

**CONSOLIDATED HOUSING AND COMMUNITY
DEVELOPMENT PLAN
FOR THE STATE OF ALASKA**

**ANNUAL ACTION PLAN
AMENDED FOR THE 2020 CARES ACT FUNDING**

**State Fiscal Year 2020
(Federal Fiscal Year 2019)**

May 30, 2020

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ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) provides funding for housing and community development through several formula grant programs. Alaska receives approximately \$9.27 million annually for four HUD programs: the HOME Investment Partnership Act (HOME), the Community Development Block Grant Program (CDBG), the National Housing Trust Fund (NHTF), and the Emergency Solutions Grant Program (ESG). In order to maintain eligibility for these, the State must engage in a consolidated planning process, which results in the development of this Annual Housing and Community Development Plan (HCD Plan) as well as several other documents.

In Alaska, two Participating Jurisdictions (PJs) receive formula funding for the CDBG, HOME, and ESG programs: the Municipality of Anchorage (MOA) and the State of Alaska. The Municipality of Anchorage is responsible for the preparation and maintenance of its own HCD Plan. The State of Alaska's HCD Plan covers all geographic areas of Alaska outside of the Municipality of Anchorage; often referred to as the "balance of state." Pursuant to 24 CFR 93.404(b), the State has executed a written agreement awarding funds to the MOA for NHTF Activities. The Alaska Housing Finance Corporation (AHFC) will not directly award the NHTF funds for projects within the MOA.

The State of Alaska's HCD Plan is a cooperative effort among AHFC, the Alaska Department of Commerce, Community and Economic Development (DCCED), the Alaska Department of Health and Social Services (DHSS), and the Alaska Mental Health Trust Authority (AMHTA). AHFC is the lead agency in the preparation and maintenance of the State's Consolidated Plan.

This Annual Action Plan (AAP) identifies housing and community development resources expected to be available and it provides the details for the use of HOME, CDBG, ESG, and NHTF funds during the year. The AAP includes a description of how funds will be allocated, the program activities to be undertaken, and the amount of funds to be distributed for each program activity. Also included in the AAP is an overview of homelessness needs and actions to be undertaken to address homelessness, special needs housing, lead based paint hazards, collaboration with the public housing agency, and non-housing community development concerns. The AAP will provide a basis for assessing effectiveness through completion of the Consolidated Annual Performance Evaluation Reports (CAPER).

On March 27, 2020 the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was signed into law in response to the COVID-19 pandemic. The mandate implements provisions that enable the State to receive additional emergency funds and benefit from regulatory waivers to prevent the spread of COVID-19 and provide support to households affected by COVID-19. The CARES Act

requires an Annual Action Plan amendment to reflect and incorporate the CARES Act provisions into the planning process.

As the Plan was developed, the following points were recognized:

- The seven Guiding Principles developed during the drafting of the Plan are the same as those found in the current HCD Plan based on public comment and with recognition of the increasing necessity to consider transportation when determining cost and location of housing development.
- The population of Alaska has grown from 710,231 in 2010 to an estimated 736,239 in 2018, approximately 3.7%.ⁱ This is a decrease from the 2017 population estimate of 739,795. During the same period, the population in the “balance of state” (all areas, but Anchorage) grew 5.4%, from 418,423 to an estimated 440,874. This is an increase from the 2017 Balance of State estimate of 439,597ⁱⁱ.
- The biggest housing related issues moving forward into the next five years are in-state migration from rural areas to urban areas; the growth in the senior population, lack of affordable safe and quality housing stock.
- Increased risk of homelessness in environmentally threatened communities where homes are adversely effected by flooding, erosion, permafrost thaw, and other natural hazards compounds.
- Some people are aware of fair housing laws and who to contact if they have a complaint, but more work is needed to continue increasing awareness of the protection these laws provide.
- Homelessness remains an important concern, particularly as uncertainty exists with the national and State economy and with recidivism in the corrections system remaining high.
- The availability of housing accessible for persons with a disability remains a barrier for many households.
- The State has funded its first NHTF units, which are expected to be placed in service in SFY 2020.
- The Alaska Housing Finance Corporation (AHFC), on behalf of the State of Alaska, will administer the National Housing Trust Fund. Under NHTF regulations, the only jurisdiction other than the state of Alaska eligible to receive a sub-grant of NHTF is the Municipality of Anchorage (MOA). AHFC will be providing the MOA a NHTF funds of at least \$550,000.00 to administer NHTF Activities directly in Anchorage. Pursuant to 24 CFR 91.320(k)(5), the State’s HUD approved NHTF allocation plan addresses its intent to award NHTF funds to MOA

i United States Census Bureau - [Census.gov/quickfacts](https://www.census.gov/quickfacts)

ii Alaska Department of Labor and Workforce Development - labor.alaska.gov

- The remaining NHTF will be administered for the area of Alaska outside of Anchorage consistent with the participating jurisdictional boundaries of the HOME program. The balance of state funds will be allocated through the Greater Opportunities for Affordable Living (GOAL) program. The Rating and Award Criteria Plan for the GOAL program will set the priorities for the allocation of NHTF. In this way it can be coordinated with the Low Income Housing Tax Credit (LIHTC), HOME Investment Partnership, and Senior Citizens Housing development Fund (SCHDF) programs, or any other funding that might become available during a special purpose GOAL round, within a single application process. Please visit the following URL for more information regarding the GOAL Program:
<https://www.ahfc.us/pros/grants/development-grants/goal/>
- A sub-grant of NHTF to the MOA will be subject to a number of conditions regarding liability for non-compliance and repayment of funds that indemnifies AHFC. HUD has informed AHFC that AHFC will retain liability for non-compliance and repayment of any sub-granted funds to the MOA. Pursuant to 24 CFR 93.404(b), the State will execute a written agreement awarding funds to the MOA for NHTF activities. The MOA NHTF allocation plan must address all required elements of the written agreement with the State. If certain terms of sub-grantee written agreement are not followed, the funds will be recaptured by AHFC and allocated through the GOAL program.

Overall, the housing and community development work in Alaska delivered results during the past five years. The work done during that period with HOME, CDBG, NHTF, and ESG funds, as well as other related state and federal monies, has had a positive effect. This HCD Plan provides the strategy by which that work can continue so that growth, improvement, and success will move forward during the next year.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

The statutory goal of the HCD Plan is to:

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

Guiding Principles

A set of seven guiding principles direct the use of program resources covered by this Consolidated Plan. The wide range of housing and community development conditions across Alaska makes the use of guiding principles the most practical and effective means of targeting scarce HCD resources. The 2016-2020 guiding principles are:

- 1) **The use of federal housing and community development funds should emphasize benefit to low income Alaskans and increase sustainable housing and neighborhood options for Alaskans.** Rationale: The amount of federal funds is limited; greatest needs are among the lowest-income households. Low to moderate income Alaskans should not have their housing options limited to only lower-income neighborhoods.
- 2) **Use of community development funds should emphasize the creation of economic opportunity through development of infrastructure.** Rationale: Basic infrastructure is lacking in many of Alaska's communities and is a major barrier to economic self-sufficiency. Location-efficient facility decisions can reduce the operating and capital expenses associated with transportation.
- 3) **Preserve and upgrade existing housing supply through weatherization and rehabilitation.** 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) **Use of federal homeless funds should emphasize activities that maintain and strengthen the service delivery system for Alaska's homeless, consistent with local strategies.** Rationale: Very little formula funding is available for services to help the homeless and near-homeless.
- 5) **Maximize the use of federal housing and community development funds by supporting projects that include significant leveraging resources.** Rationale: The amount of federal funds is limited; more can be accomplished if federal funds are combined with state and local resources.
- 6) **Expand the supply of affordable housing for Alaskans with special needs, incorporating universal design and appropriate supportive services.** Rationale: Existing housing supply is inadequate to meet current and projected need for this population, which has historically been underserved.
- 7) **Housing and community development projects should incorporate climate specific design and engineering, energy efficient community design and construction techniques and innovative technologies.** Rationale: Use of appropriate technologies insures long term viability of housing and community development projects. Communities designed in consideration of the link between transportation and housing costs, can minimize the consumption of energy used for mobility.

Outcome Performance Measures

The State uses the Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs implemented in SFY 2007 (FFY 2006). For a more complete description of this program visit <https://www.gpo.gov/fdsys/pkg/FR-2006-03-07/pdf/06-2174.pdf>. In addition to comparing quantifiable achievements (i.e. units built) with projected goals to determine program success, performance evaluation includes a review of Priority Needs fulfillment. Each Goal is correlated with a Need or Priority, a measured outcome relevant to the activity type and purpose.

Outcome categories are:

- a. Reduction and Prevention of Homelessness — In general, this relates to activities that are designed to assist chronically homeless, families with children, veterans, unaccompanied youth and other homeless persons and those at-risk of homelessness.
- b. Decent Housing — Activities that are typically found under this outcome cover the wide range of housing possible under the HOME, CDBG, NHTF, or ESG programs. The objective is to focus on housing programs where the purpose of the program is to meet individual family or community needs; not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.
- c. Creating Economic Opportunities — These are the types of activities related to economic development, commercial revitalization, or job creation.

3. Evaluation of past performance

The constant dilution of formula funds, due to inflation, that are allocated to Alaska makes the process of setting goals ever more challenging. Despite this increasing limitation, the State has managed to surpass the expected goals set by the previous Consolidated Plan.

During SFY16, the Alaska Housing Finance Corporation announced the suspension of the Home Energy Rebate Program waitlist with an effective date of March 25, 2016. The call center and online portal are no longer accepting new applicants. The suspension in response to the budgetary challenges faced by the State. The Home Energy Rebate program has set aside funds to honor all those that are already in the program.

Please visit https://akrebate.ahfc.us/rebate_home_energy.aspx for more information.

Alaska Housing Finance Corporation will continue 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. Although the movement to national or regional competitions has made Alaska less competitive for Section 202/811, the state was successful in receiving a five-year award of \$7.7 million in Section 811 rental assistance for persons with disabilities. Alaska Housing Finance Corporation completed a Special Purpose GOAL Round which combined NHTF, Special Needs Housing Grant (SNHG), and LIHTC to leverage Section 811 funding that has been awarded to our State. As a result, 56 new integrated rental housing units are to be built, which will include 14 Section 811 units.

The process to develop the SFY2019 CAPER will begin in early July 2019. A fifteen-day public comment period for the draft CAPER will be announced in late August or early September of 2019. The SFY2019 CAPER will be submitted to HUD by September 30, 2019. The SFY2018 Annual Performance Report is available at: <https://www.ahfc.us/pros/references/plans/>

4. Summary of Citizen Participation Process and consultation process

Two statewide teleconferenced public hearings were held on March 6, and March 20, 2019 to obtain public comment regarding housing and community development in preparation for drafting the SFY2020 Annual Action Plan. The draft AAP was made available for public review and comment on March 1, 2019 for a minimum of 30 days, which ended on April 3, 2019. AHFC hosted one additional public hearing on May 5, 2020 to obtain public comment regarding the CARES Act funding for the CDBG and ESG programs. The draft AAP was made available for public review and comment on May 5, 2020 for a minimum of five (5) days, which ended May 11, 2020.

5. Summary of public comments

See Appendix E. Public Comments.

6. Summary of comments or views not accepted and the reasons for not accepting them

NA

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

Agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Alaska's Consolidated Housing and Community Development Plan was created and maintained through a joint effort of several state agencies. An Interagency Steering Committee was created for

this process. It includes representatives from AHFC, the Alaska Department of Commerce, Community and Economic Development (DCCED), the Alaska Department of Health and Social Services (DHSS), and the Alaska Mental Health Trust Authority. As the lead agency in HCD planning, AHFC facilitates the process and provides a single point of contact for the public on matters relating to the HCD Plan. The Consolidated Plan reflects the collective priorities of many agencies, organizations and private citizenry within the State of Alaska. These groups and individuals represent a variety of housing and community development programs and concerns. Other entities giving input include state and local governments, non-profit organizations, regional housing authorities, and representatives of the private sector.

Private Citizens (particularly those with low incomes or residing in areas in which community development activities are likely to take place) are encouraged to participate in the development and review of the AAP. Pursuant to federal regulation (24 CFR 91.115) the State of Alaska has developed and adopted a Citizen Participation Plan encouraging public participation in the HCD Planning process.

Alaska's size and wide range of social, economic and physical environments present many challenges to any planning process. A variety of approaches were used to ensure the public had opportunities to participate in the SFY2019 AAP. The Interagency Steering Committee met on January 17, 2019 and provided ongoing input and review of the AAP. Two statewide teleconferenced public hearings were held on March 6, and March 20, 2019 to obtain public comment regarding housing and community development in preparation for drafting the SFY2020 Annual Action Plan. AHFC hosted one additional public hearing on May 5, 2020 to obtain public comment regarding the CARES Act funding for the CDBG and ESG programs.

The draft AAP was made available for public review and comment on March 1, 2019 for a minimum of 30 days which ended on April 3, 2019. The CARES Act amended Plan draft was available for public review and comment on May 5, 2020 for a minimum of five (5) days, which ended May 11, 2020. Notification of the availability of the draft plan, and the public hearings were advertised in the Anchorage Daily News, the newspaper of statewide circulation, and in a number of email distribution lists. Notification of the availability of the draft plan, and the public hearings was published in the Anchorage Daily News and the AHFC List Serve with 3,090 recipients.

Announcements of the availability of the draft plan were sent to many individuals, organizations and local governmental entities via electronic list serve. The draft plan was made available on AHFC's website or in hard copy by contacting the HCD Plan Coordinator. Public comments on the draft Plan were received from March 1 through April 3, 2019 and from May 5 through May 11, 2020, and considered. The AHFC's Board of Directors reviewed the plan at their May 29, 2019 meeting prior to the plan being submitted to HUD in June, 2019. The CARES Act amended Plan was reviewed by

the AHFC's Board of Directors at their May 27, 2020 meeting prior to the Plan being submitted to HUD by May 30, 2020.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

| Agency Role | Name | Department/Agency |
|-----------------------|-----------------|---|
| CDBG Administrator | State of ALASKA | Alaska Department of Commerce, Community and Economic Development |
| CDBG-CV Administrator | State of Alaska | Alaska Department of Commerce, Community and Economic Development |
| HOME Administrator | State of ALASKA | Alaska Housing Finance Corporation Planning and Program Development |
| NHTF Administrator | State of ALASKA | Alaska Housing Finance Corporation Planning and Program Development |
| ESG Administrator | State of ALASKA | Alaska Housing Finance Corporation Planning and Program Development |
| ESG-CV Administrator | State of Alaska | Alaska Housing Finance Corporation Planning and Program Development |

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PR-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

Concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

As the Housing Authority for the State of Alaska and the recipient of competitive funds for the Continuum of Care (CoC) and Housing Opportunities for Persons with AIDS (HOPWA), AHFC applies for planning funds whenever possible. The State distributes these funds in the form of grants to the two CoCs in the state for coordinated assessment of needs. AHFC staffs and chairs the Alaska Council on the Homeless, which has representation from other State agencies, the Alaska Mental Health Trust Authority, and service providers. Council meetings serve as a coordinating opportunity

for these groups and other interested housing providers. Council meetings are often held in conjunction with the annual statewide housing conference, hosted by the Anchorage and Balance of State CoC organizations. The Statewide Homeless and Housing Office is located at AHFC and staffed by Planning and Program Development. The office serves as a one-stop shop for information about programs and funding opportunities to increase access to affordable housing in communities across the state.

Coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

AHFC serves as both the designated homeless agency for the State of Alaska and a Collaborative Applicant for AK-501 Continuum of Care (CoC). Throughout the CoC application process, AHFC is intimately involved in assisting the CoC in establishing priorities and objectives to address the needs of Alaska's homeless. In addition, AHFC works closely with the CoC throughout the year to identify areas of unmet need and determine funding priorities. This relationship helps inform AHFC's funding priorities to address the needs of Alaska's homeless, especially the chronically homeless, families with children, veterans, and unaccompanied youth.

Consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of Homeless Management Information Systems (HMIS)

As the designated housing agency and collaborative applicant for the AK-501 Continuum of Care (CoC), AHFC consults with the Alaska CoC on an ongoing basis.

Annually, AHFC reports on the current and upcoming ESG and state-funded Basic Homeless Assistance Program (BHAP) programs in conjunction with a meeting of the Alaska Coalition on Housing & Homelessness. The discussion includes how the relatively small amount of ESG funds awarded to Alaska will be allocated and performance standards. AHFC provides periodic reports to the CoC on the use of sponsor-based rental assistance funds by recipients as well as other state and federal programs targeting homeless services.

AHFC helps fund the HMIS system for the Balance of State and is an integral part of all CoC meetings and the AKHMIS Advisory Board, which direct the operation and administration of the system.

Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The State of Alaska's HCD Plan covers all geographic areas of Alaska *outside of the Municipality of Anchorage*; often referred to as the "balance of state."

The State of Alaska's HCD Plan is a cooperative effort among the Alaska Housing Finance Corporation (AHFC), the Alaska Department of Commerce, Community and Economic Development (DCCED), the Alaska Department of Health and Social Services (DHSS), the Alaska Mental Health Trust Authority (AMHTA), and the Alaska Governor's Council on Disabilities and Special Education among others. AHFC is the lead agency in the preparation and maintenance of the State's Consolidated Plan.

During the year leading up to, and in preparation for, the drafting of the SFY2020 Annual Action Plan, AHFC representatives have also gathered information on housing needs with such groups and in such forums as:

- Alaska Association of Housing Authorities
- Alaska Coalition on Housing and Homelessness
- Alaska Community Development Corporation
- Alaska Department of Corrections
- Alaska Department of Commerce, Community, and Economic Development
- Alaska Department of Health and Social Services
- Alaska Department of Public Safety
- Alaska Mental Health Trust Authority
- Anchorage Coalition to End Homelessness
- Anchorage Economic Development Corporation
- Fairbanks Housing and Homeless Coalition
- Habitat for Humanity
- Juneau Coalition on Housing and Homelessness
- Juneau Housing Trust
- Kenai Peninsula Continuum of Care Coalition
- Kodiak Homeless Coalition
- Mat-Su Coalition on Housing and Homelessness
- Municipality of Anchorage
- NeighborWorks Alaska
- Seward Peninsula Housing Coalition
- Valley Charities, Inc. Wasilla, AK

Agency Types not consulted and provide rationale for not consulting

N/A

Cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))

A number of other sources of data and planning input in the area of housing and community development have been used in the preparation of this SFY2020 Plan. The Consolidated Planning process is designed to incorporate a broad scope of input and perspectives, and a wide range of resources targeted towards housing and community development. Examples of input from other planning and research efforts are included below:

Other local/regional/state/federal planning efforts considered when preparing the Plan

- “Moving to Work” National Conference – February 2015
- Alaska Continuum of Care for the Homeless—Homeless Strategy for All Areas Outside of Anchorage.
- AHFC—Moving to Work Plan SFY19
- AHFC — Housing Needs Assessment, 2018
- AHFC’s Annual Homeless Point in Time Survey Results
- Alaska Homeless Management Information System Data
- Alaska Council on the Homeless, Alaska’s Plan to End Long-term Homelessness
- Cold Climate Housing Research Center Publications
- NCSHA Federal Liaisons Monthly Telephone Round Table
- Alaska Department of Environmental Conservation—Village Safe Water
- Alaska Department of Health and Social Services—Comprehensive Integrated Mental Health Plan.
- Alaska Department of Transportation —Statewide Transportation Improvement Program
- Kenai Peninsula Borough—Quarterly Report of Key Economic Indicators
- 2014 Mat-Su Borough Housing Assessment and 2015 Housing Forum Report
- Alaska Tribally Designated Housing Entities— NAHASDA Indian Housing Plans
- SFY 2019 Alaska Housing Market Indicators:
 - Quarterly Survey of Alaska Lenders
 - Quarterly Survey of Alaska Permitting Activity,
 - Annual State of Alaska Rental Market Survey
- Alaska Prisoner Reentry Task Force, Five Year Prisoner Reentry Strategic Plan 2011-2016; February, 2011
- State of Alaska – 2016 recidivism Reduction Plan: Cost-Effective Solutions to Slow Prison Population Growth and Reduce Recidivism
- State Interagency Working Group – 2015 National Resiliency Disaster Competition – Division of Emergency Services and Homeland Security, Department of Environmental Conservation, Department of Commerce, Community and Economic Development
- Alaska Long-term Disaster Recovery Housing Task Force – Galena Recovery Project
- Alaska Supportive Housing Plan
- IAP Medicaid Innovation Accelerator Program

AP-12 Citizen Participation - 91.115, 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation and how it impacted goal-setting

The development of the HCD Plan is a result of input from a number of different sources. Those sources include; individuals, state agencies, local governments, non-profit organizations, regional housing authorities, and tribally designated housing entities, and the private sector. The HCD Plan also encourages the involvement of private citizens, particularly those with low incomes or residents of areas in which community development activities are likely to take place. Federal regulations require the State adopt a Citizen Participation Plan, encouraging the public to participate in the development of the HCD Plan, and outlining the steps the State will take to solicit public input. Alaska's expansive geography and widely varying conditions offer challenges for the implementation of the State's Citizen Participation Plan. A number of different approaches may be used to maximize public input including:

- Interactive workshops
- Public hearings
- Teleconferences
- Working groups
- Focus Groups
- Linkages with other planning efforts
- Internet surveys
- Internet communications
- Social Media

The State uses teleconferencing and the internet to overcome the barriers of distance. Citizens in all areas of the State have the opportunity to participate in the HCD process. AHFC's web-site (www.ahfc.us) provides an overview of the HCD planning process, and offers an electronic means of providing HCD input. Other state, federal, and non-profit agency web-sites are linked to AHFC's web-site. Some of these links include the Alaska Mental Health Trust Authority; the Alaska Coalition on Housing and Homelessness; the Alaska Department of Commerce, Community and Economic Development; and the Alaska Department of Health and Social Services.

The public hearings held in conjunction with the development of the Plan were extensively advertised on the AHFC website, in newspapers, and via emails. An overview of the HCD planning process, anticipated timelines for completion and program performance were discussed at the events mentioned below; comments were encouraged. AHFC hosted public hearings on March 6 and March

20, 2019 at AHFC's Anchorage headquarters. One additional public hearing was held on May 5, 2020 to encourage public comment regarding the 2020 CARES Act additional funding. Teleconference functionality was used to maximize citizen participation availability. Additionally, AHFC consulted with the following entities in drafting the HCD Plan:

Governor's Council on Disabilities and Special Education
Alaska Coalition on Housing and Homelessness
Alaska Interagency Steering Committee
Fairbanks Homeless Coalition
Kenai Homeless Coalition
Association of Alaska Housing Authorities
Juneau Homeless Coalition
Affordable Housing Partnership
Anchorage Coalition to End Homeless
Matanuska Susitna Homeless Coalition
Anchorage Coalition General Meeting

The draft plan was released on March 1, 2019 with public comments accepted through April 3, 2019. The draft plan amended for the CARES Act was available to the public for comment on May 5, 2020 through May 11, 2020. AHFC's Board of Directors approved the SFY 2020 - HCD Plan on May 29, 2019 and directed AHFC staff to submit it to HUD. All public comments and the State's responses to the comments are in Appendix E. The AHFC's Board of Directors approved the SFY 2020 Plan amended for the CARES Act on May 27, 2020 and directed AHFC staff to submit it to HUD.

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

Anticipated Resources for SFY 2020

Table 2 - Expected Resources – Priority Table

| Program Name | Program Type | Anticipated Funding | | |
|---|--|---------------------|---------------------|---------------------|
| | | Federal | State | Total |
| Beneficiary and Special Needs Housing | Housing for people with disabilities | \$ - | | \$ - |
| Capital Fund Program | Public Housing Improvements | \$ 2,500,000 | \$ - | \$ 2,500,000 |
| CDBG | HUD - Community Development Block Grant Program | \$ 3,017,702 | \$ 60,354 | \$ 3,078,056 |
| CDBG20-CARES Act | HUD - Community Development Block Grant Program | \$ 1,855,168 | \$ - | \$ 1,855,168 |
| Competitive Grants for Public Housing | Matching Funds Public Housing Resident Programs | \$ 750,000 | \$ 350,000 | \$ 1,100,000 |
| Energy Programs | Weatherization Assistance and Home Energy Rebates | \$ - | \$ - | \$ - |
| ESG | HUD - Emergency Solutions Grant Program | \$ 250,712 | \$ - | \$ 250,712 |
| ESG20-CARES Act | HUD - Emergency Solutions Grant Program | \$ 914,566 | \$ - | \$ 914,566 |
| Federal and Other Competitive Grants | Matching Funds for Federal Grant Programs | \$ 3,000,000 | \$ 1,500,000 | \$ 4,500,000 |
| HOME | Rehab, new const, rental and homebuyer assistance | \$ 3,005,732 | \$ 750,000 | \$ 3,755,732 |
| Homeless Assistance Program | Funding For Homeless Programs and Prevention | \$ - | \$ 1,050,000 | \$ 1,050,000 |
| Housing Opportunities for Persons with AIDS | Rental Assistance - HOPWA | \$ 781,269 | \$ 100,000 | \$ 881,269 |
| National Housing Trust Fund | Build affordable rental housing for Extremely low income | \$ 3,000,000 | \$ - | \$ 3,000,000 |
| Senior Citizen Housing Development Fund | Senior Housing Rehabilitation and Construction | \$ - | \$ 1,750,000 | \$ 1,750,000 |
| Supplemental Housing Development Program | Rural Housing Infrastructure Improvements and Rehab. | \$ - | \$ 3,000,000 | \$ 3,000,000 |
| Teacher, Health, and Public Safety Housing | Rental Housing for Teachers, Health Prof, Public Safety | \$ - | \$ - | \$ - |
| Cold Climate Housing Research Center | | \$ - | \$ - | \$ - |
| Total Grants: | | \$19,075,149 | \$ 8,560,354 | \$27,635,503 |

Federal funds will leverage additional resources (private, state and local funds) and a description of how matching requirements will be satisfied

Affordable Housing is a prevalent issue in Alaska. The Participating Jurisdiction (PJ) works with the Department of Health and Social Services, the Alaska Mental Health Trust Authority, and private foundations like the Rasmuson Foundation to most effectively leverage all available resources. This cooperation has driven the following actions: merging the HOME GOAL Rental Development funds, SCHDF, NHTF, and LIHTC programs in one pooled rental housing development fund; provided HOME

grant opportunities with the USDA RD under the HDP and HOP programs helping low-income clients to become homeowners. AHFC may combine state Special Needs Housing Grant funds with HOME funds to fund projects targeted at people with special needs. To preserve project based rental assistance housing, AHFC has given a preference to GOAL Program applications who commit to doing these developments. Through this policy, nearly all USDA RD PBRA housing in the state has been rehabilitated.

- a. On an annual basis through the Greater Opportunities for Affordable Living (GOAL) program and/or the Special Needs Housing Grant (SNHG) program, AHFC announces the availability of HOME funds for rental development. The SNHG program allocates capital development funds to develop rental housing projects that will serve special needs, and low-income households. HOME rental development funds may be awarded through the SNHG award process and/or the GOAL Program. When awarded, the State of Alaska intends to make available the FFY2019 allocation of the National Housing Trust Fund to the GOAL program.
- b. The SFY2020 (FFY 2019) allocation of HOME funds carries a twenty-five percent (25%) matching requirement. The PJ anticipates meeting the match through a contribution of AHFC corporate dividend funds. This contribution effectively increases the total amount of HOME funds available to about \$3,757,165. Whenever feasible, recipients of HOME funds will be encouraged to make additional contributions to HOME projects that will qualify as match under the federal regulations. This will allow the PJ to maximize HOME funds to assist low-income Alaskans. If, for some reason, these strategies do not meet the twenty-five percent (25%) matching requirement, AHFC will utilize banked HOME match.
- c. HOME funding, where appropriate, will continue to be combined with other federal and state funds to achieve the goal of upgrading existing housing stock. Such funding sources include, but are not limited to AHFC/DOE Weatherization funds, Senior Citizen Housing Development Funds, DHSS Accessibility Brokerage Program funds, and USDA Housing Preservation funds.
- d. ESG: Recipients of ESG funds around the State vastly exceed the dollar per dollar match requirement by approximately 800%. This match is represented in the form of cash from other State or local grants or in-kind contributions from services provided by the sub recipients.
- e. CDBG: The State of Alaska Department of Commerce, Community, and Economic Development (DCCED) will encourage applicants to secure at least 25% matching funds in order to obtain the highest score possible during the competitive application cycle. All matching funds needed to complete the project must be in place prior to award. Applicants frequently coordinate with other funding sources such as the United States Department of Agriculture Rural Development (USDA RD), the Economic Development Administration, the State of Alaska Designated Legislative Grant Program, the Administration for Native Americans, Native Corporations, tribes, and other appropriate federal, state, and private funding sources. CDBG also contributes 2% of the total award from the general fund for a total match contribution of \$60,000.

Publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The State encourages the utilization and leverage of publicly-owned land that is available to be leased and to consider all opportunities to protect these public properties from being privately acquired. Potential publicly-owned property located in the Balance of State that could be available to help address the needs identified in the Plan includes land that AHFC owns, property owned by different cities across the State, properties owned by the Alaska Mental Health Trust Authority, and Alaska Native corporations and tribes.

Discussion:

AHFC continues to emphasize rehabilitation and preservation of existing affordable housing resources in the rating and award criteria for the LIHTC, HOME, and SCHDF programs. As a result, affordable housing rental units have been renovated and several federally subsidized rental projects remain in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans.

Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds, to leverage other funding sources, for the development of new affordable housing opportunities. Of the funds available under the CDBG program, the majority of project funds are targeted toward community development and planning activities which address health and safety needs, or support future economic development and community self-sufficiency.

Special emphasis will be placed on coordinating with other funding sources such as the USDA RD, the office of Native Americans Programs, HUD, private foundations, local governments, and other appropriate federal, state, and private funding sources. The State DCCED will encourage applicants to include or secure outside funding for design, engineering, and feasibility planning for projects as appropriate, prior to applying for CDBG funding for construction or project implementation.

AP-20 Annual Goals and Objectives – 91.320(c) (3)&(e)

Table 3 – Goals Summary

| Goals | Category | Geographic Area | Addressed Need | Funding |
|--|--|--|---|--|
| Provide Decent Housing | Affordable Housing | Balance of State | -Rental Assistance -Production of rental housing units -Production of New Homeownership Units -Acquisition of existing Homeownership units | HOME Investment Partnership Program allocation \$3,005,732 National Housing Trust Fund allocation \$3,000,000 |
| | Fiscal Year 2020 – July 1, 2019 to June 30, 2020 | | | |
| | Description: Funds will be used to provide rental assistance and production or acquisition of decent and affordable housing for rental and homeownership. | | | |
| | Goal Outcome Indicator: | | Unit of Measure: | Quantity: |
| | Rental Assistance | TBRA* Vouchers *Tenant Based Rental Assistance | 80 | |
| | Rental Housing | Units | 8 | |
| Production of new homeownership units | Units | 15 | | |
| Direct Financial Assistance to homeownership units | Units | 40 | | |

| | Category | Geographic Area | Addressed Need | Funding |
|---------------------------------|---|------------------|---|--|
| Reduce and Prevent Homelessness | Homeless | Balance of State | Outreach, Emergency Shelter & Transitional Housing, Rapid Re-housing, Permanent supportive Housing, Homeless Prevention and Placement | Emergency Solutions Grant \$250,712 ESG20-CARES \$914,566 |
| | Fiscal Year 2020 – July 1, 2019 to June 30, 2020 | | Objective: Reduce and Prevent Homelessness | Outcome: Reduce and Prevent Homelessness |
| | <p>Description: Funds will be used to assist chronically homeless, families with children, veterans, unaccompanied youth and other homeless persons and those at-risk of homelessness. Planned activities include outreach, emergency shelter and transitional housing support, rapid re-housing assistance, and prevention assistance.</p> <p>ESG-CV funds will be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID19) among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19.</p> | | | |
| | | | | |

| | | | | |
|-------------------|--|--|--|---|
| | Goal Outcome Indicator: | Unit of Measure: | Quantification: | |
| | Outreach | Alaska Housing Locator and Alaska 211 | Increased Reporting | |
| | Emergency Shelter & Transitional Housing | PIT/HIC* *Point in Time/Homeless Inventory Count (PIT/HIC) | No loss of housing resources and a reduction in unsheltered individuals | |
| | Permanent Supportive Housing Rapid Re-housing | HMIS & APR Reports | ES Average Length of stay is 2 months or less & 80% exiting TH for permanent housing | |
| | Homeless Prevention | HMIS Reports AHAR* Reports *Annual Housing Assessment Report | Reduce % of persons discharged into homelessness from institutions. Increase # of persons assisted with prevention funds. | |
| Develop Community | Category | Geographic Area | Addressed Need | Funding |
| | | Balance of State | Public Facilities and Improvements | Community Development Block Grant \$3,017,702 |
| | | Balance of State | Building and improvements of public facilities, including those that prevent and respond to the spread of infectious diseases such as the coronavirus. | CDBG20-CARES \$1,855,168 |
| | Fiscal Year 2020 – July 1, 2019 to June 30, 2020 | | | |

| | | | |
|--|---|-------------------------|------------------------|
| | <p>Description: Funds will be used for a variety of public facility, public improvement, and special economic development projects primarily in rural communities with high proportions of low-and moderate-income persons. Specific projects will be determined by a competitive application process focusing on improving self-sufficiency, eliminating public health and safety hazards, and reducing the costs of essential community services.</p> <p>CDBG20-CARES funds will target building and improvements of public facilities, including those that prevent and respond to the spread of infectious diseases such as the coronavirus. CDBG-Coronavirus (CDBG-CV) competitive grants are single-purpose project grants; maximum of \$500,000 per community</p> | | |
| | | | |
| | Goal Outcome Indicator: | Unit of Measure: | Quantification: |
| | Create Suitable Living Environment | Communities | 4-5 |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Table 3A

| Specific Obj. # | Outcome/Objective | Sources of Funds | Performance Indicators | Program Year | Expected Number | Actual Number | Percent Completed | |
|--------------------|---|---------------------|--|--|--------------------|------------------|----------------------|-------------|
| | Specific Annual Objectives | | | | | | | |
| DH-1 | Availability/Accessibility of Decent Housing | | | | | | | |
| DH-1.1 | Home Opportunity Program: Creating opportunities for home ownership through education and financial assistance. Tenant Based Rental Assistance: Improving the availability of affordable housing options through rental subsidies. | HOME | Number of homebuyers receiving assistance. | 2015 | 40 80 | 44 127 | 110% 159% | |
| DH-1.2 | | HOME | | Number of tenant households receiving rental assistance. | 2016 | 22 80 | 65 60 | 296% 75% |
| | | | | | 2017 | 22 80 | 32 67 | 145% 84% |
| | | | 2018 | | 22 80 | 39 78 | 177% 97.5% | |
| | | | | 2019 | 22 80 | | | |
| MULTI-YEAR GOAL | | | 128 400 | 180 332 | 140% 83% | | | |
| DH-2 | Affordability of Decent Housing | | | | | | | |
| DH-2.1 | Rental Housing Dev - Creating affordable decent housing opportunities through the creation, rehabilitation and preservation of existing housing resources. | HOME/NHTF | Number of affordable units developed. NOTE: Only the federal HOME units are reported. | 2015 | 8 | 45 | 562% | |
| | | HOME | | 2016 | 8 | 14 | 175% | |
| | | | | 2017 | 8 | 16 | 200% | |
| | | | | 2018 | 8 | 32 | 400% | |
| | | | | | 2019 | 8 | | |
| MULTI-YEAR GOAL | | | 40 | 107 | 268% | | | |
| DH-2.2 | Homeowner Housing Added through Homeownership Development Program | HOME | Number of affordable units developed. | 2015 | 15 | 35 | 233% | |
| | | HOME | | 2016 | 18 | 42 | 233% | |
| | | | | 2017 | 18 | 7 | 39% | |
| | | | | 2018 | 15 | 15 | 100% | |
| | | | | | 2019 | 15 | | |
| MULTI-YEAR GOAL | | | 87 | 99 | 114% | | | |
| DH-3 | Sustainability of Decent Housing | | | | | | | |
| DH-3.1 | Owner Occupied Rehab- Create decent housing with improved or new sustainability. (This program was no longer funded in FFY2016 and was discontinued in SFY 2016) | HOME | Number of homeowners receiving assistance. | 2015 | 14 | 7 | 50% | |
| | | | | 2016 | | | | |
| | | | | 2017 | | | | |
| | | | | 2018 | | | | |
| | | | | | 2019 | | | |
| MULTI-YEAR GOAL | | | 14 | 7 | 50% | | | |

AP-25 Allocation Priorities – 91.320(d)

Introduction:

Funding Allocation Priorities*

Table 4 – Funding Allocation Priorities

| Percentage of Federal Funds per Program | | | | | |
|---|--------------------|-----------------------------|----------------|-----------------------|---------|
| | Rental Development | Reduce and Prevent Homeless | Home Ownership | Community Development | Total % |
| CDBG | | | | 100% | 100% |
| CDBG-CV | | | | 100% | 100% |
| HOME | 50% | 25% | 25% | | 100% |
| NHTF | 100% | | | | 100% |
| ESG | | 100% | | | 100% |
| ESG-CV | | 100% | | | 100% |

*AHFC will not allocate any SFY2020 HOME funds to the Owner-Occupied Rehabilitation Program (ORP).

Reason for Allocation Priorities

NHTF: AHFC has determined the most efficient use of the NHTF is to produce new housing units for extremely low-income families to be awarded in the Balance of State. A NHTF sub-grant of at least \$550,000.00 will be awarded to the Municipality of Anchorage. Their priorities include new construction and rehabilitation of rental housing.

The Alaska Housing Finance Corporation (AHFC), on behalf of the State of Alaska, will administer the National Housing Trust Fund. Under NHTF regulations, the only jurisdiction, other than the State of Alaska, eligible to receive a sub-grant of NHTF is the Municipality of Anchorage (MOA). The MOA is eligible to receive a sub-grant of NHTF to administer directly in Anchorage. Pursuant to 24 CFR 91.320(k)(5), the State must submit and HUD must approve a NHTF allocation plan that includes its intent to award NHTF funds to the MOA.

AHFC may provide the MOA with a NHTF sub-grant of at least \$550,000. The remaining NHTF will be administered for the area of Alaska outside of Anchorage consistent with the participating jurisdictional boundaries of the HOME program. The Balance of State funds will be allocated through the annual Greater Opportunities for Affordable Living (GOAL) program. The Rating and Award Criteria Plan for the GOAL program will set the priorities for the allocation of NHTF. In this way, it will be coordinated with the LIHTC, HOME Investment Partnership, and SCHDF.

A sub-grant of NHTF to the MOA has been made subject to a number of conditions regarding liability for non-compliance and repayment of funds that protects AHFC from damage. HUD has informed AHFC that AHFC will retain liability for non-compliance and repayment of any sub-granted funds to the MOA. Pursuant to 24 CFR 93.404(b), the State has executed a written agreement awarding funds to the MOA for NHTF activities. The MOA NHTF allocation plan must address all required elements of the written agreement with the State.

HOME: Based on an assessment of projected growth in the need for rental housing and rental assistance for low-income and more vulnerable households, funding was eliminated in the ORP program in SFY2016.

AHFC has identified the need to provide Tenant Based Rental Assistance (TBRA) to eligible households that are at or below 60% of the median area income. Preference is given to special needs and at-risk populations as articulated in the Five Year (SFY2016 through 2020) Consolidated Housing and Community Development Plan. In SFY2020 (FFY2019), HOME funding for TBRA will be allocated in the amount of up to \$660,000.

ESG: In addition to administrative activities, ESG funds may be used for five program components: street outreach, emergency shelter, homeless prevention, rapid re-housing assistance and HMIS. All of the previously mentioned components pertain to the goal of Reduce and Prevent Homelessness. ESG-CV funds will be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID19) among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19.

CDBG: The State's CDBG program allocates funding towards the acquisition, construction, reconstruction, installation, and improvements of public facilities and public improvements and occasionally special economic development. CDBG20-CARES funds will target building and improvements, including public facilities that prevent and respond to the spread of infectious diseases such as the coronavirus. CDBG-Coronavirus (CDBG-CV) competitive grants are single-purpose project grants with a maximum allocation of \$500,000 per community.

Ways in which the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan

Alaska's Continuum of Care for the Homeless. This portion of the Annual Action Plan describes the actions addressing the emergency shelter (including ESG) and transitional housing needs of homeless families and individuals, as well as those who meet the definition of "at-risk" of homelessness. Activities to assist homeless households will be discussed. The goal of Alaska's Continuum of Care is to help homeless persons make a rapid transition to permanent, affordable housing. For some individuals, appropriate supportive services will be a critical component of this strategy.

HOME: Provide Decent Housing: The new emphasis on HOME funds for rental assistance and rental development reflect the findings from Fair Housing studies and market analysis as well as public comments gathered throughout the Con Plan development process. HOME funds are dedicated in its totality to the enhancement and creation of rental assistance, the rehabilitation and creation of rental units and homeownership.

NHTF: The Housing Trust Fund allocation will be made part of the GOAL Program for the provision of Decent Housing by targeting the production of rental units.

CDBG: Economic Development: The goals of the Alaska Community Development Block Grant Program (CDBG) are to provide financial resources to Alaskan communities for public facilities and planning activities to address issues detrimental to the health and safety of local residents and to reduce the costs of essential community services. The program may also fund Special Economic Development activities which result in the creation of jobs for low and moderate income persons.

AP-30 Methods of Distribution – 91.320(d)&(k)

HOME Investment Partnerships Program (HOME)

State program addressed by the Method of Distribution.

The Home Investment Partnerships Program (HOME) was created by the National Housing Affordability Act of 1990. The statutory purposes of this Act are:

Expanding the supply of safe, decent, energy-efficient housing for low income families; Strengthening the abilities of state, local and non-profit agencies to design and implement strategies for affordable housing; and Creating and strengthening partnerships to produce and manage affordable housing.

The State of Alaska's HOME allocation for SFY2020 is anticipated to be \$3,005,732. Additionally, AHFC will provide \$751,433 in state matching funds to contribute to the federal matching requirements under the HOME program; subject to legislative authorization.

AHFC (AHFC) is responsible for the administration of the State's formula HOME allocation. As a separate Participating Jurisdiction, the Municipality of Anchorage receives its own formula allocation of HOME funds. Anchorage is the only Alaska community receiving separate HOME funds. No State HOME funds will be used within the Municipality of Anchorage.

Priorities for the use of HOME funds are established in the Consolidated Housing and Community Development Plan (HCD). The following programs activities are funded with FFY 2019 HOME appropriations. These activities include: Rental Development, Homeownership Development, Community Housing Development Organization (CHDO) Development Activities, Rental and Homeownership Housing Development, Tenant Based Rental Assistance, Operating Expense Assistance for CHDOs, and Homebuyer Assistance Programs.

All HOME Program activities work towards the statutory goal of the 2016-2020 HCD Plan to provide decent housing, create suitable living environments, and expand economic opportunities for Alaskans with incomes at or below eighty percent (80%) of the median income. The seven general principles from this five-year HCD Plan guide the direction and implementation of HOME Program activities. Priorities and Objectives for the coming program year are summarized in the Appendix C table and are detailed in the program descriptions that follow. Additional program achievements from SFY2018 are included in Appendix C as a measure of how the State is meeting its stated goals as outlined under the Five Year Consolidated Plan (2016-2020).

Criteria that will be used to select applications and the relative importance of these criteria.

Applicants for HOME funds now use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or transportation challenges. Most agencies applying for HOME funds are returning grantees seeking funding to continue their services into the next program year. Past performance in achieving service projections and unit construction constitutes a significant portion of the ranking factors each year.

If the applicant is not a returning grantee, they must provide a narrative explanation for 1) how they developed their service projections, 2) what they will do to monitor and report on housing creation, and 3) the applicant's experience and capability to construct or create affordable housing for low income families and meet all of the regulatory and administrative requirements. With the exception of the narrative answers, AHFC has converted to an objective scoring system.

How resources will be allocated among funding categories.

Resources are allocated competitively by need and by local area population among funding categories. The Home Opportunity Program is the only HOME component where a percentage of the total grant is allocated among census or large geographical areas.

Threshold Factors

- For all HOME activities: Applicants are required to possess, or partner with entities that have, experience with the HOME program for the activity being proposed (i.e. rental development).
- For Rental Development activities: Applicants are required to possess, or partner with entities that have, experience operating properties encumbered by HOME Program use restrictions.

Grant size limits and outcome measures expected as a result of the method of distribution

Grant Size Limits for HOME Program – outcome measures in sub-bullets

- Home Ownership Opportunity Program (HOP) – up to \$30,000 per homeowner
 - Outcomes are geographic areas served by program funds
- Homeownership Development Program (HDP) – up to \$40,000 per unit
 - Units funded within close proximity to public services and facilities
- Rental Development (RD) – none
 - Units funded and income targeting level

Emergency Solutions Grant (ESG)

State program addressed by the Method of Distribution.

All Emergency Solutions Grants (ESG) program activities work towards providing safe, secure housing for Alaska's homeless and those at risk of homelessness. This is accomplished by providing operating support to emergency shelters and funding programs designed to prevent homelessness and/or rapidly re-house homeless persons. The estimated amount the State will receive in SFY2020 is \$250,712. ESG funds will be awarded on a competitive basis to units of local government and non-profit organizations.

The primary intent of the \$914,566 ESG-CV funds is to supplement the existing operational budgets of nonprofit organizations and government agencies responding to the critical needs of the

community by providing services to prevent, prepare for, and respond to increased demand for services for these populations.

Criteria that will be used to select applications and the relative importance of these criteria

The ESG regulations now restrict the use of funds for emergency shelter or street outreach activities to “the greater of 60 percent of the recipient’s fiscal year grant; the amount of Fiscal Year 2010 grant funds committed” for emergency shelter or street outreach activities. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities. To qualify for ESG assistance, program participants must meet the expanded definitions of “homeless” or “at risk of homelessness” described in 24 CFR 2.

Program participants in the “at-risk of homelessness” category must also have incomes below 30% of area median income to qualify for ESG assistance. In addition to documenting client eligibility, agencies providing rental assistance are required to inspect all units to document compliance with HUD’s habitability standards and to execute a written rental assistance payment agreement with the landlord.

ESG-CV funds do not have a restriction on how much of the award can be spent on emergency shelter or outreach. ESG funds will be distributed throughout the AK 501 Continuum of Care region based on identified need and with the goal of supporting many individual communities with the available funding and in support of immediate and long-term recovery from the pandemic.

Process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations.

ESG funds will be awarded on a competitive basis to units of local government and non-profit organizations. Funding for emergency shelter activities will not exceed the greater of 60% of the State’s annual award or the shelter baseline established in 2010 as required under the HEARTH Act. The remainder of available funds will be used for Homeless Prevention and Rapid Re-Housing activities. Applications are received annually, in response to a Notice of Funding Availability (NOFA). Each application must pass a threshold review to be considered for funding. Applications meeting the threshold criteria will be competitively scored using the rating criteria established in the NOFA.

How resources will be allocated among funding categories.

The ESG regulations restrict the use of funds for emergency shelter or street outreach activities to “the greater of 60 percent of the recipient’s fiscal year grant; the amount of Fiscal Year 2010 grant

funds committed” for emergency shelter or street outreach activities. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities.

Threshold factors and grant size limits.

Applicants for ESG funding use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or transportation challenges. Most agencies applying for ESG funding are returning grantees seeking funding to continue their services into the next program year. Following the lead of the CoC process, past performance in achieving service projections and housing stability constitutes a significant portion of the ranking factors each year. If the applicant is not a returning grantee, they must provide a narrative explanation for 1) how they developed their service projections, 2) what they will do to monitor and report on housing retention, and 3) the applicant’s experience and capability to serve homeless persons and meet all of the regulatory and administrative requirements.

Another ranking factor is relationship of their proposed activities to achieving the goals of state & local homeless plans. Other ranking factors include local progress toward a centralized or coordinated assessment process, the extent to which efforts are made to link program participants to mainstream resources, policies and procedures for prioritizing the delivery of homeless services and the degree to which each budget line item requested is thoroughly explained. Bonus points for small, rural communities is also part of the rating criteria.

Outcome measures expected as a result of the method of distribution?

1,500 unduplicated persons through ES-operations

10HH/25PP: homeless households/persons moving to permanent housing through –Homeless Assistance

10HH/25PP: households/persons stabilized with rent/utility through Homeless Prevention

20HH/50pp: households/persons receiving case management through RRH/HP Case Management

1500 unduplicated persons served with emergency services that conform to social distance/COVID-19 hygiene precautions in emergency shelter.

25HH/70PP moved to permanent housing through ESG-CV funded Homeless Assistance

25HH/70PP stabilized with rent/utility through ESG-CV funded Homeless Prevention

35HH/120PP receiving case management through ESG-CV funded RRH/HP Case Management.

Community Development Block Grant (CDBG)

Description of the state CDBG program.

The goals of the Alaska Community Development Block Grant Program (CDBG) are to provide financial resources to Alaskan communities for public facilities and planning activities, which address issues detrimental to the health and safety of local residents, and to reduce the costs of essential community services. The program may also fund Special Economic Development activities, which result in the creation of jobs for low and moderate income persons.

CDBG competitive grants are single-purpose project grants; maximum of \$850,000 per community. There are three basic funding categories: community development, planning and Special Economic Development.

CDBG programs utilize the resources of the Community Development Block Grant program funded by the U.S. Department of Housing and Urban Development (HUD).

CDBG20-CARES or CDBG-CV competitive grants are single-purpose grants with a maximum allocation of \$500,000 per community and target projects that prevent and respond to the spread of infectious diseases such as the COVID-19.

Any Alaskan municipal government (except Anchorage) is eligible to apply for the grants. Non-profits may apply as co-applicants for these pass-through funds. In a typical year, applications are distributed to municipalities in late fall, and awards are made the following spring. Federal regulations require 51 percent of the persons who benefit from a funded project must be low and moderate income persons as defined by HUD.

Criteria that will be used to select applications and the relative importance of these criteria

Project Description & Selection/Citizen Participation Plan (15%), Project Plan & Readiness (25%), Project Impact (25%), Budget/Match/In-Kind (25%), Administrative Capabilities (10%)

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG Only)

Each application cycle DCCED sends a letter to every municipality in the state, including those over 51% low- to moderate-income informing them of the application deadline and how to access the application manual and application materials. This information is also available on the DCCED website. Hard copies may be requested from DCCED and electronic copies can be accessed online.

How resources will be allocated among funding categories N/A

Threshold factors and grant size limits.

Grants are limited to \$850,000 or less. Threshold factors include, but are not limited to: establishing a benefit to low- to moderate-income persons, meeting the federal requirements for public participation, application by eligible municipality, providing all requested application materials, and substantially completing prior CDBG-funded projects.

CDBG-CV grants are single-purpose grants limited to \$500,000 or less per community benefiting the low- to moderate-income persons for public facilities including those that prevent and respond to the spread of infectious diseases such as the coronavirus. Threshold factors include, but are not limited to: prevention of duplication of benefits, meeting the federal requirements for public participation, application by eligible municipality, and providing all requested application materials.

Recaptured funds are unspent funds which DCCED recovers from grantees when it is clear that 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 not been completed and funds remain in the grant agreement.

Recaptured funds will either be reallocated to existing grantees who demonstrate a need for additional funds (not exceeding a grant cap of \$850,000) or be reallocated to applicants between award cycles when it is demonstrated to the satisfaction of the Department that an immediate and pressing need exists and it is in the best interests of the program and applicant to award funds immediately.

Reallocated funds will be reported by year of annual grant.

Outcome measures expected as a result of the method of distribution

The State of Alaska expects CDBG projects to benefit approximately 700 low- to moderate-income individuals statewide.

National Housing Trust Fund (NHTF)

State program addressed by the Method of Distribution.

The National Housing Trust Fund (NHTF) addresses the State's Greater Opportunities for Affordable Living (GOAL) program. The GOAL Program provides grants, federal tax credits, and zero-interest federal loans to developers and project sponsors who build affordable rental housing for low- to moderate-income families and seniors.

Criteria that will be used to select applications and the relative importance of these criteria.

NHTF awards are given through a competitive allocation process. The State's latest Qualified Allocation Plan/Rating and Award Criteria and the National Housing Trust Fund Allocation Plan explain this process in detail. These plans are available at www.ahfc.us.

Special Purpose GOAL Rounds may be funded occasionally. In these cases, additional rating factors may apply. For a more complete description of the application rating and ranking criteria, please visit the GOAL Program section at www.ahfc.us.

How resources will be allocated among funding categories.

AHFC's policy is to encourage the responsible development of housing for seniors, lower income persons and families through the allocation of GOAL program funds. **A separate policy and procedures manual for the GOAL program is available from AHFC** (see www.ahfc.us). Additionally, AHFC's policy is to minimize any adverse impact on existing residents of buildings that will be acquired or rehabilitated with GOAL program funds. Where relocation of existing residents will occur as the result of GOAL program funding, a relocation assistance plan will be required from all applicants.

In determining the appropriate amount of GOAL program funds to be awarded, AHFC will consider the sources and availability of other funds, the reasonableness of development and operating costs, anticipated project operating revenue, and the expected proceeds from the sale of LIHTCs (if applicable).

Threshold Factors

Please see a complete description of Threshold Requirements to be considered for GOAL Program funding at: www.ahfc.us.

Grant size limits and outcome measures expected as a result of the method of distribution

Per Unit Limits - NHTF awards will be limited to the applicable project cost standards plus 20%. Funding limits will apply to the specific units funded through the NHTF award. Refinancing Limits - NHTF awards may not be used to refinance existing debt. NHTF awards may be used to fund renovations in projects with a debt restructure, but the NHTF dollars may not be used to restructure and/or refinance the debt itself.

AP-35 Projects

Introduction:

Table 5 – Project Information

| | | |
|---|-----------------|---|
| 1 | Project Name | Rental Housing Development |
| | Target Area | Balance of State |
| | Goals Supported | Availability and Accessibility of Decent Housing |
| | Needs Addressed | Renter Small Related extremely low and low income Renter Small Related Medium Income Renter Large extremely low and low income Renter Large medium income Renter Elderly Extremely low and Low Income Renter All Other Types Elderly -Special Needs Homeless Special Needs |
| | Funding | HOME: \$1,500,000 and NHTF: \$2,450,000 |
| | Description | AHFC continues to emphasize rehabilitation and preservation of existing affordable housing in the rating criteria for the LIHTC, HOME and SCHDF programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans. Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures. |
| | Target Date | June 30, 2020 |

| | | |
|---|---|--|
| | Estimate the number and type of families that will benefit from the proposed activities | <p>This program meets the HUD objective of providing decent housing with improved or new affordability. The following outcomes are estimations that will be used to measure the progress of this program:</p> <ul style="list-style-type: none"> · It is estimated that eight (8) units will be HOME assisted. · It is estimated that eight (8) units will be AHFC HOME set asides. · It is estimated that none of those units will be made available to the elderly. <p>It is estimated that two (2) of those units will be made accessible.</p> |
| | Location Description | Balance of State |
| | Planned Activities | Pending competitive awards rounds |
| 2 | Project Name | Homeownership Development Program |
| | Target Area | Balance of State |
| | Goals Supported | Affordability of Decent Housing |
| | Needs Addressed | <p>Creating affordable housing for LMI* families through assistance with the cost of development.</p> <p>*Low- to Moderate-Income</p> |
| | Funding | HOME: \$500,000 |
| | Description | <p>The project sponsor is responsible for identifying homebuyer assistance resources that may be necessary for low-income homebuyers to purchase the home for the proposed sales price. Units assisted with homeownership development funds under this program are not eligible for buy down assistance under the Home Opportunity Program (HOP) but are eligible to receive down payment and closing cost assistance.</p> |
| | Target Date | June 30, 2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | <p>This program meets the HUD objective of providing decent housing with improved affordability. The following outcomes are estimations that will be used to measure the progress of this program:</p> <p>It is estimated that fifteen (15) units will be developed.</p> <p>It is estimated that fifteen (15) units will meet the Alaska equivalent of the Energy Star standard.</p> |
| | Location Description | Balance of State |
| | Planned Activities | Self-Help Homeownership Development |
| 3 | Project Name | Home Opportunity Program |

| | |
|-----------------|--|
| Target Area | Balance of State |
| Goals Supported | Provide Decent Housing |
| Needs Addressed | Creating affordable housing for LMI families through down payment assistance |
| Funding | HOME: \$920,000 |
| Description | In the State of Alaska the greatest obstacles to achieving homeownership is generally an inability to qualify for conventional financing at the loan amount necessary to purchase homes; accumulate savings sufficient to satisfy down-payment and closing cost requirements. A total of \$920,000 SFY2020 HOME funds are reserved to provide down-payment, closing costs and buy down assistance to lower income homebuyers. The Home Opportunity Program (HOP) will be administered by non-profit corporations and/or public agencies that have been competitively awarded funds by AHFC. A Notice of Funding Availability (NOFA) or a Request for Qualification (RFQ) will be announced. Interested agencies are invited to respond by the published deadline and proposals are evaluated by AHFC. Prospective borrowers will be required to complete an orientation to homeownership through AHFC's innovative HOME CHOICE workshop offerings, or an equivalent program offered by private lenders and other qualified entities. Eligible borrowers must have annual incomes at or below 80 percent of the area median, as determined by HUD, adjusted for household size. Additionally, they must exhibit the ability to meet the on-going responsibilities of homeownership, including the repayment of the primary mortgage loan. The HOP program will primarily utilize the recapture model. The resale model is only allowable when HOP funds are being used in conjunction with other HOME projects that have received prior approval from AHFC to utilize the resale model. |
| Target Date | June 30, 2020 |

| | | |
|---|---|--|
| | Estimate the number and type of families that will benefit from the proposed activities | <p>This program meets the HUD objective of providing decent affordable housing with improved availability. The following outcomes are estimations that will be used to measure the progress of this program:</p> <p>It is estimated that forty (40) homebuyers will receive assistance. It is estimated that twenty (20) will be first-time homebuyers. It is estimated that twenty (20) homebuyers will receive down payment or closing cost assistance. It is estimated that thirty (30) homebuyers will receive buy downs. There are several factors that will influence these outcomes such as: market conditions, interest rates, changes in lending criteria and the income of households who apply.</p> |
| | Location Description | Statewide |
| | Planned Activities | Homebuyer Assistance |
| 4 | Project Name | Tenant-Based Rental Assistance |
| | Target Area | Balance of State |
| | Goals Supported | Affordability of Decent Housing |
| | Needs Addressed | Renter extremely low and low income Renter Medium Income Renter All Other Types |
| | Funding | HOME: \$660,000 |

| | |
|---|---|
| Description | <p>AHFC has identified the need to provide Tenant Based Rental Assistance (TBRA) to eligible at-risk or special needs populations that are unable to access safe and affordable rental housing in communities that are outside of the Anchorage Municipal Area.</p> <p>Priority Populations Category One: Special needs and at-risk populations who will be transitioning from State supervision or programs into permanent housing. AHFC has partnered with the Office of Children's Services and the Department of Corrections to identify individuals who are at or below 60 percent of area median income and are in need of temporary TBRA to assist in the transition from state supervision to independence.</p> <p>Priority Populations Category Two: Individuals who are homeless or at-risk of homelessness who are at or below 50 percent of area median income and are:</p> <ol style="list-style-type: none"> 1) Individuals or families that meet the State of Alaska's definition of homeless 2) Individuals or families that include at least one person with a disability 3) Individuals or families that are exiting from severe overcrowding 4) Individuals or families that are homeless or at risk of becoming homeless as a consequence of a state or federally recognized disaster <p>All Category Two families assisted through these provisions must also pursue any available rental assistance in their community.</p> <p>AHFC may select sub-recipients, such as eligible nonprofits, local government entities or tribal organizations, through a NOFA or RFQ process to assist with the administration of TBRA. TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking individual living options in normal residential settings or in need of subsidized rental housing; TBRA will help narrow the gap in benefits and services received.</p> |
| Target Date | June 30, 2020 |
| Estimate the number and type of families that will benefit from the proposed activities | It is estimated that roughly eighty (80) households will be assisted during the reporting period. |
| Location Description | Statewide |

| | | |
|---|---|--|
| | Planned Activities | <p>TBRA is an essential part of AHFC's housing strategy and market conditions make TBRA a viable option; rental unit availability data indicates that there is an ample supply of units to make TBRA a viable housing strategy.</p> <p>TBRA Vouchers may not be used within the Municipality of Anchorage. The TBRA service area will include communities that are served by the AHFC Public Housing Division, outside of Anchorage. There are a number of factors that will influence this outcome such as the length of the assistance provided to each household and the time it takes to perfect the TBRA delivery system. If households are renewed or require additional months of assistance than initially planned for, the number of households served may be reduced. In addition, outcomes may not be realized until future plan years as AHFC perfects the TBRA delivery system and forges partnerships necessary to implement TBRA.</p> |
| 5 | Project Name | CHDO* Operating Expense Assistance (OEA) |
| | Target Area | Balance of State |
| | Goals Supported | Community Development |
| | Needs Addressed | Production of New Homeownership Units, Production or Rehabilitation of Rental Units |
| | Funding | HOME: \$150,000 |
| | Description | <p>CHDO Program Funds are set aside for Community Housing Development Organizations to own, develop or sponsor HOME assisted units through the RHD* program, subject to the limitations of 24 CFR 92.300.</p> <p>*Rental Housing Development (RHD)</p> |
| | Target Date | June 30, 2020 |
| | Estimate the number and type of CHDOs* that will benefit from the proposed activities | <p>This program will assist up to three (3) CHDOs</p> <p>*Community Development Organization (CHDO)</p> |
| | Location Description | Statewide |
| 6 | Project Name | Community Development |
| | Target Area | Balance of State |
| | Goals Supported | Community Development |

| | | |
|--|---|--|
| | Needs Addressed | Public Improvement Public Facilities Public Services |
| | Funding | CDBG: \$3,017,702 |
| | Target Area | Balance of State |
| | Description | The CDBG program will provide financial assistance for public facilities and planning activities which address issues detrimental to the health and safety of local residents and to reduce the costs of essential community services. The program may also fund Special Economic Development activities which result in the creation of jobs for low and moderate income persons. |
| | Target Date | June 30, 2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 5-6 municipalities with approximately 100 households. |
| | Location Description | Balance of State |
| | Funding | CDBG-CV: \$1,855,168 |
| | Target Area | Balance of State |
| | Description | The CDBG-CV funds will provide financial assistance for building and improvements of public facilities, including those that prevent and respond to the spread of infectious diseases such as the coronavirus. CDBG-Coronavirus (CDBG-CV) competitive grants are single-purpose project grants; maximum of \$500,000 per community. |
| | Target Date | June 30, 2022 |
| | Estimate the number of families that will benefit from the proposed activities. | 4-5 municipalities with approximately 100 households |

The reasons for allocation priorities and obstacles to addressing underserved needs

The main three obstacles that complicate the process of addressing needs in the State of Alaska are cost, the lack of capacity, and resources.

Most applicants find it very challenging to identify funding sources to fill the gap between HOME funds and other grants and the actual cost of projects. The cost of construction in rural Alaska is

much higher than in urban areas and the cost of construction in the urban areas of Alaska is much higher than in other states.

The building season in Alaska is shorter than in most states and it shortens more dramatically the farther north the project, **as well as complying with the State of Alaska's travel mandates resulted from COVID-19.** Costs are driven higher where materials must be flown or barged to the project site. In order to obtain experience and develop the qualifications necessary to create the efficiencies that keep project costs within budget, workers and organizations in rural areas face challenges not always evident in urban Alaska. Training, modern technologies, and other resources may not be readily available in small communities. Local organizations or communities and regional Housing Authorities continue to work diligently, and successfully, to identify and bridge these gaps.

Another obstacle is the growing number of labor-intensive requirements to administer the ESG program, especially the Homeless Prevention and Rapid Re-Housing components. Many homeless service providers around the state are small, faith-based operations with only one or two paid staff and a corps of volunteers. The complexity of qualifying and assisting ESG program participants requires significant capacity building efforts.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

The State has no plans to make available Section 108 Loan Guarantees through CDBG.

Available Grant Amounts

N/A

Acceptance process of applications

N/A

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

N/A

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State does not target specific geographic areas in the Consolidated Plan. The allocation criteria of several competitive programs have a priority that awards points to projects located in small communities, as defined by AHFC. A small community is a community of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. Or, a community of 1,600 or less that is connected by road or rail to Anchorage or Fairbanks and is located at least 50 statute miles outside of Anchorage or 25 statute miles outside of Fairbanks. In this definition, “connected by road” does not include a connection by the Alaska Marine Highway System or roads outside the boundary of the State of Alaska.

Rationale for the priorities for allocating investments geographically

Because funds are distributed through a competitive process, the State cannot predict who will apply or how funds will be distributed geographically. The State does, however, emphasize funding for rural community needs, especially as they relate to low- and moderate-income (LMI) population.

Alaska’s wide range of housing and community development conditions makes the use of guiding principles the most practical and effective approach of targeting scarce HCD resources. The State developed the seven guiding principles from HCD public hearings; consultation with federal, state and local entities; involvement with housing and community development in both the private and public sectors over the past five years; and an analysis of the Consolidated Annual Performance Evaluation Reports (CAPERs) for state fiscal years 2015, 2016, 2017, and 2018. Data gathered in the development of this five year plan support the seven guiding principles above.

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction: AHFC continues to emphasize rehabilitation and preservation of existing affordable housing resources in the rating criteria for the LIHTC, HOME, and SCHDF programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans. Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage

other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.

Table 6 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households to be Supported | |
|--|------------|
| Homeless | 13 |
| Non-Homeless | 100 |
| Special-Needs | 30 |
| Total | 143 |

Table 7 - One Year Goals for Affordable Housing by Support Type

| One Year Goals for the Number of Households Supported Through | |
|--|------------|
| Rental Assistance | 80 |
| The Production of New Units | 8 |
| Rehab of Existing Units | 15 |
| Acquisition of Existing Units | 40 |
| Total | 143 |

Discussion:

Our rental and homeownership development programs facilitate the new construction and/or rehabilitation of affordable units throughout the State. While our programs collectively achieve a significant geographic distribution of resources, the majority of these are units created through the LIHTC program.

Using historical production data and assumptions for leverage funding, the numbers reported in tables 6 and 7 represent conservative performance targets for the Balance of State.

Through the GOAL and/or the SNHG program, AHFC announces the availability of HOME funds for rental development. The SNHG program allocates capital development funds to develop rental housing projects that will serve special needs, and often low-income households. In SFY2020, HOME rental development funds may also be awarded through the SNHG award process, in addition to the GOAL process, if AHFC deems that it is in the best interest of the HOME program to do so. The State plans to include most of the NHTF annual allocation to the GOAL program for further development of rental housing for the Extremely Low Income population of the State.

Community Housing Development Organizations (CHDOs) Development Activities

The National Housing Affordability Act placed a high priority on using community-based non-profit organizations to develop affordable housing. A set-aside of 15 percent of each Participating Jurisdiction's HOME funds was mandated for the exclusive use of CHDOs. The standards for certification as a CHDO were established by federal regulation. Only certified CHDOs will be eligible to access the set-aside of CHDO funds for the development of affordable housing. This program meets the HUD objective of providing decent housing with improved affordability.

CHDO set-aside funds are a sub-set of HOME funds reserved for the development of affordable housing. In the State of Alaska HOME Program, these funds may be used for allowable HOME activities outlined in the Rental Development Activities, through the GOAL and SNHG programs described above, subject to the limitations of 24 CFR 92.300. If an eligible CHDO is awarded HDP funding, those funds may be designated as CHDO set-aside or CHDO reserve funds. To participate in the CHDO set-aside, an organization must complete the following steps:

- a. Complete and submit an annual application to AHFC for certification as a CHDO with the appropriate supporting documentation;
- b. Receive certification from AHFC, after compliance with CHDO criteria about legal status, board structure and composition and demonstrated capacity;
- c. Submit a GOAL, SNHG, or HDP program proposal for evaluation. Proposals will be solicited through a NOFA process.

Operating Expense Assistance Program for CHDOs

HUD gives the option to states of providing a limited amount of operating support funds to CHDOs actively expanding affordable housing opportunities with HOME funds. A maximum of five percent (5%) of the state's annual HOME allocation may be used for this purpose.

A total of \$150,000 in SFY2020 HOME funds may be used for the Operating Expense Assistance Program for CHDOs. If these funds are not used for CHDO operating support they will be used for rental housing development or other eligible HOME activities.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

AHFC produces an annual Moving to Work Plan and an annual Moving to Work Report. These are available for review on AHFC's website: <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports/> as well as HUD's Moving to Work website:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw

Actions planned during the next year to address the needs to public housing

See AHFC's Moving to Work Plan and Annual Moving to Work Report at:
<https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports/>

Actions to encourage public housing residents to become more involved in management and participate in homeownership

AHFC promotes resident involvement in Public Housing activities through both a Resident Advisory Board (RAB) and Resident Councils. The purpose of AHFC's Resident Advisory Board (RAB) is to provide advice and comment to AHFC on proposed operations, the annual Moving to Work Plan, proposed construction activities, and other items of interest to AHFC's public housing and housing choice voucher clients. The RAB is composed of 11 members from AHFC's Public Housing (PH), Section 8 New Multifamily Housing (S8N), and Housing Choice Voucher (HCV) programs. AHFC conducted four quarterly meetings with RAB members in 2018. Minutes and comments received during meetings are reported to AHFC's Board of Directors.

AHFC maintains a staff person designated to assist in the formation, development, and educational needs of a Resident Council and offer technical assistance to volunteers. Members are encouraged to conduct regular meetings, discuss resident concerns, and provide feedback to AHFC management on any issues affecting residents in the apartment communities.

AHFC has a homeownership program for monthly payments of HAP toward homeownership. AHFC also has a current activity in its Moving to Work Plan to develop a down payment program for homeownership to replace the monthly HAP program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

AHFC is a statewide Public Housing Authority and is designated as a High Performing Agency by HUD.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

Alaska Housing Finance Corporation will administer federal and state resources throughout the Alaska Continuum of Care as appropriate to meet the specific needs of each community as identified through community plans and data gathered from the annual Point-In-Time Count of homeless

persons, Housing Inventory Chart, and Alaska Homeless Management Information System. Funding considerations include maintaining current homeless facilities, supporting homeless prevention services, providing homeless outreach, and activities to assist homeless persons' transition to permanent housing and independent living.

Allocations to the State of Alaska from the National Housing Trust Fund will indirectly help alleviate the latent shortage of rental units. These units will be available to project sponsors around the State that receive rental assistance funds to place vulnerable individuals in housing.

The jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Alaska Housing Finance Corporation will continue to assist local homeless coalitions and the Alaska Coalition on Housing and Homelessness to conduct outreach activities to homeless persons through the annual Point-In-Time Count and events such as Project Homeless Connect. In addition, the state will continue to coordinate with Alaska 2-1-1 to ensure that persons in need are connected to appropriate services. Goal: Increase utilization of the Alaska Housing Locator and 2-1-1 system for housing resources. Indicators: Annual 2-1-1 report to AK Council on the Homeless & Annual Housing Locator Report. Alaska implemented a statewide coordinated entry system in fall of 2018 to support homeless and at-risk of homeless families and individuals. All individuals and families complete the same screening assessment, which assists in determining which housing intervention is the best fit.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State will use a combination of federal and state resources to ensure that no homeless persons are forced to sleep in places not meant for human habitation. Alaska will use the maximum amount of ESG funds allowable to help shelters meet their operating costs. Funding to adequately staff and operate emergency shelters (ES) and transitional housing (TH) facilities will also remain a high priority for the State's Basic Homeless Assistance Program (BHAP). Goal: ES-Reduction in the number of unsheltered homeless count; ES/TH-no net loss of beds where utilization remains 75% or higher. Indicators: ES-# of Unsheltered persons in Point-In-Time count; ES/TH-# of beds vs. utilization rate in Homeless Inventory Chart.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The State will use a combination of federal and state resources to rapidly re-house and stabilize homeless persons, especially chronically homeless individuals & families, families with children, veterans and their families and unaccompanied youth. ESG-funded medium-term rental assistance, VA Supportive Housing (VASH) vouchers for homeless veterans, state-funded permanent housing placement programs and properties funded under the Special Needs Housing Grant (SNHG) Program are just some of the examples of resources that will be utilized to shorten the period of time that individuals and families experience homelessness. Goal: ES- maintain average length of stay at 2 months or less; TH-80% exiting TH for permanent housing. Indicators: ES-HMIS report; TH-Annual Performance Reports drawn from HMIS of TH providers.

AHFC has collaborated with the State of Alaska Department of Corrections and Office of Children's Services to target special needs and at-risk populations who will be transitioning from State supervision or programs into permanent housing. TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking individual living options in normal residential settings or in need of subsidized rental housing; TBRA will help narrow the gap in benefits and services received.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Subject to State Legislative appropriation, Alaska Housing Finance Corporation will continue to provide funding through the Basic Homeless Assistance Program (BHAP) that provides direct financial assistance with rent, mortgage, and utility arrearages for low-income individuals and families threatened by homelessness.

AHFC will continue to implement the TBRA program that assists persons discharged from publicly funded institutions and systems of care. AHFC will continue to support the Department of Correction's review of and strengthening policies that require housing plans prior to discharge. Resources targeting persons leaving state custody such as HOME TBRA vouchers and assisted living facilities will be utilized and new resources such as the HUD 811 PRA program will be developed for this purpose. Goal: Reduction in the percentage of persons entering homeless facilities from public institutions or systems of care. Indicator: AHAR reports drawn from HMIS.

The State will incentivize agencies that apply for funding by awarding significant points to those that endeavor to ensure that homeless persons are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs. The State will also coordinate through the Alaska Council on the Homeless and the Alaska Coalition on Housing & Homelessness activities and programs that more effectively connect homeless persons to those support connections. Goal: 30% of persons in Transitional Housing (TH) / Permanent Supportive Housing (PSH) programs employed at end of program year and 65% of persons in TH/PSH receiving non-cash (mainstream) supports at end of program year. Indicator: Annual Performance Reports drawn from HMIS of TH/PSH providers.

Nursing Facilities

In its efforts to help elderly persons and individuals with disabilities transition from nursing facilities back into the community, AHFC would like to include to its list of partnerships, future work with The Governor's Council on Disabilities and Special Education and the Division of Senior and Disability Services' (SDS) Nursing Facility Transition Fund. As stated on the SDS's website, at <http://dhss.alaska.gov/dsds/Pages/nursing/default.aspx>, "The funds from the Nursing Facility Transition Program can be used to help an elderly person or individual with a disability transition from a nursing facility back into the community. We can provide one-time funds for:

1. Home or environmental modifications;
2. Travel/room/board to bring caregivers in from a rural community to receive training;
3. Trial trips to home or an assisted living home;
4. Payment for an appropriate worker for skill level needed;
5. Security deposits;
6. One-time initial cleaning of home;
7. Basic furnishings necessary to set up a livable home;
8. Transportation to the new home.
9. Other needed items or services may be approved by Program Coordinators."

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Development costs and stagnant incomes are the two biggest barriers to affordable housing across the State. In response, HOME Investment Partnership funding has been focused on rental development and homeownership assistance to reduce the cost of buying or renting a home. Rental assistance through the HOME program has also been used to support the most vulnerable populations. Children aging out of foster care and newly released prisoners' abilities to generate income and find housing are hampered by criminal histories. HUD's \$3 million allocation to the State of Alaska from the NHTF will be used as part of the GOAL Program and will augment the State's efforts to reduce the cost burden and increase the availability of affordable housing for the Extremely Low-Income population of the State.

Please see section AP-85 for a description of the Teacher, Health Professional, and Public Safety Housing Grant Program.

AP-85 Other Actions – 91.320(j)

Introduction:

Other activities to be undertaken during SFY2020 including actions to promote the development and maintenance of affordable housing, including the use of public housing resources and the development of public housing resident initiatives.

Actions planned to address obstacles to meeting underserved needs

The three most significant obstacles to meeting needs addressed by the CDBG program are (1) a short construction season, (2) high cost of construction in remote communities, and (3) lack of administrative capability in rural communities. Obstacle (1) is being addressed by an accelerated application selection process that will make grant funding available for many projects one construction season earlier than in past years. Obstacle (2) is addressed by encouraging communities to access multiple funding sources through required matching funds and encouraging cost-saving measures when possible. Obstacle (3) is addressed by tightening threshold requirements to ensure only those communities with the highest administrative capabilities are considered for funding, continuing to develop accessible training materials, and holding management workshops for communities awarded CDBG funding.

Actions planned to foster and maintain affordable housing:

Teacher, Health Professional, and Public Safety Housing Grant Program (THHP)

The availability of housing for public service professionals is a challenge for our rural communities. Housing has been cited as a major challenge when recruiting and retaining these professionals. Attracting and maintaining qualified teachers, health professionals, and public safety officials in rural Alaska is a priority for the State of Alaska. To achieve this, housing for these professionals must be available, affordable, and of a quality that encourages these professionals to settle in these remote communities. Under the THHP, funding is available for the acquisition, rehabilitation, and/or new construction of dedicated housing for eligible professionals in rural Alaska.

In SFY 2019, AHFC received a total of 10 applications requesting over \$4.34 million in funding. AHFC awarded \$2.84 million in THHP funds to seven projects for the new construction of 13 units and rehabilitation of 3 units.

| Project | Applicant | AHFC Funding Recommendation |
|--|--|-----------------------------|
| Ouzinkie Teacher/Health Professional/VPSO Housing - Rehabilitation | Kodiak Area Native Association | \$99,538 |
| Dillingham Health Professionals - New Housing | Bristol Bay Area Health Corporation | \$500,000 |
| Metarvik Teacher - New Housing | Lower Kuskokwim School District | \$500,000 |
| Metarvik Teacher/Health Professional/VPSO - New Housing | Newtok Village Council | \$500,000 |
| Yakutat Teacher/Health Professional/VPSO - New Housing | Yakutat Tlingit Tribe | \$500,000 |
| Kivalina Teacher Housing - Rehabilitation | Northwest Arctic Borough School District | \$472,710 |
| Ruby Teacher - New Housing | Yukon Koyukuk School District | \$270,000 |
| | TOTAL | \$2,842,248 |

AHFC will solicit applications for the SFY 2020 THHP Application Round in the spring of 2019. Applicants will submit their proposals to AHFC through a web-based application. Subject to Legislative Appropriation, AHFC will announce the SFY 2020 THHP Awards in the fall/winter of 2019.

Since program inception in SFY 2004, the Teacher, Health Professional, and Public Safety Grant Program has funded the construction or rehabilitation of 470 housing units, totaling \$151 million in total production.

Actions planned to reduce lead-based paint hazards

The CON Plan supports actions to evaluate and reduce lead-based paint hazards. The Interagency Steering Committee for the Consolidated Plan will continue to work with the Alaska Division of Public Health, Section of Epidemiology to monitor the blood lead levels in tested Alaskan children.

All covered projects under the NHTF, HOME, CDBG, HOPWA, Public Housing and Section 8 programs will be administered to conform to the applicable lead based paint regulations. Rehabilitation of housing constructed pre-1978 using HUD housing assistance programs covered by the lead based paint rule (Subpart of the Rule Within 24 CFR Part 35), will follow the applicable HUD procedures, reporting and record keeping standards outlined.

Section 1018 of the Residential Lead-Based Paint Hazard reduction Act of 1992 requires that sellers, landlords and agents warn homebuyers and tenants of lead-based paint and lead-based paint hazards in pre-1978 housing. A prospective home purchaser or prospective tenant must receive the following information prior to becoming obligated under any contract to lease or purchase a property covered by this Act:

An EPA approved information pamphlet on identifying and controlling lead-based paint hazards.

Any records or reports on lead-based paint, which are available to the seller or landlord. An attachment to the contract or lease which includes a Lead Warning Statement and confirms that the seller or landlord has complied with all of the notification requirements.

Sellers must provide homeowners a 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection. Sellers are not required by law to allow homebuyers to void their contract based on the results of the lead based paint evaluation.

Beginning in April 2010 and according to EPA-issued new rule, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

Although the testing done so far does not point to a great lead-based paint hazard in Alaska, an estimated 15% to 20% of all of the housing stock in the state may contain lead based paint. The State concurs with the U.S. Environmental Protection Agency that increased education about the potential health risks from exposure to lead based is an important step in reducing health related problems involving lead poisoning. AHFC will continue to seek alliances with other agencies invested

in the pursuit of eradicating the potential for Lead-Based Paint in the state's housing stock. These agencies might include the Environmental Conservation Agency (EPA), the Alaska Center for Disease Control (ACDC), and the Department of Health and Social Services (HSS).

Actions planned to reduce the number of poverty-level families

AHFC entered into a Moving To Work Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD). MTW is a demonstration program authorized by Congress that gives AHFC the flexibility to waive certain statutes and HUD regulations to test approaches for providing housing assistance. A waiver of statutory or regulatory language must address at least one of three goals:

Reduces cost and achieves greater cost effectiveness in Federal expenditures; Gives incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and, increases housing choices for low-income families.

For a comprehensive review of MTW programs nationwide, please visit the HUD website at: https://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/p/h/mtw

Please also visit the AHFC website to view the full text of the 2019 Moving to Work Program Annual Plan at: <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports>

Actions planned to develop institutional structure

Across Alaska, organizational capacity for the effective delivery of housing and community development programs is very unevenly distributed. Many communities, particularly in rural areas, lack the organizational capacity to effectively implement projects using the multitude of housing and community development programs available. The involvement of several agencies and a variety of funding programs in a single project usually complicates the development process, and places additional demands on the project sponsor.

Limited state-funded technical assistance will also be offered to HOME and CHDO grantees and other non-profit housing providers, including those serving Alaska's homeless and special needs populations. Training and technical assistance opportunities, due to the loss of local HUD CPD-TA dollars, will be limited. A menu of opportunities will be offered, which will include direct technical assistance, topic-based Alaska Training Events, as well as scholarship opportunities to attend local, regional or national training events.

AHFC plans to host one or more Alaska Training Events each year and offer scholarships to approved trainings and conferences for eligible attendees. Participants are required to document the objectives that will be achieved through attendance at a specific training activity. Activities will be available to other providers and/or the general public on a space-available basis on topics such as Fair Housing/Section 504 that affect a broad spectrum of Alaskan providers. AHFC will also plan training events in coordination with training activities hosted by other groups, such as HUD or the homeless coalition, to maximize training resources and training availability.

AHFC will hold application workshops and grant management workshops based on need as identified through the respective programs. The workshops may cover application processes and technical criteria such as design, energy efficiency, environmental review, Davis-Bacon, fair housing, section 504, and other HUD or AHFC requirements. AHFC may also elect to host grant management training for new or less regular grantees. In addition, AHFC may provide manuals, technical assistance, and templates to develop institutional structure.

The State of Alaska will hold a series of application workshops and management workshops for awarded grantees each year. The workshops will cover specific environmental review, civil rights, Davis-Bacon and other CDBG program requirements. Limited state-funded technical assistance may be offered to municipality personnel, which may include scholarship opportunities for attendance at regularly scheduled application and grant management workshops. In addition the state will provide manuals and technical assistance.

Actions planned to enhance coordination between public and private housing and social service agencies.

The State of Alaska hosts its own trainings by contracting with housing professionals and leveraging a wealth of in-house knowledge and experience. AHFC participates in all Project Homeless Connect events and supports the Alaska Coalition on Housing and Homelessness, which integrates members from private and public agencies

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

The State will consider funding only those projects that meet the first national objective. The overall mission of the State's CDBG program is to enhance the quality of life for LMI persons, particularly in

rural Alaska. The CDBG program fulfills this mission by emphasizing the following objectives during the selection process:

- Potential for long-term positive impact and increase in community self-sufficiency
- Reduction of clear and imminent threats, and conditions detrimental to the health and safety of local residents
- Construction and improvement of public facilities and the reduction of maintenance and operation costs
- Development and use of design, engineering, architectural, or feasibility plans as appropriate
- Economic development — including business development, job creation, planning, and special projects
- Evidence of strong local support, i.e., inclusion in a local community, economic, or capital improvement plan
- Use of local resources in combination with CDBG funding

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | \$0.00 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | \$0.00 |
| 3. The amount of surplus funds from urban renewal settlements | \$0.00 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | \$0.00 |
| 5. The amount of income from float-funded activities | \$0.00 |
| Total Program Income: | \$0.00 |

Other CDBG Requirements

1. The amount of urgent need activities: \$0

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: No other forms of investments will be used by the HOME program
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

- a. Resale Model

The HDP resale model requires that when a homeowner sells their home, he or she sells it for a restricted price to a low income household (80% below the median income). HDP funds up to \$40,000 may be provided in assistance. HOP funds can only be used for down payment and closing cost assistance in a project assisted with HDP funds. Interest buy downs are not an eligible cost.

- b. Recapture Model

Under the recapture model the first \$10,000 in direct assistance is provided as a forgivable loan. Direct assistance is defined as the difference between the market value and sales price of the home in addition to any HOME assistance. For every year the homeowner continues to own the home and make it his or her primary residence, the loan will be forgiven by a maximum of \$2,000, or twenty percent (20%) of the loan, whichever is less. Any remaining HDP assistance provided will be secured against the home as a loan with zero percent (0%) interest, repayable at the time the homebuyer no longer owns the property. If the homeowner fails to meet the primary residency requirement during the affordability period, the full amount of assistance is due and owing. The recapture provisions will be triggered by a sale prior to the completion of the affordability period. The amount subject to recapture is the total amount of direct assistance less the prorated amount of the first \$10,000 forgiven per the terms described above plus any amounts that are not forgiven.

- c. In the case of a sale (voluntary or otherwise) the maximum amount of funds subject to recapture is limited to whatever net proceeds (if any) are available. The homeowner must show that the appraised value of the home is not sufficient to pay off the HOME loan(s) in addition to any other lien in superior position, and standard and customary seller's closing costs. Net proceeds are calculated by the sales price less any non-HOME loans or repayments less closing costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Please see Appendix F for a more complete description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds according to 24 CFR 92.254(a)(4).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

AHFC has no plans to refinance existing debt for SFY2020 for the Balance of State.

Emergency Solutions Grant (ESG) Reference 91.320(k)(3)

Written standards for providing ESG assistance

The Emergency Solutions Grant (ESG) program operates under the Interim Rule issued December 5, 2011. In addition to administrative activities, ESG funds may be used for five program components: street outreach, emergency shelter, homeless prevention, rapid re-housing assistance and HMIS.

The ESG regulations restrict the use of funds for emergency shelter or street outreach activities to 60 percent of the recipient's fiscal year grant. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities.

ESG-CV funds are not subject to the same cap and may be used to support temporary operations meant to prevent, prepare for and respond to COVID-19 impacts.

To qualify for ESG assistance, program participants must meet the definitions of "homeless" or "at risk of homelessness" described in 24 CFR 2. Program participants in the "at-risk of homelessness" category must also have incomes below 30% of area median income to qualify for ESG assistance. In addition to documenting client eligibility, agencies providing rental assistance are required to inspect all units to document compliance with HUD's habitability standards and to execute a written rental assistance payment agreement with the landlord.

ESG-CV funds allow for individuals who are 50 percent or below area median income to qualify for homeless prevention services related to COVID-19 impacts.

Written Standards

In recognition of the large geographic area covered in the Alaska CoC geography and the varying needs and conditions of local communities, Alaska is adopting the provision outlined in 24 CFR 576.400(e)(2)(i)(B) that enables states to require each sub-recipient to establish their own written standards for providing ESG assistance and apply them consistently within the sub-recipient's program. This approach is consistent with the guiding principles of the Alaska HCD Plan, which supports the use of local strategies for determining unmet needs and targeting of resources. All requirements for written standards and policies will be incorporated in the grant agreement issued to the sub-recipient, including the following:

- a) Standard policies and procedures for evaluating individuals and families' eligibility for assistance under Emergency Solutions Grant (ESG).
- b) Policies and procedures for coordination among emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers and mainstream service and housing providers.
- c) The sub-recipient will incorporate into their ESG policies and procedures, by reference, existing cooperative agreements they have in place with the local Public Housing agency, the Indian Housing Agency, the domestic violence shelter, the Dept. of Public Assistance (TANF), and the community behavioral health center.
- d) Policies and procedures, consistent with CoC-adopted guidelines, for determining and prioritizing which eligible families and individuals will receive homeless prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
- e) Standards, consistent with CoC-adopted guidelines, for determining the share of rent and utility costs that each program participant must pay, if any, while receiving homeless prevention or rapid re-housing assistance.
- f) Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time. Due to the amount of funding available to Alaska, assistance is likely to be limited to no more than 12 months. Adjustments to rental assistance in the event of changes in income will be addressed in a manner similar to the local housing authority for consistency and preparation of the program participant to transfer to a longer term program should the opportunity arise.
- g) Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homeless prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance; or the maximum number of times the program participant may receive assistance.

Due to funding limitations, the only housing stabilization service anticipated is case management. The sub-recipient will revise their written policies to incorporate the requirement for program participants to meet with their case manager at least monthly while receiving ESG assistance.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Through extensive coordination with State partners, active engagement with community leaders, and guidance from HUD technical assistance advisors, the CoC has adopted policies and procedures to govern the coordinated entry process. The CoC continues to engage with all partners to fully implement a coordinated entry system within the large, diverse geography of the Alaska Balance of State.

Process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funds will be awarded on a competitive basis to units of local government and non-profit organizations. Applications are received annually, in response to a Notice of Funding Availability (NOFA).

Applicants for ESG funding now use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or transportation challenges. Most agencies applying for ESG funding are returning grantees seeking funding to continue their services into the next program year. Following the lead of the CoC process, past performance in achieving service projections and housing stability constitutes a significant portion of the ranking factors each year. If the applicant is not a returning grantee, they must provide a narrative explanation for 1) how they developed their service projections, 2) what they will do to monitor and report on housing retention, and 3) the applicant's experience and capability to serve homeless persons and meet all of the regulatory and administrative requirements.

Another ranking factor is relationship of their proposed activities to achieving the goals of state & local homeless plans. Other ranking factors include local progress toward a centralized or coordinated assessment system, incorporation of the Opening Doors Federal Homeless plan, the extent to which efforts are made to link program participants to mainstream resources, policies and procedures for prioritizing the delivery of homeless services and the degree to which each budget line item requested is thoroughly explained. Bonus points for small, rural communities are also part of the rating criteria. Points are also deducted for repeated findings for the same infraction.

With the exception of the narrative answers, AHFC has converted to an objective scoring system. Applications from agencies that did not receive funding in the prior year will be forwarded to a Project Evaluation Committee (PEC) to assign points to any subjective (narrative) sections of the application. The PEC will primarily be recruited from members of the CoC Decision Making Group that do not have a conflict of interest.

Due to the small amount of ESG funds that are allocated to Alaska each year and the documented high need among shelters for operating assistance, the State will award the maximum amount of its allocation for that purpose. The remaining amount will be awarded to projects that proposed a financially feasible medium-term rental assistance program to prevent homelessness or rapidly re-house those who have been displaced.

Homeless participation requirement (not applicable to states)

Performance standards for evaluating ESG.

Consistent with HUD/CoC performance measures and Alaska's Plan to End Long Term Homelessness, the following standards will be used to evaluate ESG and ESG-CV activities (and source to determine performance):

Emergency Shelters: Utilization rate of at least 65% (Source: AHAR)

Rapid Re-Housing: 6+ months housing stability rate at least 82% (Source: HMIS/Provider reports)

Homeless Prevention: 90-day housing retention rate of at least 80% (Source: Provider reports).

BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION

RESOLUTION #19-06

RESOLUTION ADOPTING THE STATE FISCAL YEAR 2020 (FFY2019) ANNUAL ACTION PLAN FOR THE CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN FOR THE STATE OF ALASKA, SFY2016-2020, AND DIRECTING STAFF TO FILE THE PLAN WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the State of Alaska, to retain eligibility to receive funds from the U.S. Department of Housing and Urban Development (HUD) for programs to assist low-income, homeless persons and those with special needs, has developed a Consolidated Housing and Community Development Plan as required by HUD; and

WHEREAS, the State must submit to HUD an Annual Action Plan, implementing said Consolidated Housing and Community Development Plan; and

WHEREAS, the scope of the Plan is the entire jurisdiction of the State of Alaska, not including the Municipality of Anchorage, which is covered by a separate plan prepared by the Municipality; and

WHEREAS, said Consolidated Housing and Community Development Plan concerns programs administered by the Department of Commerce, Community and Economic Development and the Alaska Housing Finance Corporation; and

WHEREAS, the Alaska Housing Finance Corporation was designated by the Governor to act as the lead agency in facilitating the development of the Plan, in collaboration with the other affected state agencies; and

WHEREAS, in accordance with federal regulation at 24 CFR Part 91 and with the Consolidated Housing and Community Development Plan Citizen Participation Plan, public hearings were held, on March 6 and March 20, 2019 respectively and the draft plan was published for a 30-day comment period from March 1, 2019 through April 3, 2019; and

WHEREAS, a final draft has been prepared that incorporates and responds to comments received during the aforementioned public comment period; and

WHEREAS, this final draft is in a Word document format and will be submitted to HUD in an electronic format through the Integrated Disbursement & Information System (IDIS).

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Alaska Housing Finance Corporation hereby adopts the State Fiscal Year 2020 (FFY2019) Annual Action Plan for the Consolidated Housing and Community Development Plan for the State of Alaska, 2016-2020, and directs staff to submit said Plan in an electronic format to the U.S. Department of Housing and Urban Development for its review and approval and to accomplish any revisions required by HUD in order to obtain approval.

This resolution shall take effect immediately.

PASSED AND APPROVED by the Board of Alaska Housing Finance Corporation this 29th day of May, 2019.



Brent LeValley – Board Chair

APPENDIX A
HOME Unexpended Funds by Fiscal Year
As of February 20, 2019

| Source | Year | Category | Allocated | Committed | Expended | Uncommitted | Unexpended |
|---------------------|------------------|-------------------------|--------------|--------------|--------------|----------------------|----------------------|
| HOME - AIDEA | SFY 2016 | HOME - HOP | \$25,000.00 | \$25,000.00 | \$22,570.00 | \$ - | \$ 2,430.00 |
| HOME - AIDEA | Sub-Total | | | | | \$ - | \$ 2,430.00 |
| HOME - Corp | SFY 2017 | DHSS - OCS TBRA Admin | \$5,000.00 | \$5,000.00 | \$3,295.85 | \$ - | \$ 1,704.15 |
| HOME - Corp | SFY 2017 | GOAL Housing Production | \$320,214.00 | \$320,214.00 | \$207,037.53 | \$ - | \$ 113,176.47 |
| HOME - Corp | SFY 2017 | HOME - HDP | \$30,000.00 | \$23,350.00 | \$23,350.00 | \$ 6,650.00 | \$ - |
| HOME - Corp | SFY 2017 | HOME - HOP Admin | \$25,000.00 | \$25,000.00 | \$22,036.12 | \$ - | \$ 2,963.88 |
| HOME - Corp | SFY 2017 | HOME - TBRA | \$260,000.00 | \$260,000.00 | \$145,011.50 | \$ - | \$ 114,988.50 |
| HOME - Corp | SFY 2017 | HOME - TBRA Admin | \$25,000.00 | \$25,000.00 | \$22,172.79 | \$ - | \$ 2,827.21 |
| HOME - Corp | SFY 2017 | HOME - TBRA OCS | \$40,000.00 | \$40,000.00 | \$25,960.51 | \$ - | \$ 14,039.49 |
| HOME - Corp | Sub-Total | | | | | \$ 6,650.00 | \$ 249,699.70 |
| HOME - Corp | SFY 2018 | GOAL Housing Production | \$290,000.00 | \$0.00 | \$0.00 | \$ 290,000.00 | \$ - |
| HOME - Corp | SFY 2018 | HOME - HDP | \$50,000.00 | \$50,000.00 | \$30,000.00 | \$ - | \$ 20,000.00 |
| HOME - Corp | SFY 2018 | HOME - HOP | \$50,000.00 | \$50,000.00 | \$23,623.00 | \$ - | \$ 26,377.00 |
| HOME - Corp | SFY 2018 | HOME - HOP Admin | \$30,000.00 | \$17,420.00 | \$9,852.38 | \$ 12,580.00 | \$ 7,567.62 |
| HOME - Corp | SFY 2018 | HOME - TBRA | \$300,000.00 | \$300,000.00 | \$0.00 | \$ - | \$ 300,000.00 |
| HOME - Corp | SFY 2018 | HOME - TBRA Admin | \$30,000.00 | \$30,000.00 | \$0.00 | \$ - | \$ 30,000.00 |
| HOME - Corp | Sub-Total | | | | | \$ 302,580.00 | \$ 383,944.62 |
| HOME - Corp | SFY 2019 | DHSS - OCS TBRA Admin | \$2,500.00 | \$0.00 | \$0.00 | \$ 2,500.00 | \$ - |
| HOME - Corp | SFY 2019 | GOAL Housing Production | \$290,000.00 | \$0.00 | \$0.00 | \$ 290,000.00 | \$ - |
| HOME - Corp | SFY 2019 | HOME - HDP | \$50,000.00 | \$0.00 | \$0.00 | \$ 50,000.00 | \$ - |
| HOME - Corp | SFY 2019 | HOME - HOP | \$50,000.00 | \$0.00 | \$0.00 | \$ 50,000.00 | \$ - |
| HOME - Corp | SFY 2019 | HOME - HOP Admin | \$30,000.00 | \$0.00 | \$0.00 | \$ 30,000.00 | \$ - |
| HOME - Corp | SFY 2019 | HOME - TBRA | \$295,000.00 | \$0.00 | \$0.00 | \$ 295,000.00 | \$ - |
| HOME - Corp | SFY 2019 | HOME - TBRA Admin | \$27,500.00 | \$0.00 | \$0.00 | \$ 27,500.00 | \$ - |
| HOME - Corp | SFY 2019 | HOME - TBRA OCS | \$5,000.00 | \$0.00 | \$0.00 | \$ 5,000.00 | \$ - |
| HOME - Corp | Sub-Total | | | | | \$ 750,000.00 | \$ - |
| HOME - HUD | FFY 2014 | HOME - HDP | \$438,293.95 | \$434,793.95 | \$434,793.95 | \$ 3,500.00 | \$ - |
| HOME - HUD | Sub-Total | | | | | \$ 3,500.00 | \$ - |
| HOME - HUD | FFY 2015 | GOAL Housing Production | \$792,863.34 | \$792,863.34 | \$781,516.90 | \$ - | \$ 11,346.44 |
| HOME - HUD | FFY 2015 | HOME - HDP | \$270,000.00 | \$268,286.00 | \$268,286.00 | \$ 1,714.00 | \$ - |
| HOME - HUD | FFY 2015 | HOME - TBRA Admin | \$76,800.00 | \$76,800.00 | \$48,460.51 | \$ - | \$ 28,339.49 |
| HOME - HUD | Sub-Total | | | | | \$ 1,714.00 | \$ 39,685.93 |
| HOME - HUD | FFY 2016 | DHSS - OCS TBRA Admin | \$5,000.00 | \$5,000.00 | \$3,295.83 | \$ - | \$ 1,704.17 |
| HOME - HUD | FFY 2016 | GOAL Housing Production | \$278,540.57 | \$0.00 | \$0.00 | \$ 278,540.57 | \$ - |
| HOME - HUD | FFY 2016 | GOAL Housing Production | \$838,076.80 | \$838,076.80 | \$766,082.80 | \$ - | \$ 71,994.00 |
| HOME - HUD | FFY 2016 | HOME - HDP | \$181,192.81 | \$152,842.81 | \$105,260.26 | \$ 28,350.00 | \$ 47,582.55 |
| HOME - HUD | FFY 2016 | HOME - HOP | \$797,110.39 | \$797,110.39 | \$757,982.57 | \$ - | \$ 39,127.82 |
| HOME - HUD | FFY 2016 | HOME - HOP Admin | \$70,000.00 | \$70,000.00 | \$67,961.52 | \$ - | \$ 2,038.48 |
| HOME - HUD | FFY 2016 | HOME - OEA | \$151,170.00 | \$151,170.00 | \$136,351.28 | \$ - | \$ 14,818.72 |
| HOME - HUD | FFY 2016 | HOME - TBRA | \$260,000.00 | \$260,000.00 | \$184,387.46 | \$ - | \$ 75,612.54 |
| HOME - HUD | FFY 2016 | HOME - TBRA OCS | \$40,000.00 | \$40,000.00 | \$28,028.49 | \$ - | \$ 11,971.51 |
| HOME - HUD | Sub-Total | | | | | \$ 306,890.57 | \$ 264,849.79 |
| HOME - HUD | FFY 2017 | GOAL Housing Production | \$761,879.70 | \$353,441.24 | \$279,804.42 | \$ 408,438.46 | \$ 73,636.82 |
| HOME - HUD | FFY 2017 | GOAL Housing Production | \$238,874.31 | \$0.00 | \$0.00 | \$ 238,874.31 | \$ - |
| HOME - HUD | FFY 2017 | HOME - CHDO | \$452,545.65 | \$452,545.65 | \$96,280.68 | \$ - | \$ 356,264.97 |
| HOME - HUD | FFY 2017 | HOME - HDP | \$350,000.00 | \$305,180.00 | \$207,900.00 | \$ 44,820.00 | \$ 97,280.00 |

| | | | | | | | | | |
|-------------------|------------------|-------------------------|--------------|--------------|--------------|-----------|---------------------|-----------|-------------------|
| HOME - HUD | FFY 2017 | HOME - HOP | \$700,000.00 | \$678,499.00 | \$475,707.00 | \$ | 21,501.00 | \$ | 202,792.00 |
| HOME - HUD | FFY 2017 | HOME - HOP Admin | \$70,000.00 | \$70,000.00 | \$39,510.29 | \$ | - | \$ | 30,489.71 |
| HOME - HUD | FFY 2017 | HOME - OEA | \$150,848.55 | \$3,193.08 | \$0.00 | \$ | 147,655.47 | \$ | 3,193.08 |
| HOME - HUD | FFY 2017 | HOME - TBRA | \$300,000.00 | \$0.00 | \$0.00 | \$ | 300,000.00 | \$ | - |
| HOME - HUD | FFY 2017 | HOME - TBRA Admin | \$30,000.00 | \$30,000.00 | \$0.00 | \$ | - | \$ | 30,000.00 |
| HOME - HUD | Sub-Total | | | | | \$ | 1,161,289.24 | \$ | 793,656.58 |
| HOME - HUD | FFY 2018 | DHSS - OCS TBRA Admin | \$2,500.00 | \$0.00 | \$0.00 | \$ | 2,500.00 | \$ | - |
| HOME - HUD | FFY 2018 | GOAL Housing Production | \$605,696.60 | \$0.00 | \$0.00 | \$ | 605,696.60 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - CHDO | \$451,220.70 | \$0.00 | \$0.00 | \$ | 451,220.70 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - HDP | \$350,000.00 | \$0.00 | \$0.00 | \$ | 350,000.00 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - HOP | \$850,000.00 | \$0.00 | \$0.00 | \$ | 850,000.00 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - HOP Admin | \$70,000.00 | \$0.00 | \$0.00 | \$ | 70,000.00 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - OEA | \$150,406.90 | \$0.00 | \$0.00 | \$ | 150,406.90 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - TBRA | \$295,000.00 | \$0.00 | \$0.00 | \$ | 295,000.00 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - TBRA Admin | \$27,500.00 | \$0.00 | \$0.00 | \$ | 27,500.00 | \$ | - |
| HOME - HUD | FFY 2018 | HOME - TBRA OCS | \$5,000.00 | \$0.00 | \$0.00 | \$ | 5,000.00 | \$ | - |
| HOME - HUD | Sub-Total | | | | | \$ | 2,807,324.20 | \$ | - |
| HOME-GF | SFY 2015 | GOAL Housing Production | \$340,612.09 | \$340,612.09 | \$340,000.00 | \$ | - | \$ | 612.09 |
| HOME-GF | Sub-Total | | | | | \$ | - | \$ | 612.09 |

APPENDIX B

Alaska's Plan to End Long-term Homelessness

Alaska's Plan to End Long Term Homelessness 2018 Progress Report

The Alaska Council on the Homeless adopted *Alaska's Plan to End Long Term Homelessness* (Plan) in October 2015. The Plan is designed as a framework for communities to utilize in their local planning efforts around issues of homelessness. It is organized around five priorities; housing development, supportive services, education, engagement and policy, and data. Within each priority are recommended strategies for communities and state agencies to guide progress in addressing a specific priority.

This progress report covers the Plan from July 1, 2017 – June 30, 2018 with accomplishments reported by communities and state agencies, including the Department of Health and Social Services (DHSS), Department of Education and Early Development (DEED), Alaska Housing Finance Corporation (AHFC), and the Alaska Mental Health Trust Authority (AMHTA).

Priority 1: Housing Development: *Every Alaskan should have access to an affordable, accommodating, and safe place to call home.*

Strategy: Expand Housing Options (Construction/Rehab/Rental Assistance)

- AHFC's Greater Opportunities for Affordable Living (GOAL) program provided funding to construct 160 rental units for low-income Alaskans. Of those units, 30 percent were set-aside for homeless or disabled Alaskans.
- Valley Residential Services (VRS) is expanding affordable housing in Mat-Su Valley through GOAL funding. Vista Rose opened 36 new units of affordable senior housing in September. VRS also broke ground on Whispering Winds, which will provide an additional 42 units of senior housing when completed.
- AHFC provided 80 Sponsor-Based Rental Assistance HUD vouchers to serve vulnerable populations in Anchorage.
- AHFC combined several funding sources to provide a Special Purpose GOAL Round to develop Permanent Supported Housing programs in Alaska. Projects were selected in Mat-Su and Juneau and will begin construction in 2019 and 2020.

Strategy: Increase Pool of Operating Support to Preserve Existing Housing Stock

- AMHTA and AHFC provided operating support to assist 293 households in permanent housing across the state through the Special Needs Housing Grant Program.
- Mat-Su Health Foundation provided \$100,000 in funding through Valley Charities to support programs serving homeless and at-risk adults in Mat-Su.

Strategy: Increase Number of Units Available to Priority Populations

- The Returning Home Program, a partnership between AHFC and DOC, supports 96 families per month through rental assistance for returning citizens released from incarceration.

- Moving Home, a partnership between DHSS and AHFC, provided rental assistance for 150 families per month transitioning into housing from homelessness or institutional settings.
- AHFC and DHSS Office of Children's Services provided rental assistance to 20 youth, aged 18-24, per month transitioning out of foster care.
- AHFC's Empowering Choice Housing Program which provides rental assistance to families displaced due to domestic violence and sexual assault supported 185 families per month.
- Veteran's Affairs Supportive Housing (VASH) program, administered by AHFC and the Veteran's Administration supplied 286 rental assistance vouchers for veterans experiencing homelessness per month.
- Anchorage finalized the Youth Homelessness Demonstration Project with grantees increasing host home options for LGBTQ youth (Choosing our Roots and NeighborWorks Alaska), 8 permanent supporting housing beds for young adults (Volunteers of America), increasing capacity for 40-50 rapid rehousing beds for youth and youth adults (Covenant House) and increasing related permanency navigation services (Covenant House).
- Path to Independence is a partnership between Weidner Apartment Homes and Cook Inlet Housing Authority to provide 40 housing units for families experiencing homelessness. The program requires work-able adults to seek employment or vocational training.

Additional Accomplishments

- Fairbanks North Star Borough (FSNB) and Eielson Air Force Base are preparing for two squadrons of F35s that includes 1,474 families expected to arrive over the next two years. A task force has been created to address construction of up to 532 new units in a community with harsh winter conditions and without uniform building codes.
- My Place is a Rapid Re-Housing program resulting from a collaboration between Alaska Mental Health Trust Authority (AMHTA), City of Fairbanks, Fairbanks Housing & Homeless Coalition, and eight local agencies. The project is housed at Fairbanks Rescue Mission and is expected to support 40 families through coordinated entry.
- Juneau's Forget-me-Not Manor opened October of 2017, providing 32 beds of supported housing for those with alcohol abuse challenges. Fundraising for Phase II is under way and would provide an additional 32 rooms.
- The City and Borough of Juneau supported a Cold Weather Emergency Shelter from December 1, 2017 to April 15, 2018. The shelter was run by Glory Hall and AWARE, and provided 30 beds on nights when temperatures fell below freezing.
- Southeast Alaska Independent Living (SAIL) received \$15,000 from the Juneau Community Foundation to upgrade a residence in Juneau Village so that elders with hearing loss, vision loss and mobility impacts could age in place.

- Juneau Community Foundation HOPE funds were used to prevent homelessness for 90 households; 61 received prevention assistance, 29 received placement assistance.
- No Limits supports citizens returning from DOC custody in Fairbanks. In FY18, No Limits increased street outreach/prison in-reach and supportive services through federal grant funding and received SFY19 Continuum of Care funding to develop the Home Free Permanent Supportive Housing (PSH) program. Additionally, No Limits has recently enacted sober living at Prosperity House to assist tenants struggling with addiction.
- Love In the Name of Christ (Love INC) launched Loving Families, a housing solution for families experiencing homelessness in Fairbanks, late last year. The program connects families with housing, financial, and spiritual support. Families in the program stay in participating churches for one week at a time with the goal of securing permanent housing within 90 days of enrollment. All five families were successfully housed in under 90 days through the help of 484 volunteers providing over 7,234 volunteer hours. The families completed 462.5 hours of case management and 246.5 hours of education.

Priority 2: Supportive Services: Individuals and families experiencing or at-risk of homelessness should have access to all eligible services and supports.

Strategy: Increase Funding and Sources of Supportive Services in Underserved Areas

- AMHTA, DOC and AHFC administer the Discharge Incentive Grant Program that provides housing placement and services support to individuals re-entering the community.
- Juneau Alliance for Mental Health (JAMHI) received an AMHTA grant for \$100,000 to improve participation in Medicaid-funded services and improved response to clients in crisis.
- Juneau's medical respite provided temporary housing for clients unable to recover in a shelter environment. The program had a budget of \$3,000 last year, which will increase to \$10,000 through additional funding from Bartlett Regional Hospital.
- JAMHI operated a health care clinic for case management, behavioral health, and primary care services in coordination with Juneau Housing First Collaborative which operates Forget Me Not Manor providing 32 permanent housing units for chronically homeless individuals. Additional funds from the Juneau Community Foundation supports the program.
- Alaska Family Services in Mat-Su has obtained funding to provide case management and behavioral health services to our low-income individuals and families who may also be experiencing domestic violence.
- Mat-Su Health Foundation is funding a full-time case manager to work with returning citizens through the Mat-Su Reentry Coalition, a program supported by the Mat-Su Coalition on Homeless and Housing.

Strategy: Increase Income and Employment Opportunities for Persons in Transition

- Breadline Inc.'s Stone's Throw is a 12-week, two-tier training program supported by AMHTA, Rasmuson Foundation, Tanana Chiefs Conference, Department of Labor, Division of Vocational Rehabilitation and Adult Learning Programs of Alaska. Stone's Throw serves people experiencing homelessness and near homelessness.
- The City and Borough of Juneau is committing \$9,000 to a contract administered by the Glory Hole that assists with sidewalk and street clean-up.
- Mat-Su Coalition on Homelessness and Housing has partnered with Mat-Su Job Center to provide a trained staff person to work with homeless individuals referred by coalition partners.

Strategy: Increase Outreach Services

- Juneau Community Foundation granted \$72,000 for homeless navigator programs at Zach Gordon Youth and Saint Vincent de Paul.
- Municipality of Anchorage established a Mobile Intervention Team, housed within the Police and Fire department, to provide services and outreach to high vulnerability clients in Anchorage. MIT conducts camp outreach and operates Anchorage's coordinated entry.

Strategy: Maintain and/or Expand Emergency Lodging Options as Needed

- AHFC and the AMHTA supported 17 emergency shelters statewide through the Basic Homeless Assistance Program.
- Juneau established a 28-bed seasonal low-barrier cold weather shelter, which opened December 1, 2017 and closed April 15, 2018. 158 individuals were served across 715 bed nights.
- Anchorage's Emergency Cold Weather Shelter program continued to provide shelter for up to 24 families per night from October to May through the support of 9 churches and numerous volunteers. The shelter program resumed in October of 2018.

Additional Accomplishments

- Fairbanks Rescue Mission provides outreach at homeless encampments weekly. The Fairbanks Native Association (FNA) Street Outreach & Advocacy Program (SOAP), Fairbanks Youth Advocates (FYA), Bright Futures, and the school district all have youth outreach services.
- Angels In Motion (AIM) is a group of community members that engage people experiencing homelessness in downtown Fairbanks. AIM has built considerable rapport with many people struggling with housing barriers and has partnered with Fairbanks Housing & Homeless Coalition (FHHC) to connect people with resources.
- The AMHTA provided funding for a culinary training program in Fairbanks and Anchorage modeled after the Catalyst Kitchen which is a social enterprise model working to provide training and employment opportunities for chronically homeless individuals.

- The AMHTA provided funding to the YWCA to develop and provide an ongoing economic literacy program to educate individuals on budgeting and support them to better understand their personal financial circumstances.
- The AMHTA provided funding to Anchorage Community Mental Health Services to develop and implement their supported employment vocational program for transitional aged youth and adults.
- The AMHTA and the Division of Vocational Rehab have partnered to provide startup funds to more than 10 agencies across the state to provide pre-employment services to ensure individuals have the skills and resources needed to seek and become employed.
- New partnerships were created in Anchorage to provide emergency shelter beds for youth and single adults during the winter months when existing shelters were at capacity.
- MY House, Knik House, and Pacific Northwest Adult and Teen Challenge have added emergency housing beds to their programs in the Mat-Su Valley.
- The AMHTA supported efforts to increase the number of certified benefits counselors throughout the state and developed an interactive website, DB101, so individuals can generate a customized benefits analysis.

Priority 3: Education, Engagement, and Policy: *Community and statewide education, engagement, and policy efforts among stakeholders and interested parties is central to addressing issues of homelessness.*

Strategy: Landlord Engagement, Education, and Support

- The Municipality of Anchorage, Anchorage Coalition to End Homelessness, and the United Way of Anchorage, launched Anchorage's first landlord liaison program designed to engage and educate landlords to increase the available pool of rental units for all agencies in Anchorage.
- The AMHTA provided financial support for Alaska Legal Services to deliver Fair Housing Advocacy and Education throughout Alaska.
- The Mat-Su Coalition on Housing and Homelessness hosted a Landlord Appreciation Luncheon to thank landlords and property managers who partner with the coalition to support homeless and special needs populations.
- The Salvation Army, Restore Inc., Interior Alaska Center for Non-Violent Living, and a number of local veteran's services are actively engaging and recruiting landlords to participate in voucher driven housing programs in Fairbanks.

Strategy: Encourage Housing Policy at the Local Level

- The City and Borough of Juneau Assembly included \$45,000 in the FY2019 budget to fund consultant studies on the most efficient delivery of behavioral health care and

addiction services. Another \$45,000 is anticipated in the FY2020 budget. These studies are designed to improved success for scattered site supported housing.

- The AMHTA continues to support Municipality of Anchorage, City of Fairbanks and City and Borough of Juneau Homeless Coordinator Positions within the Mayor's office to lead efforts to reduce homelessness. A new Rural Housing Coordinator position is being developed to support communities across the state.
- The Municipality of Anchorage has invested in the Mobile Intervention Team and hired a Chief Housing Officer in addition to a Housing and Homeless Coordinator. The muni is partnering with AMHTA, Rasmuson Foundation and other partners in the Anchorage Homeless Community Leadership Council to develop the Anchored Home plan to address housing shortages across multiple populations.

Strategy: Support Local Housing Organizations to Coordinate Planning Services and Reporting

- The AMHTA and AHFC support the Alaska Coalition on Housing and Homelessness Executive Director Position to provide statewide education, engagement, and policy efforts on issues of housing and homelessness.
- The DHSS and the AMHTA support the Anchorage Coalition to End Homelessness Director Position to further community efforts to address issues of homelessness.
- In January of 2018, the Alaska Coalition on Housing and Homelessness adopted policies for a statewide coordinated entry system that began actively referring clients in fall of 2018. The system provides a uniform evaluation tool that prioritizes the most vulnerable of residents and refers them to housing resources both within their community and in other areas of the state.

Priority 4: Prevention: *Prevention support is essential to mitigating episodes of homelessness.*

Strategy: Eliminate Discharge to Homeless Shelters and the Streets from State Institutions

- The Brother Francis Shelter in Anchorage continues to operate a respite care program for clients newly discharged from medical treatment which provides space for clients to recuperate from acute physical ailments or injury on a short-term basis. The program opened in April of 2017 and the 80 percent of the pilot program participants did not return to homelessness after entering the program.
- Emergency shelters in Fairbanks are developing programs to eliminate discharge from the shelters into episodes of homelessness. The Fairbanks Rescue Mission has the My Place RRH program and the Joshua Community, a sober living housing project. IACNVL has a Transitional Housing (TH) program, two Permanent Supportive Housing (PSH) programs, and is developing a third PSH. The Door has been exploring youth specific TH and RRH programs.
- Juneau's Tlingit & Haida Regional Council is proposing modification of their downtown Harbor Hotel into reentrant housing open to all men without sex offenses. The proposal is to house 12-15 individuals in a sober living environment.

- The Mat-Su Homeless Assistance Program leveraged state and federal grant funds to help 1,885 clients remain in housing or find new housing during FY18. Of these 50% were having difficulty due to lack of employment or low income, 27% were dealing with health or safety issues, and 16% were facing loss of a roommate or spouse.
- The funds assisted 333 with partial rent payments, 285 with utility payment assistance (this helped avoid shut-offs and evictions), and 25 were helped with paying for transitional housing rent.
- Seven agencies: Alaska Family Services, Blood-N-Fire Ministries, Daybreak, Inc, Family Promise Mat-Su, MY House, Salvation Army of Mat-Su, and Valley Charities, Inc share the responsibility of serving clients with the HAP grant funds. They offer many services along with homeless prevention.
- Gastineau Human Services established a 10-bed residence for men participating in long-term treatment of substance use disorders and co-occurring mental illness in 2017. This program was expanded at the end of FY2018 to offer two sober-living apartments for individuals who have completed long-term treatment but are unable to secure housing in the community that is supportive of their continued recovery.

Strategy: Improve Outreach and Linkages to Housing Resources and Services

- The AMHTA in partnership with the DOC provided support for Re-Entry Coalitions in Fairbanks, Mat-Su, Anchorage, and Juneau to develop and implement a gap analysis and needs assessment to create a comprehensive plan for reducing recidivism and ensuring service supports are available.
- DOC updated their inmate database to include a homeless screen, which will help identify and track individuals in need of housing and will increase the coordination of care services prior to release into the community.

Strategy: Maintain Centralized Pool of Prevention Resources

- Over 1,800 households were provided prevention assistance by 24 organizations statewide through AHFC's Basic Homeless Assistance Program in partnership with the AMHTA.
- The Juneau Coalition on Housing and Homelessness, in coordination with partner agencies, maintains a centralized pool of prevention resources from state and local funding sources.
- Brother Francis Shelter in Kodiak serves as the centralized location for prevention resources for their community with approximately 96% of Kodiak's prevention resources administered through that organization.

Additional Accomplishments

- Annually, communities throughout the state conduct a Project Homeless Connect event which connects persons experiencing homelessness or at-risk of homelessness with service providers.

- The DHSS supported the CHOICES Assertive Community Action (ACT) team in Anchorage to provide multi-disciplinary support for 44 homeless adults with serious mental illness and/or co-occurring serious mental illness and substance use disorders.
- The DHSS supported RurAL CAP's Intensive Case Management Program which provides outreach, case management, and other supports for homeless individuals experiencing serious substance disorders. Twenty-one individuals have formally been enrolled in services and an additional 29 individuals have received outreach services through this program.
- Providence Health and Services has partnered with the Municipality of Anchorage, United Way, and the Anchorage Coalition to End Homelessness to provide support for coordinated entry transition coordinators, a case manager, and outreach support.
- The Seward Peninsula Housing Coalition is a newly developing housing coalition that brings together local non-profits, the regional housing authority, and local tribes to collaboratively address housing issues in the region.
- In December 2017, the Fairbanks Housing & Homeless Coalition (FHHC) hosted the Fairbanks Symposium on Homelessness. The symposium connected over 200 local stakeholders, local government, state/federal agencies, funders, and leading national experts to discuss the need and ability of the community to create an RRH program. The symposium was the catalyst that led to ten organizations collaborating on and establishing the My Place RRH program.

: Data: Timely and accurate data is essential to making housing and homeless policy decisions.

Strategy: Expand Homeless Service Provider HMIS Coverage

- Statewide HMIS participation has more than doubled since 2015 and maintains an "A" grade for data completeness. AKCH2 is working with the Alaska Council on Domestic Violence and Sexual Assault to transition DV providers to the Domestic Violence Information System (DVIMS), a VAWA compliant database equivalent to the HMIS system.

Strategy: Develop Strategies for Gathering Homeless Data from Organizations Not Connected to HMIS

- The DEED gathers information from school districts throughout the state to generate a yearly report on homeless children and youth.
- The Alaska Coalition on Housing and Homelessness, Anchorage Coalition to End Homelessness, and AHFC continue to gather homeless data from organizations not connected to the system through the annual Point-in-Time Count and Housing Inventory Chart.
- The Alaska Coalition on Housing and Homelessness is working with Association of Alaska Housing Authorities (AAHA) to increase tribal participation in the annual Point in

Time count. In addition, AKCH2 Board is reviewing changes in shelter and homelessness definitions to capture rural Alaska's severe overcrowding crisis.

Strategy: Coordinate Community Prevention Services

- Community prevention services are coordinated in some communities through AHFC's Basic Homeless Assistance Program.
- United Way, with support from AHFC, operates 211 and 211.org as a statewide service to link community members with immediate resources such as cold-weather shelters, or homeless prevention supports such as utility assistance. 211 is also an entry point for clients to access the coordinated entry system for the purposes of assessment and referral.

APPENDIX C

Table 3A, Summary of Specific Annual Objectives

Table 3C, Planned Project Results

Table 3A Summary of Specific Annual Objectives

| Specific Obj. # | Outcome/Objective | Sources of Funds | Performance Indicators | Program Year | Expected Number | Actual Number | Percent Completed |
|--------------------|---|---------------------|---|-----------------|--|------------------|----------------------|
| | Specific Annual Objectives | | | | | | |
| DH-1 | Availability/Accessibility of Decent Housing | | | | | | |
| DH-1.1 | Home Opportunity Program: Creating opportunities for home ownership through education and financial assistance. Tenant Based Rental Assistance: Improving the availability of affordable housing options through rental subsidies. | HOME | Number of homebuyers receiving assistance. | 2015 | 22 80 | 44 127 | 200% 159% |
| DH-1.2 | | | | HOME | Number of tenant households receiving rental assistance. | 2016 | 22 80 |
| | | 2017 | 22 80 | | | 32 67 | 145% 84% |
| | | | | 2018 | 22 80 | 39 78 | 177% 97.5% |
| | | | | 2019 | 22 80 | | |
| MULTI-YEAR GOAL | | | | 110 400 | 141 254 | 164% 83% | |
| DH-2 | Affordability of Decent Housing | | | | | | |
| DH-2.1 | Rental Housing Dev - Creating affordable decent housing opportunities through the creation, rehabilitation and preservation of existing housing resources. | HOME/HTF | Number of affordable units developed. | 2015 | 8 | 45 | 562% |
| | | | | HOME | NOTE: Only the federal HOME units are reported. | 2016 | 8 |
| | | 2017 | 8 | | | 16 | 200% |
| | | 2018 | 8 | 32 | 400% | | |
| | | | | 2019 | 8 | | |
| MULTI-YEAR GOAL | | | | 32 | 107 | 334% | |
| DH-2.2 | Homeowner Housing Added through Homeownership Development Program | HOME | Number of affordable units developed. | 2015 | 18 | 35 | 194% |
| | | | | HOME | | 2016 | 18 |
| | | 2017 | 18 | | | 7 | 39% |
| | | 2018 | 18 | 15 | 83% | | |
| | | | | 2019 | 18 | | |
| MULTI-YEAR GOAL | | | | 90 | 99 | 110% | |
| DH-3 | Sustainability of Decent Housing | | | | | | |
| DH-3.1 | Owner Occupied Rehab- Create decent housing with improved or new sustainability. (This program was no longer funded in FFY2016) | HOME | Number of homeowners receiving assistance. | 2015 | 15 | 7 | 46.7% |
| | | | | 2016 | 0 | 0 | |
| | | | | 2017 | 0 | 0 | |
| | | | | 2018 | 0 | 0 | |
| | | | | 2019 | 0 | | |
| | | | | MULTI-YEAR GOAL | | | 14 |

Optional Table 3A Summary of Specific Annual Objectives (cont)

| Specific Obj. # | Outcome/Objective | Sources of Funds | Performance Indicators | Program Year | Expected Number | Actual Number | Percent Completed |
|----------------------------|---|------------------|--|--------------|-----------------|---------------|-------------------|
| Specific Annual Objectives | | | | | | | |
| SL-1 | Availability/Accessibility of Suitable Living Environment | | | | | | |
| SL-1.1 | Create a suitable living environment through new construction or renovation of public facilities to benefit low to moderate income persons. | CDBG | Number of persons with new access to a public facility or infrastructure benefit. Number of LMI households receiving funding to address health and safety issues and number of persons in those households benefitting. | 2015 | 1511 0/0 | 3291 | 218% |
| | | | | 2016 | 1511 0/0 | 2772 | 183% |
| SL-1.2 | Create a suitable living environment by providing funding for owner-occupied housing rehabilitation services which address emergency needs and health and safety measures for LMI households. | CDBG | | 2017 | 1511 0/0 | 2681 | 177% |
| | | | | 2018 | 1511 0/0 | 6000 | 397% |
| | | | | 2019 | 1511 0/0 | | |
| | | | MULTI-YEAR GOAL | | 7,555 | 14,744 | 195% |

| Table 3C (Optional) | | | |
|---|--|------------------------|--|
| Annual Action Plan Planned Project Results | | | |
| Outcomes and Objectives | Performance Indicators | Expected Number | Activity Description |
| DH 1.1 | Number of homebuyers receiving assistance. | 40 | HOME Opportunity Program |
| DH 1.2 | Number of tenant households receiving assistance. | 80 | Tenant Based Rental Assistance |
| DH 2.1 | Number of HOME units developed. | 8 | Rental Development Program |
| DH 2.2 | Number of affordable units developed. | 40 | Homeownership Development Program |
| DH 3.1 | Number of homeowners receiving assistance. | 0 | Owner-Occupied Rehabilitation Program |
| SL 1.1 | CDBG- Number of persons with new access to a public facility or infrastructure benefit. | 100 | CDBG- Community Development |
| SL 1.2 | CDBG- Number of LMI households receiving benefits to address health and safety issues and number of persons in those households benefitting. | 20 | CDBG Owner-Occupied Rehabilitation Program |
| SL-1.3 | ESG- Number of homeless facilities upgraded (beds added) | 0 | Rehabilitation/ Renovation |
| SL-1.4 | ESG- Number persons assisted in homeless facilities | 100 | Maintenance & Operating Costs |
| SL-1.5 | ESG- Number of homeless persons who benefited from shelter or services (homeless prevention) | 100 | Essential Services |
| | | | |
| | | | |
| *Use one of 9 outcome/objective categories | | | |
| | Availability/Accessibility | Affordability | Sustainability |
| Decent Housing | DH-1 | DH-2 | DH-3 |
| Suitable Living Environment | SL-1 | SL-2 | SL-3 |
| Economic Opportunity | EO-1 | EO-2 | EO-3 |

APPENDIX D

Public Comment

SFY2020 Annual Action Plan

Public Hearing March 6, 2019 Full Transcript

Public Hearing March 20, 2019 Full Transcript

WFR 27 2019 PG: 18

ALASKA HOUSING FINANCE CORPORATION

PUBLIC HEARING
SFY-2020 ANNUAL ACTION PLAN

March 6th, 2019
4300 BONIFACE PARKWAY
ANCHORAGE, ALASKA

PUBLIC HEARING 03/06/19



P R O C E E D I N G S

(On record - 3:00 p.m.)

ERICKSON: Good afternoon. My name is Vinera Erickson and I am a planner with the Alaska Housing Finance Corporation where we are today in the Board Room. It is just after 3:00 p.m., March 6th, 2019.

This is Public Meeting Hearing number one out of the two scheduled meetings. During this meeting we will be discussing and providing platform for the public to comment, provide comments and questions about the recent published plan for the Housing Community Development Plan, Annual Action Plan for the Fiscal Year 2020.

After my introduction anyone is welcome to provide their input in person in this conference room or on the phone using the number and access code published earlier or on the internet using WebEx platform.

What is the Alaska Community Development Plan, it is a Federally mandated planning process for several programs -- several grant programs. The statutory goal for the Housing Community Development Plan is to provide decent housing, create suitable living environments and expand economic opportunities for Alaskans who are at or below 80 percent of median income.

PUBLIC HEARING 03/06/19



1 The grant programs that this plan is serving are
2 -- several of them will be listed here and they are
3 very important for all communities. The first one is
4 CDBG, is Community Development Block Grant. It is
5 used for things like clinics, fire stations, water
6 and sewer, Comprehensive Community Development Plans,
7 disability studies and housing rehabilitation.

8 The next program is HOME, it's HOME Investment
9 Partnership Act. It is used for building, buying or
10 rehabilitating affordable housing for rent or home
11 ownership or direct rental assistance.

12 Another important plan is HTF which is Housing
13 Trust Fund. It is used for creation of rental
14 housing units.

15 And the next one is ESG, it's Emergency Shelter
16 (sic) Grant. This is a very important part
17 (indiscernible). It is used for funding
18 rehabilitation of temporary shelters, transitional
19 housing, homeless prevention services, health care
20 and transportation assistance for homeless persons.

21 What is Annual Action Plan, the State's Annual
22 Action Plan for Fiscal Year 2020 covers the period of
23 HCD Plan that we just discussed beginning from July
24 1st, 2019 through June 30th, 2020. The draft of this
25 plan was made available for the public.

1 The floor is now open for anybody who would like
2 to provide comments or ask questions about this plan.
3 You could do it in person in this Board Room or on
4 the phone or on the internet.

5 For the record, do we have anybody on the phone
6 with us right now and if yes, will you please
7 introduce yourself. We don't have any people on the
8 phone.

9 And do we have any participants on the internet,
10 the WebEx right now and if yes, will you please
11 introduce yourself? No participants on the internet.

12 Right now we'll go off the record and we will be
13 available again as soon as we have any participants.
14 Thank you.

15 (Off record - 3:04 p.m.)

16 (On record - 3:32 p.m.)

17 ERICKSON: We are back on the record here in the Public
18 Hearing meeting for the Annual Action Plan 2020. We
19 didn't have any attendees or any phone calls yet. No
20 one is here in the room.

21 And at this moment we will go off record until
22 somebody calls or joins our meeting on line. Thank
23 you.

24 (Off record - 3:33 p.m.)

25 (On record - 3:58 p.m.)

1 ERICKSON: Good afternoon. It is 3:58. We are back on
2 record here in our first Public Hearing meeting for
3 the Annual Action Plan 2020.

4 We did not have any participants on the phone or
5 internet or personally in this Board Room. We have
6 another hour left for conduction of this meeting and
7 right now we are going off record.

8 (Off record - 3:59 p.m.)

9 (On record - 4:34 p.m.)

10 ERICKSON: We are back on record. It is 4:34 p.m. We're
11 here doing our first Public Hearing meeting for
12 Annual Action Plan Fiscal Year 2020.

13 We did not any participants so far either on the
14 phone or internet. We did not have any participants
15 walking into the room and providing comment.

16 At this moment we will go off the record.

17 (Off record - 4:35 p.m.)

18 (On record - 4:56 p.m.)

19 ERICKSON: Good evening. It is 4:56 p.m. We are here at the
20 first Public Hearing meeting for the Annual Action
21 Plan for Fiscal Year 2020.

22 We did not have any participants at this meeting.
23 No people on the phone, in the room or on the
24 internet.

25 We will be closing this meeting in a few minutes,

1 exactly at 5:00 p.m. today. Thank you.

2 (Adjourned - 5:00 p.m.)

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PUBLIC HEARING 03/06/19

C E R T I F I C A T E

1 UNITED STATES OF AMERICA)
2) ss
3 STATE OF ALASKA)

4 I, Suzan Kay Olson, Notary Public in and for the
5 State of Alaska, residing at Anchorage, Alaska, and Electronic
Reporter, do hereby certify:

6 THAT the annexed and foregoing PUBLIC HEARING of the
7 Alaska Housing Finance Corporation regarding **SFY-2020 ANNUAL**
8 **ACTION PLAN**, was taken on the 6th day of March, 2019, commencing
at the hour of 3:00 o'clock p.m., at the offices of Alaska Housing
Finance Corporation, 4300 Boniface Parkway, Anchorage, Alaska,
pursuant to Notice;

9 THAT this Transcript, as heretofore annexed, is a
10 true and correct transcription of said Public Hearing, thereafter
transcribed by Suzan Olson;

11 THAT the original of the Transcript will be lodged
12 with the Alaska Housing Finance Corporation;

13 THAT I am not a relative, employee or attorney of any
14 of the parties, nor am I financially interested in this action.

15 IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my seal this 27th day of March, 2019.

16
17
18 Notary Public in and for Alaska
My Commission Expires: 08/13/19

PUBLIC HEARING 03/06/19

Alaska
Housing
FINANCE CORPORATION

03/20/19

ALASKA HOUSING FINANCE CORPORATION

PUBLIC HEARING
SFY-2020 ANNUAL ACTION PLAN

March 20th, 2019
4300 BONIFACE PARKWAY
ANCHORAGE, ALASKA

PUBLIC HEARING 03/20/19



P R O C E E D I N G S

(On record - 3:02 p.m.)

ERICKSON: Good afternoon. My name is Vinera Erickson. I'm a planner with the Alaska Housing Finance Corporation where we are currently conducting this meeting in Anchorage, Alaska. It is just after 3:00 p.m. local Anchorage time, March 20th, 2019.

This is the second meeting of the two Public Hearing meetings. During this meeting you can provide comments and ask questions about recently published draft of the Annual Action Plan for the Fiscal Year 2020. This plan is a part of the Housing Community Development Plan, the HCD Plan.

After my short introduction anybody is welcome to provide their input either in person in this conference room or on the phone using our WebEx phone access for this meeting.

Currently we don't have any participants here in the conference room or on the phone. For now we will pause this recording and we will reconvene again when we have people joining this meeting. Thank you.

(Off record - 3:04 p.m.)

(On record - 3:46 p.m.)

ERICKSON: We are back on the record. We did not have any participants here in our meeting, no people on the

1 phone or in the conference room.

2 We will pause again and return back to our meeting
3 when we have participants. Thank you.

4 (Off record - 3:47 p.m.)

5 (On record - 4:29 p.m.)

6 ERICKSON: Good afternoon, we are back on record. It is 4:29
7 p.m. right now. During this time we did not have any
8 participants in the room or on the phone. It is
9 second Public Hearing for the Annual Action Plan
10 2020.

11 At this moment we will go off the record and
12 return back when we have participants or until the
13 meeting closes at 5:00 p.m. Thank you.

14 (Off record - 4:30 p.m.)

15 (On record - 4:58 p.m.)

16 ERICKSON: Good evening. It is 4:58 p.m. right now. We are
17 in the second and final Public Hearing meeting for
18 the Annual Action Plan 2020.

19 We did not have any participants today in the
20 conference room or on the phone. We did not receive
21 any questions.

22 At this moment we are closing the meeting as it
23 was scheduled at 5:00 p.m.

24 (Adjourned - 5:00 p.m.)

25

C E R T I F I C A T E

1
2 UNITED STATES OF AMERICA)
3 STATE OF ALASKA) ss

4 I, Suzan Kay Olson, Notary Public in and for the
5 State of Alaska, residing at Anchorage, Alaska, and Electronic
Reporter, do hereby certify:

6 THAT the annexed and foregoing PUBLIC HEARING of the
7 Alaska Housing Finance Corporation regarding **SFY-2020 ANNUAL**
8 **ACTION PLAN**, was taken on the 20th day of March, 2019, commencing
at the hour of 3:00 o'clock p.m., at the offices of Alaska Housing
Finance Corporation, 4300 Boniface Parkway, Anchorage, Alaska,
pursuant to Notice;

9 THAT this Transcript, as heretofore annexed, is a
10 true and correct transcription of said Public Hearing, thereafter
transcribed by Suzan Olson;

11 THAT the original of the Transcript will be lodged
12 with the Alaska Housing Finance Corporation;

13 THAT I am not a relative, employee or attorney of any
14 of the parties, nor am I financially interested in this action.

15 IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my seal this 27th day of March, 2019.

16
17
18 Notary Public in and for Alaska
My Commission Expires: 08/13/19

PUBLIC HEARING 03/20/19



ALASKA HOUSING FINANCE CORPORATION

SFY 2021 - 2025 CONSOLIDATED PLAN
and SFY-2021 ANNUAL ACTION PLAN
SFY 2016 - 2020 CITIZEN PARTICIPATION PLAN AMENDMENT
SFY 2020 ANNUAL ACTION PLAN 2021

PUBLIC HEARING

May 5, 2020
Anchorage, Juneau, Fairbanks

P R O C E E D I N G S

(On record - 3:04 p.m.)

CEDANO: Okay. Good evening. It is 3:04 p.m. This is Oscar Cedano. I am a Planner at Alaska Housing Finance Corporation. And we are here today at the Dan Fauske Building to host a Public Hearing for the State Fiscal Plan -- State Fiscal Year 2021 - 2021 (sic) Consolidated Plan and SFY-2021 Annual Action Plan. Also for the State Fiscal Year 2016 to 2020 Citizen Participation Plan Amendment and the State Fiscal Year 2020 Annual Action Plan Amendment. It is May 5th, 2020. And I will proceed to give an overview of the items that we are going to be talking about today.

The Consolidated Housing and Community Development Plan is a federally mandated planning process that serves as an application for several formula grant programs of the U.S. Department of Housing and Urban Development, HUD. These formula grant programs include the Community Development Block Grant or CDBG, HOME Investment Partnership Act or HOME, the Emergency Solutions Grant, ESG and the National Housing Trust Fund. All those programs are what makes the Consolidated Housing and Community Development Plan.

And in Alaska we have two Participating Jurisdictions or PJs. They receive formula funding for the CDBG, HOME, ESG and National Housing Trust Fund programs, Anchorage and the State of Alaska.

The Municipality of Anchorage is responsible for the preparation and maintenance of their own Consolidated Housing and Community Development

Plan or HCD Plans.

The State of Alaska's HCD Plan covers all geographic areas of Alaska outside the Municipality of Anchorage which is known as the balance of state. I'm here today to talk about the HCD Plan for the balance of state.

The State of Alaska's HCD Plan is a cooperative effort of the Alaska Housing Finance Corporation, AHFC, the Alaska Department of Commerce, Community and Economic Development, DCCED, the Alaska Department of Health and Social Services, DHSS, the Alaska Mental Health Trust Authority, the Alaska State Commission for Human Rights, the Alaska Workforce Investment Board .

And AHFC is the lead agency in the preparation and maintenance of the State Consolidated Plan.

On March 27th, 2020 the Coronavirus Aid Relief and Economic Security Act, CARES Act, was signed into law in response to the COVID-19 pandemic. The mandate implements provisions that enable the State to receive additional emergency funds and benefit from regulatory waivers to prevent the spread of COVID-19 and provide support to households affected by COVID-19. The CARES Act requires an Annual Action Plan amendment to reflect and incorporate the CARES Act provisions into the planning process.

A memo detailing the CARES Act provisions is presented for the record and will be posted on the AFHC's website for reference. This memo is also attached to the State Fiscal Year 2016 to 2020 amendment of the Citizen Participation Plan, also posted at

The CARES Act provides additional emergency funding for the ESG and CDBG programs called ESG-CV and CDBG-CV, which we will describe in a minute.

The CARES Act also provides certain regulatory waivers that the State can benefit from in order to respond and deal more quickly with the spread of the COVID-19 pandemic. We will mention the Consolidated Plan waivers to the HDC process that will apply to how the public can provide input.

So current efforts, the 2021 to 2025 Consolidated Plan and SFY-2021 Annual Action Plan profile housing and community development conditions in Alaska, outline an assessment of housing and community development needs and provide a market analysis of the environment in which these needs exists. This plan will include a strategy to be followed in carrying out HUD programs and other resources leveraged in conjunction with these programs.

The Consolidated Plan covers the period between July 1st, 2020 and ending June 30, 2025.

The State Annual Action Plan for SFY-2020 covers the period beginning July 1st, 2020 and ending June 30, 2021. The one year plan will identify housing and community development resources expected to be available during the year and detail the State's plans for the use of HOME, CDBG, ESG and National Housing Trust Funds.

The Annual Action Plan will include a description of how funds will be allocated, all the program activities to be undertaken and the amount of funds to be distributed for each program activity.

Also included in the Annual Action Plan will be an overview of homelessness needs and actions to be undertaken to address homelessness, special needs housing, lead base paint hazards, collaboration with the public housing agency and non-housing community development concerns. The Annual Action Plan will provide a basis for assessing effectiveness through annual performance reports.

So to date, the HCD planning process has included meetings with HUD on October 30, 2019, meeting with AHFC Planning staff that was held on October 31st, 2019. The HCD Steering Committee which included representatives from AHFC, Department of Commerce, Department of Health, Department of Labor, Workforce Investment Board, et cetera. And that meeting took place on November 8th, 2019.

Information about the HCD planning process was presented to Teacher, Health and Public Safety Program, THHP, applicants from 14 rural communities on October 29th, 2019 during mandatory training for THHP SFY-2020 application.

Now the use of funds based on this planning effort, I would like to tell you a little bit about the funding programs that these plans enable us to use. The ESG Program receives approximately \$265,224 annually to assist homeless persons. And this money can be spent for rehab of temporary shelters, essential services such as health care and transportation, operation costs for temporary shelters or transitional housing or homeless prevention services.

The ESG-CV which comes from the CARES Act provides \$914,566. The primary intent of the ESG-CV funds is to supplement the existing operational

budgets of nonprofit organizations and government agencies responding to the critical needs of the community by providing services to prevent, prepare for and respond to increased demand for services caused by the COVID-19 pandemic for these populations.

The HOME Program receives about \$3 million annually that can be used for a wide range of activities that build, buy and/or rehab affordable housing for rent or homeownership or provide direct rental assistance to low income people.

Additionally, the State will match this amount with approximately \$750,000.

The CDBG Program receives about \$3,157,697 annually which can be used for community development such as clinics, fire stations, water, sewer , et cetera, planning such as comprehensive community development plans and feasibility studies, special economic development that creates jobs and housing rehab, but it cannot be used for new construction.

CDBG-CV which also comes from the COVID-19 -- from the CARES Act rather, provides the State \$1,855,168. These funds will target building and improvements of public facilities including those that prevent and respond to the spread of infectious diseases such as the coronavirus. CDBG Coronarirus or CDBG-CV competitive grants are single purpose project grants with a maximum of \$500,000 per community.

The National Housing Trust Fund receives \$3,000,000 per year which can be used for the creation of rental housing units, the production of new homeownership units and acquisition of existing homeownership units. Part of the funds will be

allocated to the Municipality of Anchorage.

In the balance of State, AHFC will administer the National Housing Trust Fund through the GOAL Program. AHFC's policy is to encourage the responsible development of housing for seniors, lower income persons and families through the allocation of GOAL Program funds.

The State Fiscal Year 2016 to 2020 Citizen Participation Plan was amended to utilize the CARES Act regulatory waivers related to public participation.

The State Fiscal Year 2020 Annual Action Plan was amended to reflect the additional CARES Act funds for ESG-CV and CDBG-CV.

Keep in mind that these amounts are for all areas in Alaska outside the Municipality of Anchorage.

The statutory goal of the HCD Plan is to provide decent housing, create suitable living environments and expand economic opportunities for Alaskans at or below 80 percent of median income.

I would like to reiterate that you can and you should be involved in this process. Give us your comments as the Annual Action Plans, the Con Plan and the Citizen Participation Plan are developed through this draft Plans. You can do this using several methods. You can go to our website and read the current Fiscal Year 2016 through 2020 Consolidated Housing and Community Development Plan, 2020 Annual Action Plan and the 2019 Annual Performance Report. And the website address is

You can email

, that's o-c-e-d-a-n-o.

And thank you very much for allowing me to make this presentation. If I have anyone on line who would like to render comment, please, do so at this time.

Thank you.

Well, seeing no one here in the room and hearing no one, we will go ahead and stay on the air for a few more minutes and wait to see if anyone else wants to submit comments. Thank you.

(Off record - 3:21 p.m.)

(On record - 3:55 p.m.)

CEDANO: It is 3:55 p.m. We're back on the air. Again, this is Oscar Cedano with Alaska Housing. This is a hearing for three items, Public Hearing for State Fiscal Year 2021 - 2025 Consolidated Plan and State Fiscal Year 2021 Annual Action Plan on Housing and Community Development, but also for the State Fiscal Year 2016 to 2020 Citizen Participation Plan Amendment and finally for the State Fiscal Year 2020 Annual Action Plan Amendment.

These amendments correspond to the CARES Act. The CARES Act is the Coronavirus Aid, Relief and Economic Security Act that was enacted on March 27th, 2020 in response to the COVID-19 pandemic. This mandate implements provisions that enable the State to receive additional emergency funds and benefit from regulatory waivers to prevent the spread of COVID-19 and provides support to households affected by COVID-19. The CARES Act requires an Annual Action Plan amendment to reflect and incorporate the CARES Act provisions into the planning process.

The State received additional emergency funding for the ESG and CDBG programs. The ESG-CV or coronavirus received \$914,566 primarily to supplement the existing operational budgets of nonprofit organizations and government agencies responding to the critical needs of the community by providing services to prevent, prepare for and respond to increased demand for services caused by the COVID-19 pandemic for this population.

And the CDBG-CV also received \$1,855,168. These funds will target building and improvements of public facilities including those that prevent and respond to the spread of infectious diseases such as the coronavirus. The CDBG coronavirus or CDBG-VC competitive grants are single purpose project grants with a maximum of \$500,000 per community.

Now, additional to that the CARES Act provided certain regulatory waivers which AHFC is utilizing. The amendments of the Citizen Participation Plan for 2016 to 2020 and the State Fiscal Year 2020 Annual Action Plan, those two amendments are a response -- they are a response to the available waivers for the Consolidated Plan requirements.

According to the memorandum that is attached to the Citizen Participation Plan amendment waiver number 8 Citizen Participation public comment period for Consolidated Plan amendment. The requirement states that the public has to have at minimum of 30 days for public comment, for the public to be able to comment to give feedback on all these planning processes.

So given the need to expedite actions to respond to COVID-19 HUD waivers 24

CFR 91.105(c)(2) and (k), 91.115(c)(2) and (i) as specified below, in order to balance the need to respond quickly to the growing spread and effects of COVID-19 with the statutory requirement to provide reasonable notice and opportunity for citizens to comment on substantial amendments concerning the proposed use of CDBG, HOME, HTF, HOPWA or ESG funds.

The Applicability; this 30 day minimum for the required public comment period is waived for substantial amendments, provided that no less than five days are provided for public comments on each substantial amendment. The waiver is available through the end of the recipient's 2020 program year. Any recipient wishing to undertake further amendments to prior year plans following the 2020 program year can do so during the development of its 2020 (ph) Fiscal Year Annual Action Plan.

This means that our Citizen Participation Plan was amended to change the 30 day public comment period for a five day public comment period. The Citizen Participation Plan that is posted on our website for a period of five days for the public to comment has in it language that specifies that the public will have five days to comment, but also that there will be reasonable notice amended for the public to receive notice on these changes.

That means the second waiver that Alaska Housing Finance Corporation is utilizing is waiver number 9 of the memorandum which is the Citizen Participation Reasonable Notice and Opportunity to Comment. The Requirement establishes reasonable notice and opportunity to comment.

Justification; HUD recognizes the efforts to contain COVID-19 requires limiting public gatherings, such as those often used to obtain citizen participation and that there is a need to respond quickly to the growing spread and effects of COVID-19. Therefore, HUD waives 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and CFR 91.401 as specified below to allow these grantees to determine what constitutes reasonable notice and opportunity to comment given their circumstances.

Applicability; this authority is in effect through the end of the 2020 program year. Therefore, the Citizen Participation Plan as amended established that the public will have a minimum of two days notice and a maximum and an automat-- no more than seven days of notice. What this translates into is that for public hearings like this one, the public has been given a minimum of two days and no more than seven days notice.

And also that the Citizen Participation Plan itself and the Annual Action Plan itself and the Consolidated Plan, all these -- all three documents that are posted for comment will be available for the public to provide comment for a minimum of five days. The public comment period will end May 11th. It goes from May 6th, which is tomorrow, until May 11th.

Do I have anyone else on line who would like to render comment? Okay. Seeing no one and hearing no one, we will proceed to go off the air and we'll come back at 4:30 to check to see if there are any intentions of providing comments for these three items. Thank you.

(Off record - 4:05 p.m.)

(On record - 4:30 p.m.)

CEDANO: It is 4:30 p.m. on May 5th, 2020 and again, we are hosting the Public Hearing for the SFY, State Fiscal Year 2021 to 2025 Consolidated Plan and State Fiscal Year 2021 Annual Action Plan for Housing and Community Development, but also for the State Fiscal Year 2016 to 2020 Citizen Participation Plan Amendment and the State Fiscal Year 2020 Annual Action Plan Amendment.

The first item, the Consolidated Plan and Annual Action Plan are part of the regular planning process which is a requirement from HUD for the State to receive ESG, CDBG, HOME and Housing Trust Fund allocations. The second and third items are in response to the COVID-19, CARES Act rather, allowance that gives the State the opportunity to utilize waivers for regulatory requirements.

The State Fiscal Year 2020 Annual Action Plan and the State Fiscal Year 2016 to 2020 Citizen Participation Plan have been amended to integrate these waivers and to reflect this new emergency funding for ESG and CDBG.

The amounts that we are talking about for all three items are as follows: the HOME Program receives \$3 million annually that can be used for a wide range of activities that build, buy and/or rehab affordable housing for rent or homeownership or provide direct rental assistance to low income people. Additionally, the State will match this amount with approximately \$750,000.

The CDBG Program received about \$3,157,697 per year which can be used for community development such as clinics, fire stations, water/sewer, et cetera,

planning, also, such as comprehensive community development plans and feasibility studies, special economic development that creates jobs and housing rehab, but it cannot be used for new construction.

The CDBG-CV which is the COVID-19 or CARES Act rather, provides the State \$1,855,168. These funds will target building and improvements for public facilities including those that prevent and respond to the spread of infectious diseases such as the coronavirus. CBDG-Coronavirus or CDBG-CV competitive grants are single purpose project grants with a maximum of \$500,000 per community.

The National Housing Trust Fund receives \$3 million per year and these funds can be used for the creation of rental housing units, the production of new homeownership units and acquisition of existing homeownership units. Part of the funds will be allocated to the Municipality of Anchorage.

In the balance of the State AHFC will administer the National Housing Trust Fund through the GOAL Program. AHFC's policy is to encourage the responsible development of housing for seniors, lower income persons and families through the allocation of GOAL Program funds.

The State Fiscal Year 2016 to 2020 Citizen Participation Plan was amended to utilize the CARES Act regulatory waivers related to public participation.

And the State Fiscal Year 2020 Annual Action Plan was amended to reflect the additional CARES Act funds for ESG-CV and CDBG-CV.

It is 4:36 now p.m. and I would like to know if there is anyone else online who

would like to submit comment, but if there is no one on line and seeing no one here in the room, we will proceed to go off the air until 5:00 p.m. Thanks.

(Off record - 4:36 p.m.)

(On record - 4:59 p.m.)

CEDANO: Okay. It's 4:59. This concludes the Public Hearing for the Housing and Community Development planning process, three items, the State Fiscal Year 2021 to 2025 Consolidated Plan and State Fiscal Year 2021 Annual Action Plan, but also the State Fiscal Year 2016 to 2020 Citizen Participation Plan Amendment and the State Fiscal Year 2020 Annual Action Plan Amendment.

We have no one here in the room and we have no comments on line, so we will proceed to conclude the Public Hearing. Thank you..

(Adjourned - 5:01 p.m.)

C E R T I F I C A T E

UNITED STATES OF AMERICA)

) ss

STATE OF ALASKA)

I, Suzan K. Olson, Notary Public in and for the State of Alaska, residing at Anchorage, Alaska, and Electronic Reporter, do hereby certify:


THAT the annexed and foregoing PUBLIC HEARING for the Alaska Housing Finance Corporation was taken on the 5th day of March, 2020, commencing at the hour of 3:00 o'clock p.m. in Anchorage, Alaska and recorded at AHFC 4300 Boniface Parkway in Anchorage, Alaska, pursuant to Notice;

THAT this Transcript, as heretofore annexed, is a true and correct transcription of said Public Hearing thereafter transcribed by Suzan K. Olson to the best of my ability;

THAT the original of the Transcript will be lodged with the Alaska Housing Finance Corporation;

THAT I am not a relative, employee or attorney of any of the parties, nor am I financially interested in this action.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 7th day of May, 2020.



Notary Public in and for Alaska
My Commission Expires: 08/13/23

Further, AIJ emphasized specific points:

- I. Overcrowding in rural communities is a facet of homelessness and it is recognized by AHFC¹.
- II. 31 Alaska Native villages are imminently threatened by flooding and erosion². At least 12 of them were considering relocating entirely or in part. It is necessary to recognize their housing needs on State and Federal level and in this Plan.
- III. AIJ requests that AHFC specifically recognizes, as one of the “points” discussed on page 5 of the *Draft Annual Action Plan*, the lack of affordable and available housing to those at risk of homelessness in environmentally threatened communities.
- IV. The existing housing framework is not sufficient because it requires communities to piecemeal funding to build one-two homes at a time.
- V. AHFC shall add goals, targets, and outcome indicators that require the construction of a specific number of homes for environmentally threatened communities.
- IV. AHFC shall help to identify and advocate for resolving AHFC and non-AHFC created barriers like:
 - 1. the requirement for proposed housing to be placed in close proximity to public services and facilities, which is difficult to achieve for those just starting their relocation.
 - 2. some grants available through FEMA and the USDA include time frames that are difficult to meet in rural Alaska;
 - 3. providing funding to “only those communities with the highest administrative capabilities” creates limitations. AHFC should provide outreach and meaningful training to those communities effected by this barrier.
- V. AIJ has knowledge and experience working with environmentally threatened communities and would be glad to assist AHFC in working with these communities.

Conclusion:

“AIJ requests that AHFC amends its *Draft Annual Action Plan* to recognize this housing crisis, set out a priority focused on assisting these communities in their efforts to relocate homes or construct new ones, and allocate funding, technical assistance, and training to assist these communities”³.

AHFC Response to the comments from the Alaska Institute for Justice (AIJ):

AHFC thanks AIJ for their participation and thoughtful comments, following which, AHFC included recognition of housing needs of the environmentally threatened communities on page 5 of this Plan.

Through the THHP program along, AHFC funded housing developments in 17 environmentally threatened communities during the time from 2003 to present⁴.

¹ AHFC, *Rural Overcrowding: A Different View of Homelessness* (Nov. 15, 2018), available at <https://www.ahfc.us/newsroom/news/news-archive-2018/rural-overcrowding-different-view-homelessness>.

² GAO Report No. 09-551, *Alaska Native Villages: Limited Progress Has Been Made on Relocating Villages Threatened by Flooding and Erosion* at 12, available at <https://www.gao.gov/new.items/d09551.pdf>

³See attached letter from AIJ titled *Re: Comments: Consolidated Housing and Community Development Plan for the State of Alaska: “DRAFT” Annual Action Plan, State Fiscal Year 2020 (Federal Fiscal Year 2019)*, April 3, 2019, page 5

⁴Complete information and a map of THHP funded projects are available at <https://www.ahfc.us/homelessness/development-grants/thhp> and https://www.ahfc.us/application/files/9115/5061/8899/thhp_project_summary_021919.pdf

AHFC will push forward with efforts to assist housing needs of environmentally threatened communities through the utilization of existing and the exploring of new programs, all subject to legislative approvals and appropriations.

As a part of this effort, AHFC will consider giving additional scoring points for housing proposals in environmentally threatened communities and assist with outreach and educational efforts. Additionally, AHFC will share with FEMA and USDA information about unique seasonal barriers to meeting required timelines in our rural communities.

Summary of written comments from the Anchorage Coalition to End Homelessness (ACEH):

AHFC has long shown commitment and support for homeless services over the years and ACEH asks that AHFC continue to dedicate consistent resources to this critical work.

The budget shows a \$4.95 million cut from programs that help prevent homelessness (Home Energy Rebates and Weatherization Assistance), removal of over \$8 million from FY19 to FY20 in direct homeless services (HAP and SNHG).

The elimination of HAP and SNHG funded programs would result in more unsheltered homelessness, food insecurity, and a surge in the utilization of expensive emergency services. The proposed budget threatens the HUD Continuum of Care match required to bring in federal HUD dollars statewide. The AHFC match supports the only paid employee for the Alaska Coalition on Housing and Homelessness, Homeless Management Information System (HMIS), partial financing of the two critical positions within ACEH, and 27 programs across the State.

The proposed cuts will ultimately result in state and municipal governments incurring greater costs through the elimination of prevention and early intervention services.

AHFC Response to Comments from the Anchorage Coalition to End Homelessness:

AHFC thanks the Anchorage Coalition to End Homelessness for their participation and comments. AHFC will continue to support homeless programs and services to the extent the budget determined by legislature allows. AHFC's dedicated Homeless Program Manager works on finding solutions to complex problems related to homelessness.

As part of the CARES Act amendment, the State released the draft AAP for SFY2020 for public comment. The draft was available for a minimum of five days as allowed by the CARES Act waivers to regulatory requirements for public participation and notice.

No comments were received during the May 5, 2020 Public Hearing or the May 5-11, 2020 Public Comment Period.

A complete copy of the May 5, 2020 Public Hearing transcripts is attached.

APPENDIX F

Below is a description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds according to 24 CFR 92.254(a)(4) are as follows. The application for funding gives applicants the option to choose between the two methods at the time of application for funding.

HOME Resale Model

The resale model requires that when a homeowner sells their home, he or she sells it for a restricted price to a low income household (80% below the median income). HOME funds up to \$40,000 may be provided in assistance. HOP funds can only be used for down payment and closing cost assistance in a project assisted with HOME funds. Interest buy downs are not an eligible cost.

When using the resale method, the original HOME-assisted buyer must receive a fair return on investment if the property is sold during the period of affordability. A fair return on investment is calculated as shown in Resale Methodology demonstrated below.

Capital improvements are permanent structural improvements or restoration of some aspect of the property that will either enhance the property's overall value or increases its useful life. Capital improvements have to last for more than one year and add value to the home, prolong its life, or adapt it to new uses. The improvements must still be evident when the home is being sold. Repairs and maintenance items are not considered capital improvements. Repairs return something to its original condition and are done to maintain a home's good condition without adding value or prolonging its life (e.g., painting, fixing sagging gutters).

Capital improvements that are no longer a part of the home or that have reached their useful life will not be included when determining the fair return on investment.

The value of capital improvements will be based on the actual costs of improvements as demonstrated by the homeowner's receipts.

It is important to note that if the house depreciates in value, the original homebuyer may not receive a return on his or her investment because the home sold for less or the same prices as the original purchase price. In addition, a homeowner's return on investment is limited by the amount of the market appreciation.

Housing under the resale provision must remain affordable to a reasonable range of low-income homebuyers. Low-income households between 30 to 80 percent of area median incomes are considered to be within the reasonable range of borrowers that should be targeted for the subsequent purchase of units utilizing the resale method. A household's monthly PITI payments must be at least 23% of the borrower's monthly income as qualified by the primary Lender and in no circumstances exceed 40%. If funding is available and the homebuyer is eligible, HOP assistance may be used to assist the subsequent low-income borrower.

For purposes of the HOME program, acceptable HOME projects using the resale option must include the following features:

1. HOME restrictions must remain in place for the minimum period affordability. The resale affordability period will be determined by amount of direct development assistance provided under the HOME in addition to any HOP assistance provided to the original homebuyer. The affordability period is based on the amount of assistance and is as follows:

| | |
|----------------------|----------|
| Less than \$15,000 | 5 years |
| \$15,000 to \$40,000 | 10 years |
| More than \$40,000 | 15 years |

For example, a unit may receive \$40,000 in HOME development subsidy and \$10,000 in down payment assistance from the HOP program. The total HOME assistance is \$50,000 and the affordability period is 15 years. All subsequent homebuyers for 15 years will need to be eighty percent (80%) below the median income.

2. An assistance agreement with the original homebuyer and all subsequent homebuyers must be established based on the affordability period.
3. In the event that the original homebuyer sells the home and the subsequent homebuyer receives HOP assistance the resale period restarts, based on the amount of new HOP assistance received. For example, the original homebuyer received \$50,000 in HOME assistance (development subsidy + down payment assistance) and the affordability period was 15 years. The homebuyer sold the home after owning it for 5 years and the new homebuyer received \$10,000 in HOP assistance. The affordability period would restart at time of sale and would now be 5 years.
4. A sample ground lease for the property must be approved by AHFC before any assistance will be approved. The lease must specify the grantees first right of refusal, the homeowner's maximum share of appreciation, resale formula, and other restrictions required by 24 CFR Part 92.
5. The resale formula may allow the homeowner to realize a maximum of 50 percent of the home's (market) appreciation. Increased home value due to the homeowner's capital investment in the home may be retained in full by the homeowner.
6. The remaining (market) appreciation (at least 50 percent) must be factored into the resale formula to reduce the home's subsequent sales price, making the home increasingly more affordable over the lease period.
7. The grantee must agree to exercise a first right of refusal in any subsequent sales of the home.

8. The grantee must agree to verify incomes of the original homebuyer and any subsequent homebuyers, and provide documentation of income verification to AHFC during the affordability period.

RESALE FORMULA

The Maximum Sales Price is the maximum amount the homeowner may receive when selling the property to a low-income household. The Maximum Sales Price shall be the lesser of the current appraised value at the time of sale or the price determined by the following formula:

Homeowner's Purchase Price [see step (a)]

\$ _____

Plus Appreciation Due to Homeowner Capital Improvements

+ _____

Plus Homeowner's Share of Pro-Rated Market Appreciation
[see step (e)]

+ _____

Equals Maximum Sales Price:

\$ _____

- (a) Determining Homeowner's Purchase Price: Homeowner and Grantee agree that the Homeowner's Purchase Price is calculated as follows:

Total Initial Sales Price:

\$ _____

Less any grant or subsidy assistance provided to Homeowner
to assist in the purchase of the home

\$ _____

Equals Homeowner's Purchase Price:

\$ _____

The Initial Sales Price for any subsequent owner shall be the sales price of the property at the time of that owner's purchase. The Homeowner's Purchase Price shall be recalculated using the formula above at the time of that owner's purchase, and may be recorded as an amendment to this agreement at the time of that subsequent sale.

- (b) Determining Market Appreciation: At the time of sale by Homeowner the Market Appreciation is calculated as follows:

Current Appraised Value

\$ _____

Less Initial Appraised Value [see step (c)]

-

Less Appreciation Due to Homeowner Capital Improvements

-

Equals the Market Appreciation

\$ _____

(c) Determining Initial Appraised Value: Homeowner and Grantee agree that at the time Homeowner purchased the property, the Initial Appraised Value of the property was \$[Input Initial Appraised Value]. The initial appraised value for any subsequent owner shall be the appraised value of the property at the time of that owner's purchase, and such amount may be recorded as an amendment to this agreement at the time of that subsequent sale.

(d) Prorating the Homeowner's Investment as part of Market Appreciation

To preserve the public subsidy that helped to make possible this affordable homeownership opportunity, it is necessary to determine the ratio of public subsidy and private investment that contributed to the Market Appreciation. The ratio is calculated by comparing Homeowner's Purchase Price to the Initial Appraised Value. Appreciation is then prorated by this ratio. Following is a step-by-step approach for calculating Prorated Appreciation.

Homeowner's Purchase Price [see step (a)]

\$ _____

Divided by Initial Appraised Value [see step (c)]

/ _____

Times Market Appreciation [see step (b)]

x _____

Equals Prorated Appreciation

\$ _____

(e) Determining Homeowner's Share of Prorated Market Appreciation:

The Homeowner's Share of Appreciation shall be determined by multiplying the Market Appreciation by the 50% (fifty percent). Following is a step-by-step approach for calculating Homeowner's Share of Appreciation:

Prorated Appreciation [see step (d)]

\$ _____

Multiplied by the Shared Appreciation Factor

x _____ .50

Equals Homeowner's Share of Prorated Market Appreciation

(if amount is negative, enter 0)

x _____

F. HOME Recapture Model

Under the recapture model the first \$10,000 in direct assistance is provided as a forgivable loan. Direct assistance is defined as the difference between the market value and sales price of the home in addition to any HOME assistance. For every year the homeowner continues to own the home and make it his or her primary residence, the loan will be forgiven by a maximum of \$2,000, or twenty percent (20%) of the loan, whichever is less.

Any remaining HOME assistance provided will be secured against the home as a loan with zero percent (0%) interest, repayable at the time the homebuyer no longer owns the property. If the homeowner fails to meet the primary residency requirement during the affordability period, the full amount of assistance is due and owing.

The recapture provisions will be triggered by a sale prior to the completion of the affordability period. The amount subject to recapture is the total amount of direct assistance less the prorated amount of the first \$10,000 forgiven per the terms described above plus any amounts that are not forgiven.

In the case of a sale (voluntary or otherwise) the maximum amount of funds subject to recapture is limited to whatever net proceeds (if any) are available. The homeowner must show that the appraised value of the home is not sufficient to pay off the HOME loan(s) in addition to any other lien in superior position, and standard and customary seller's closing costs. Net proceeds are calculated by the sales price less any non-HOME loans or repayments less closing costs.

APPENDIX G

SFY2020 Annual Action Plan

State Certifications CDBG, HOME, ESG; NHTF

Application for Federal Assistance SF-424 Forms

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☒ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

-

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: State of Alaska/ Alaska Housing Finance Corporation

* b. Employer/Taxpayer Identification Number (EIN/TIN):

92-0047291

* c. Organizational DUNS:

0101929530000

d. Address:

* Street1:

P.O. Box 101020

Street2:

4300 Boniface Parkway

* City:

Anchorage

County/Parish:

* State:

AK: Alaska

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

99510-1020

e. Organizational Unit:

Department Name:

Planning & Program Development

Division Name:

N/A

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Oscar

Middle Name:

A

* Last Name:

Cedano

Suffix:

Title:

Planner

Organizational Affiliation:

AHFC, HOME, DCCED-CDBG, NHTF, & ESG

* Telephone Number:

907-330-8417

Fax Number:

907-338-2585

* Email: ocedano@ahfc.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.228

CFDA Title:

Community Development Block Grants - CDBG-CV

* 12. Funding Opportunity Number:

--

* Title:

Community Development Block Grants - CDBG-CV

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME: First-time Homebuyer Assistance, Rental Housing Development, CDBG; Community Facilities, Planning, Economic Development; ESG: Assistance to Homeless; Housing Trust Fund; Rental Housing Development

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="1,855,168.00"/> |
| * b. Applicant | <input type="text" value="0.00"/> |
| * c. State | <input type="text" value="0.00"/> |
| * d. Local | <input type="text" value="0.00"/> |
| * e. Other | <input type="text" value="0.00"/> |
| * f. Program Income | <input type="text" value="0.00"/> |
| * g. TOTAL | <input type="text" value="1,855,168.00"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☐ New
☒ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

-

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Alaska/ Alaska Housing Finance Corporation

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

92-0047291

*** c. Organizational DUNS:**

0101929530000

d. Address:

*** Street1:**

P.O. Box 101020

Street2:

4300 Boniface Parkway

*** City:**

Anchorage

County/Parish:

*** State:**

AK: Alaska

Province:

*** Country:**

USA: UNITED STATES

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Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant - ESG-CV

* 12. Funding Opportunity Number:

* Title:

Emergency Solutions Grant - ESG-CV

13. Competition Identification Number:

Title:

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Add Attachment

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Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="914,566.00"/> |
| * b. Applicant | <input type="text" value="0.00"/> |
| * c. State | <input type="text" value="0.00"/> |
| * d. Local | <input type="text" value="0.00"/> |
| * e. Other | <input type="text" value="0.00"/> |
| * f. Program Income | <input type="text" value="0.00"/> |
| * g. TOTAL | <input type="text" value="914,566.00"/> |

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Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

INTERIM ESG-CV Certifications (STATE)

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

~~**Matching Funds** – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).~~

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation. EXCEPTION: In accordance with the CARES Act, the certifications in this paragraph do not apply with respect to CARES Act funding that is used to provide temporary emergency shelters (through leasing of existing property, temporary structures, or other means) to prevent, prepare for, and respond to coronavirus.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area. EXCEPTION: In accordance with the CARES Act, the certification in this paragraph does not apply with respect to CARES Act funding that is used to provide temporary emergency shelters

(through leasing of existing property, temporary structures, or other means) to prevent, prepare for, and respond to coronavirus.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.



Signature/Authorized Official



Date



Title

APPENDIX H

Emergency Solutions Grant (ESG) Reference 91.320(k)(3)

Written standards for providing ESG assistance

The Emergency Solutions Grant (ESG) program operates under the Interim Rule issued December 5, 2011. In addition to administrative activities, ESG funds may be used for five program components: street outreach, emergency shelter, homeless prevention, rapid re-housing assistance and Homeless Management Information Systems (HMIS).

The ESG regulations restrict the use of funds for emergency shelter or street outreach activities up to 60 percent of the recipient's fiscal year grant. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities.

To qualify for ESG assistance, program participants must meet the definitions of "homeless" or "at risk of homelessness" described in 24 CFR 576.2. Program participants in the "at-risk of homelessness" category must also have incomes below 30% of area median income to qualify for ESG assistance. In addition to documenting client eligibility, agencies providing rental assistance are now required to inspect all units to document compliance with HUD's habitability standards and to execute a written rental assistance payment agreement with the landlord.

Written Standards

In recognition of the large geographic area covered in the Alaska CoC geography and the varying needs and conditions of local communities, Alaska is adopting the provision outlined in 24 CFR 576.400(e)(2)(i)(B) that enables states to require each sub-recipient to establish their own written standards for providing ESG assistance and apply them consistently within the sub-recipient's program. This approach is consistent with the guiding principles of the Alaska HCD Plan which supports the use of local strategies for determining unmet needs and targeting of resources. All requirements for written standards and policies will be incorporated in the grant agreement issued to the sub-recipient, including the following:

- a) Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG).
- b) Standards for targeting and providing essential services related to street outreach;

- c) Policies and procedures for admission, diversion, referral and discharge by emergency shelters including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations;
 - i. such as victims of domestic violence, dating violence, sexual assault, and stalking; and
 - ii. individuals and families who have the highest barriers to housing and are likely to be homeless the longest.
- d) Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter.
- e) Policies and procedures for coordination among emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers and mainstream service and housing providers.
- f) The sub-recipient will incorporate into their ESG policies and procedures, by reference, existing cooperative agreements they have in place with the local Public Housing agency, the Indian Housing Agency, the domestic violence shelter, the Dept. of Public Assistance (TANF), and the community behavioral health center.
- g) Policies and procedures, consistent with CoC-adopted guidelines for participation in coordinated entry, including determining and prioritizing which eligible families and individuals will receive homeless prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
- h) Standards, consistent with CoC-adopted guidelines, for determining the share of rent and utility costs that each program participant must pay, if any, while receiving homeless prevention or rapid re-housing assistance.
- i) Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time. Due to the amount of funding available to Alaska, assistance is likely to be limited to no more than 12 months. Adjustments to rental assistance in the event of changes in income will be addressed in a manner similar to the local housing authority for consistency and preparation of the program participant to transfer to a longer-term program should the opportunity arise.
- j) Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homeless prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance; or the maximum number of times the program participant may receive assistance.

Due to funding limitations, the only housing stabilization service anticipated is case management. The sub-recipient will revise their written policies to incorporate the requirement for program participants to meet with their case manager at least monthly while receiving ESG assistance.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The BoS CoC, identified geographically as the entire state of Alaska, excluding the Anchorage municipality operates a singular coordinated entry system (CES) and also collaborates with the Anchorage system through a shared HMIS database. In order to reach individuals who are least likely to apply for homelessness assistance, the balance of state implemented a telephonic assessment protocol which allows any individual to call an access point and be assessed using the common assessment tool (VI-SPDAT). United Way's 2-1-1 phone line also makes referrals to the CES. Clients indicate which community they would prefer services as many Alaskans reside in communities with little to no homeless intervention agencies. All year-round and seasonal shelters participate in the BoS CES and assess individuals using the common assessment tool and make referrals to the CES. The CoC also advertises the CES via the internet (webpage/emails/social media), radio, television, and with flyers posted in known locations where vulnerable individuals gather.

The BoS CES prioritizes housing referrals for the most vulnerable individuals based on VI-SPDAT, chronic homeless status, and length of time homeless for all housing intervention types. Local designated lead agencies manage referrals from the CES to quickly access the community prioritization list when beds become available. If a client refuses a referral, the CES case conferencing team meets to plan a successful housing path for the individual. The CoC CES Committee monitors successful referral rates and the length of time individuals remain on the list to identify where additional resources are needed and where system improvements can be made.

Process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Applicants for ESG funding now use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or transportation challenges. Agencies applying for ESG funding are most likely returning grantees seeking funding to continue their services into the next program year. Following the lead of the CoC process, past performance in achieving service projections and housing stability constitutes a significant portion of the ranking factors each year. If the applicant is not a returning grantee, they must provide a narrative explanation for 1) how they developed their service projections, 2) what they will do to monitor and report on housing retention, and 3) the applicant's experience and capability to serve homeless persons and meet all of the regulatory and administrative requirements.

Applicants must align their proposed activities with the goals of state & local homeless plans. The program narrative includes questions about participation in the coordinated entry and assessment process, incorporation of the Opening Doors Federal Homeless plan, linking program participants to mainstream resources, policies and procedures for prioritizing the delivery of homeless services that incorporate best practices and detailed budget narratives.

Due to the small amount of ESG funds that are allocated to Alaska each year and the documented high need among shelters for operating assistance, the State will award the maximum amount of its allocation for that purpose. The remaining amount will be awarded to projects that proposed a financially feasible medium-term rental assistance program to prevent homelessness or rapidly re-house those who have been displaced.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Homeless participation requirement (not applicable to states)

Performance standards for evaluating ESG.

Consistent with HUD/CoC performance measures and Alaska's 10-Year Plan to End Long Term Homelessness, the following standards will be used to evaluate ESG activities (and source to determine performance):

Emergency Shelters: Utilization rate of at least 65% (Source: AHAR)

Rapid Re-Housing: 6+ months housing stability rate at least 82% (Source: HMIS/Provider reports)

Homeless Prevention: 90-day housing retention rate of at least 80% (Source: Provider reports).