLAWOCK LOW RENT APARTMENTS	HOME	Klawock	09/01/99	06/18/07	Site	
51	KNIK MANOR SENIOR FACILITY (Wasilla Area Seniors Inc.)	LIHTC/HOME/SCHDF	Wasilla	03/01/04	03/07/07	Site	
56	MANOKOTAK VIEW (BBHA)	LIHTC/HOME	Manokotak	02/22/06	05/11/07	Desk	5/8/06 - first review
58	MLH MANOR	LIHTC/HOME	Fairbanks	05/20/96	07/23/07		
59	MOORING ESTATES	HOME	Soldotna	04/11/96	04/02/07	Desk	
60	MOUNTAIN VIEW MANOR ASSISTED LIVING	HOME/SCHDF	Petersburg	04/30/05	09/13/07		9/21/05 - first review
63	MUKLUNG MANOR (Bristol Bay Housing Authority)	LIHTC/HOME/RD	Dillingham	12/01/03	05/08/07	Desk	
73	RAVEN ESTATES (FNHS)	LIHTC/HOME	Fairbanks	02/28/97	07/23/07		
74	RAVEN TREE COURT	LIHTC/HOME	Wasilla	01/01/01	03/07/07	Site	
75	RENDEZVOUS Sr. Assisted Living	HOME	Ketchikan	10/04/02	05/11/07	Desk	
78	SI' TUWAN SUBDIVISION (THRHA)	HOME	Juneau	12/03/97	06/18/07	Site	
81	SOUTHWEST ELDERLY	LIHTC/HOME/RD	Naknek	12/03/99	05/08/07	Desk	
83	STEBBINS ELDER HOUSING	HOME	Stebbins	03/19/01	02/14/07	Site	
84	STERLING COURT	HOME	Kenai	08/26/96	10/01/07		
86	STRASBAUGH APARTMENTS (100% HOME/LIHTC)	LIHTC/HOME	Juneau	06/18/93	06/18/07	Site	
88	SUNRISE HOUSE	LIHTC/HOME	Yakutat	03/01/01	06/18/07	Site	
91	TAIGA VIEW APARTMENTS (BBHA)	LIHTC/HOME	King Salmon	10/08/99	05/01/07	Desk	
94	Togiak View Apartments (Bristol Bay Housing Authority)	LIHTC/HOME	Togiak	10/31/05	05/11/07	Desk	5/8/06 - first review
95	TRADEWIND APARTMENTS	LIHTC/HOME/RD	Unalaska	11/02/00	05/23/07	Site	
100	WOMEN AND CHILDREN	HOME	Fairbanks	01/01/00	07/06/07		
103	Nikiski Senior Center, Inc.	HOME/SCHDF	Nikiski	2005 Allocation	new - need docs to set up review		
106	Yenlo Square	LIHTC/HOME	Wasilla	2006 Allocation	new - not completed		
109	Terrace View	HOME	Homer	2006 Allocation	new - scheduled 10/9/07		
116	Chugach Colony Estates (Palmer Senior Citizens)	LIHTC/HOME/SCHDF	Palmer	2007 Allocation	new - not completed		
117	Crest View (KPHI)	HOME	Soldotna	2007 Allocation	new - not completed		
119	St. Vincent DePaul - Trans. Housing Rehab.	HOME	Juneau	2007 Allocation	new - not completed		

HOME Developments as of 8/16/07

## **APPENDIX B-8**

### **Outcome Performance Measurement Tables**

**SFY 2007 (July 1, 2006 – June 30, 2007)**

**Table 2A - Priority Housing Needs/Investment Plan Table – HOME / CDBG**

This table is incomplete. The CDBG numbers are accurate. However this is a transition for HOME from the Corporate wide program numbers outlined in the five-year plan to numbers that reflect only HOME funded projects. As this reporting is refined this table will be accurate in the next year's performance report. The table on page 12 however accurately reflects persons assisted corporate wide.

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Renters</b>						
0 - 30 of MFI	207-HOME	41/46	41/28	41	42	42
31 - 50% of MFI	195-HOME	39/	39/39		39	39
51 - 80% of MFI	199-HOME	40	40	40	40	40
<b>Owners</b>						
0 - 30 of MFI	56-CDBG 80-HOME	0 16/16-HOME	17-act. 16/32 – HOME	13	13	13
31 - 50 of MFI	5-CDBG 90-HOME	0 18/18-HOME	2-act. 18/32 – HOME	1	1	1
51 - 80% of MFI	4-CDBG 85-HOME	0 17/17-HOME	1-act. 17/32 – HOME	1	1	1
<b>Homeless*</b>						
Individuals						
Families						
<b>Non-Homeless Special Needs</b>	60	12/13	12/11			
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol or Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total (Sec. 215 and other)	1553	297				
Total Sec. 215	572	114				
<b>215 Renter</b>	402 – HOME	80				
<b>215 Owner</b>	170 - HOME	34				



**Priority Housing Activities/Investment Plan Table  
(Table 2A)**

<b>Priority Need</b>	<b>5-Yr. Goal <i>Plan/Act</i></b>	<b>Yr. 1 Goal Plan/Act</b>	<b>Yr. 2 Goal Plan/Act</b>	<b>Yr. 3 Goal Plan/Act</b>	<b>Yr. 4 Goal Plan/Act</b>	<b>Yr. 5 Goal <i>Plan/Act</i></b>
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	65	0	20-act	15	15	15
Homeownership assistance						
<b>HOME</b>						
Acquisition of existing rental units						
Production of new rental units	175	35/46	35/38	35	35	35
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	150	30/30	30/42	30	30	30
Homeownership assistance	100	20/21	20/34	20	20	20
<b>HOPWA</b>						
Rental assistance	(*)	10/14	10/16	10	10	10
Short term rent/mortgage utility payments	(*)	20/20	20/20	20	20	20
Facility based housing development	N/A	N/A	N/A	N/A	N/A	N/A
Facility based housing operations	N/A	N/A	N/A	N/A	N/A	N/A
Supportive services	(*)	45/81	40/72	40	40	50
<b>Other</b>						

**Annual Housing Completion Goals  
(Table 3B)**

Grantee Name:  Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	35	39	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	50	62	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	20	34	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	70	96	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	35	39	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	50	62	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	20	34	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	105	135	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	35	39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	70	96	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	105	135	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

**Table 2B - Priority Community Development Activities - CDBG**

Priority Need	5-Yr. Goal <i>Plan/Act</i>	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal <i>Plan/Act</i>
Acquisition of Real Property	1	0	0	1	0	0
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)	17	8	2	0	2	5
Senior Centers	1	0	1	0	0	0
Handicapped Centers						
Homeless Facilities	6	3	2	0	1	0
Youth Centers						
Neighborhood Facilities						
Child Care Centers						
Health Facilities	20	9	7	1	1	2
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment	2	1	0	1	0	0
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs	6	0	0	2	2	2
Infrastructure (General)	1	0	0	0	1	0
Water/Sewer Improvements	2	2	0	0	0	0
Street Improvements	1	0	0	0	1	0
Sidewalks	2	0	0	0	2	0
Solid Waste Disposal Improvements	1	0	0	1	0	0
Flood Drainage Improvements						
Other Infrastructure	5	0	0	2	3	0
Public Services (General)						
Senior Services						
Handicapped Services						
Legal Services						
Youth Services						
Child Care Services						
Transportation Services						
Substance Abuse Services						
Employment/Training Services						
Health Services						
Lead Hazard Screening						
Crime Awareness						
Fair Housing Activities						
Tenant Landlord Counseling						
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab	1	1	0	0	0	0
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance						
Other						

**Table 1C,2C,3A - OUTCOME PERFORMANCE MEASUREMENTS – CDBG/HOME**

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Achieved
DH 1.1	Create a suitable living environment by providing funding for owner occupied housing rehab services which addresses emergency needs and health and safety measures for LMI households	CDBG	2005	# of LMI households receiving funding	0	0	%
			2006		20	20	%
			2007		15		%
			2008		15		%
			2009		15		%
			MULTI-YEAR GOAL		65	20	31 %
Affordability of Decent Housing (DH-2)							
DH 2.1	Provide decent housing with improved affordability	HOME	2005	# of units constructed	35	46	%
			2006		35	38	%
			2007		35		%
			2008		35		%
			2009		35		%
			MULTI-YEAR GOAL		175	84	48 %
Sustainability of Decent Housing (DH-3)							
DH 3.1	Provide decent housing with improved sustainability	HOME	2005	# of home rehabilitated or upgraded or with corrected deficiencies	30	30	%
			2006		30	42	%
			2007		30		%
			2008		30		%
			2009		30		%
			MULTI-YEAR GOAL		150	72	48 %
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	Create a suitable living environment through new construction or renovation of pubic facilities to benefit LMI persons	CDBG ESG	2005	# of persons with access to public facility or infrastructure benefit	19,365	19,365	%
			2006		3,486	3,486	%
			2007		6,152		%
			2008		7,092		%
			2009		4,000		%
			MULTI-YEAR GOAL		40,095	22,851	57 %
Affordability of Suitable Living Environment (SL-2)							
SL 2.1	Create/make possible decent housing / a suitable living environment through improved affordability	HOME	2005	# of homeowners assisted	20	21	%
			2006		20	34	%
			2007		20		%
			2008		20		%
			2009		20		%
			MULTI-YEAR GOAL		100	55	55 %

**OUTCOME PERFORMANCE MEASUREMENTS – ESG**  
**Table 1C - Summary of Specific Homeless/Special Needs Objectives**

#	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	<b>Homeless Objectives</b>					
1.1	Suitable living environment with improved accessibility	ESG	#of people served	4,120	4,120	SL-1
	<b>Special Needs Objectives</b>					
	<b>Other Objectives</b>					

**\*Outcome/Objective Codes**

	<u>Availability/Accessibility</u>	<u>Affordability</u>	<u>Sustainability</u>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

# OUTCOME PERFORMANCE MEASUREMENTS – CDBG/HOME

Table 2C

## Summary of Specific Housing/Community Development Objectives

#	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	<b>Rental Housing</b>					
	<b>Owner Housing</b>					
DH-1	Create a suitable living environment by providing funding for owner occupied housing rehab services which addresses emergency needs and health and safety issues for LMI households.	CDBG	# of LMI households receiving funding	20	20	DH-1
	<b>Community Development</b>					
SL-1	Create a suitable living environment through new construction or renovation of public facility to benefit LMI persons	CDBG	# of persons with access to public facility or infrastructure benefit	3,486	3,486	SL-1
	<b>Infrastructure</b>					
	<b>Public Facilities</b>					
	<b>Public Services</b>					
	<b>Economic Development</b>					
	<b>Neighborhood Revitalization/Other</b>					

### \*Outcome/Objective Codes

	<u>Availability/Accessibility</u>	<u>Affordability</u>	<u>Sustainability</u>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3