

ANNUAL ACTION PLAN AMENDMENT 1 FOR THE STATE OF ALASKA

State Fiscal Years 2027
(Federal Fiscal Years 2026)

August 7, 2026

Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies - 91.300(b)	7
AP-10 Consultation - 91.110, 91.300(b); 91.315(l)	9
AP-12 Participation - 91.115, 91.300(c).....	12
AP-15 Expected Resources – 91.320(c)(1,2)	14
Allocation Priorities – 91.320(d).....	22
AP-30 Methods of Distribution – 91.320(d)&(k)	25
AP-38 Project Summary.....	33
AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii).....	43
AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii).....	43
AP-50 Geographic Distribution – 91.320(f)	43
AP-55 Affordable Housing – 24 CFR 91.320(g).....	44
AP-60 Public Housing - 24 CFR 91.320(j)	46
AP-65 Homeless and Other Special Needs Activities – 91.320(h).....	47
AP-75 Barriers to affordable housing – 91.320(i)	51
AP-85 Other Actions – 91.320(j).....	51

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(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 \$10 million annually for four of them: the HOME Investment Partnership Act (HOME), the Community Development Block Grant Program (CDBG), the National Housing Trust Fund (HTF), and the Emergency Solutions Grant Program (ESG). In order to maintain eligibility for these, the State must engage in a consolidated planning process that results in the development of this Five-Year 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, CDBG-CV, HOME, ESG, ESG-CV programs; the Municipality of Anchorage and the State of Alaska. 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 may request 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 an HTF allocation plan that addresses its intent to award HTF funds to MOA.

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."

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), the Alaska Governor's Council on Disabilities and Special Education, and the Alaska Workforce Investment Board (WIB). AHFC is the lead agency in the preparation and maintenance of the State's Consolidated Plan.

Title 1 of the Housing and Economic Recovery Act of 2008 established the Housing Trust Fund. The HTF may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF-assisted units will be required to have a minimum affordability period of 30 years. A Cost Allocation plan must be developed by the participating states. AHFC has been designated by the State's Governor to be the recipient of the HTF and to administer the funds. AHFC, as part of the planning process for

the Annual Plan has requested the participation of the public for the allocation of HTF as part of the GOAL program and its activities. <https://www.hudexchange.info/programs/htf/>.

AHFC may provide the MOA with a sub-grant of \$550,000 in. The remaining NHTF will be administered for the area of Alaska outside of Anchorage consistent with the participating jurisdictional boundaries of the HOME program. If a subgrant is not awarded to the MOA, NHTF will be available to projects statewide. NHTF funds administered by AHFC 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 Low Income Housing Tax Credit, HOME Investment Partnership, and Senior Citizens Housing development Fund programs, within a single annual application process. Please visit the following URL for more information regarding the GOAL Program: <https://www.ahfc.us/pros/grants/development-grants/goal/>

The State's five-year Consolidated Housing and Community Development Plan (SFY-2026-2030) profiles housing and community development (HCD) conditions in Alaska, outlines an assessment of HCD needs, and provides a market analysis of the environment in which these needs exist. This five-year plan includes a strategy to be followed in carrying out HUD programs, and other resources leveraged in conjunction with these programs. Implementation of the five-year plan will be done through a series of one-year Annual Action Plans (AAP), based on the State of Alaska's fiscal year. The AAP identifies housing and community development resources expected to be available and it provides the details for the use of HOME, CDBG, CDBG-CV, HTF, and ESG, ESG-CV 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).

2. Summarize the objectives and outcomes identified in the Plan

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 2025-2030 guiding principles are:

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.

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.

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.

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.

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.

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.

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.

Outcome Performance Measures

The Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs was implemented during SFY 2007 (FFY 2006). The State determined that performance measure additions did not constitute a significant amendment under its citizen participation plan. Beginning with the SFY 2008 Annual Action Plan, the state incorporated performance measures in addition to comparing quantifiable achievements (i.e. units built) with projected goals to determine program success, performance evaluation includes a review of needs fulfillment. Each Goal is correlated with a Need of Priority, a measured outcome relevant to the activity type and purpose.

Outcome categories are:

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.

Decent Housing— The activities that typically would be found under this Outcome are designed to 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.

Creating Economic Opportunities— These are the types of activities related to economic development, commercial revitalization, or job creation.

3. Evaluation of past performance

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 reduce homelessness in a significant and measurable way in Alaska.

The process to develop the SFY2027 CAPER will begin in July 2026 with a fifteen-day public comment period on the draft CAPER anticipated in September of 2026. The CAPER will be submitted to HUD by September 31, 2026. The SFY2025 Annual Performance Report is available at: <https://www.ahfc.us/pros/references/plans>

4. Summary of Citizen Participation Process and consultation process

One statewide teleconferenced public hearing was held on May 5, 2026 to obtain public comment regarding housing and community development in preparation for drafting and finalizing the SFY 2027 Annual Action Plan. The draft was made available for public review and comment on April 17, 2026 for a minimum of 30 days. The public comment period ends on May 18, 2026.

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
Appendix E will be updated when the Public Comment period ends.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	ALASKA	Alaska Dept. of Commerce and Community Development
HOME Administrator	ALASKA	Planning and Program Development/AHFC
ESG Administrator	ALASKA	Planning and Program Development/AHFC
NHTF Administrator	ALASKA	Planning and Program Development/AHFC

Table 1 – Responsible Agencies

Narrative

Several State agencies in Alaska joined efforts to create and maintain the Alaska's Consolidated Housing and Community Development Plan. 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 Governor's Council on Disabilities and Special Education. 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 SFY 2026-2030 Five-Year Consolidated Plan. The Interagency Steering Committee met on January 27, 2026. A statewide teleconferenced public hearing was held on May 5, 2026 to obtain public comment regarding housing and community development in preparation for drafting the HCD Plan.

The draft SFY2027 AAP was made available for public review and comment on April 17, 2026 for a minimum of 30 days which ended on May 18, 2026. Notification of the availability of the draft plan, and the public hearing were advertised in the Anchorage Daily News, a newspaper of statewide circulation, and in a number of regional and community newspapers.

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 that the State received from April 17 through May 18, 2026 were considered.

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

Consolidated Plan Public Contact Information

Regan Mattingly, Development Program Lead
Planning and Program Development Department
Ph. 907-330-8235

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

1. Introduction

Provide a 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

As the housing Authority for the State of Alaska and the recipient of the Alaska Balance of State Continuum of Care (CoC), Emergency Solutions Grant (ESG), and Housing for Persons with AIDS (HOPWA), AHFC applies for planning funds when a need is identified and the funds are available. The CoC is both a specific funding opportunity through the Department of Housing and Urban Development (HUD) and a regional planning group that coordinates housing and services funding for homeless families and individuals. AHFC participates in the two CoCs, one representing the municipality of Anchorage (AK-500) and one representing the balance of state (AK-501).

AHFC operates the Statewide Homeless Housing Office, which serves as a single point of contact for nonprofit and supportive housing providers regarding funding, technical and counseling assistance, data collection, best practice sharing, and connecting homeless or at-risk individuals and families to community-based service providers where appropriate.

Describe 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

Alaska Housing Finance Corporation (AHFC) serves as both the designated homeless agency for the State of Alaska and submits individual project applications for Permanent Supported Housing (PSH) and Sponsor-Based Rental Assistance (SRA) in both the AK-500 and AK-501 Continuums of Care (CoCs). Throughout the CoC application process, AHFC collaborates with representatives from the CoCs to establish priorities to address the needs of Alaska's homeless. In addition, AHFC collaborates with local and state housing coalitions to identify service gaps and respond to additional funding opportunities. This relationship helps inform AHFC's funding priorities to address the needs of Alaska's homeless, particularly chronically homeless individuals and families, families with children, veterans, unaccompanied youth, transition-age youth, and persons at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As the designated housing agency for the AK-501 Continuum of Care (CoC), Alaska Housing Finance Corporation (AHFC) consults with the communities within the CoC to identify gaps in service, implement best practices, and engage with housing and other service partners. Emergency Solutions Grant (ESG) funding is awarded in conjunction with the CoC and supports programs that provide unduplicated services for at-risk or homeless families in communities within the AK-501 jurisdiction.

AHFC maintains the Alaska Statewide Policies and Procedures manual for ESG grantees. The CoC collaboration section of the manual includes the CoC's current priorities and goals, requirements for HMIS data completeness, coordinated entry, and the agreed-upon standards for evaluating the needs of individuals seeking assistance.

AHFC provides periodic reports to the CoCs on the use of Sponsor-based Rental Assistance (SRA) funds by recipients and other state and federal programs targeting homeless services.

AHFC helps fund the HMIS system and is an integral part of CoC meetings and the Data Consortium Committee, which decides its operation and administration.

2. Agencies, groups, organizations and others who participated in the process and consultations

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 SFY2025 Consolidated 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
- 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

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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

- Moving to Work Report 2023
- Alaska Continuum of Care for the Homeless—Homeless Strategy for All Areas Outside of Anchorage
- AHFC—Moving to Work Plan SFY2025
- 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

SFY 2027 Annual Action Plan, Amendment 1

- 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
- Alaska Tribally Designated Housing Entities— NAHASDA Indian Housing Plans
- SFY 2024 Alaska Housing Market Indicators:
 - Quarterly Survey of Alaska Lenders
 - Quarterly Survey of Alaska Permitting Activity,
 - Annual State of Alaska Rental Market Survey
- Alaska Supportive Housing Plan
- IAP Medicaid Innovation Accelerator Program

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The development of the HCD Plan is a result of input from a number of different sources. Those providing input include individuals, state agencies and 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

The State uses teleconferencing and the internet to overcome the barriers of distance. Citizens in even the most remote areas of the State are given the opportunity to participate in the HCD process. AHFC's website (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 websites 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 advertised extensively on the AHFC website, in statewide and local 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. A public hearing and statewide teleconference was held to obtain public input on April 18, 2024. Additionally, AHFC consulted with the following entities in drafting the HCD Plan:

Alaska Coalition on Housing and Homelessness

Alaska Governor's Council on Disabilities and Special Education

Alaska Interagency Steering Committee

Fairbanks Homeless Coalition

Kenai Homeless Coalition

Association of Alaska Housing Authorities

Juneau Homeless Coalition

Affordable Housing Partnership

Anchorage Homeless Coalition

Matanuska Susitna Homeless Coalition

Mental Health Plan

The draft plan was released on April 17, 2026 with public comments accepted through May 18, 2026. All public comments and the State's responses to the comments are in Appendix E.

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

Introduction

The State anticipates that there will be approximately \$10 million in federal funds and \$23 million in State funds for a total of approximately \$33 million available for programs that affect beneficiaries statewide. The Annual Funding Plan for Housing Table, reflects anticipated funding levels for SFY2027 (July 1, 2026 through June 30, 2027), and covers all areas of Alaska outside of Anchorage. The state funding indicated in the funding table reflects the amounts in the Governor's SFY2027 Capital Budget request to the Alaska Legislature. AHFC updated the Federal figures in the table based on the latest information available at the time of the release of the final SFY2027 Annual Action Plan. Changes in the price of crude oil around the country may affect the funding allocations for various state programs administered by AHFC.

Anticipated Resources

Program Name	Program Type	Anticipated Funding		
		Federal	State	Total
CDBG	HUD - Community Development Block Grant Program	\$2,677,355.00	\$60,000.00	\$2,677,355.00
RPH	HUD - Recovery Housing Program	\$1,100,702.00		\$1,100,702.00
Energy Efficiency Research	Cold Climate Housing Research Center Grant		\$500,000.00	\$500,000.00
Energy Programs	Weatherization Assistance and Home Energy Rebates		\$25,500,000.00	\$25,500,000.00
ESG	HUD - Emergency Solutions Grant Program	\$236,091.00		\$236,091.00
Federal and Other Competitive Grants	Matching Funds for Federal Grant Programs		\$7,500,000.00	\$7,500,000.00
HOME	Rehab, new const, rental and homebuyer assistance	\$3,000,000.00	\$750,000.00	\$3,000,000.00
Homeless Assistance Program	Funding For Homeless Programs and Prevention		\$8,100,000.00	\$8,100,000.00
National Housing Trust Fund	Build Affordable rental housing for Extremely low-inc	\$3,311,933.19		\$3,311,933.19
Senior Citizen Housing Development Fund	Senior Housing Rehabilitation and Construction		\$3,000,000.00	\$3,000,000.00
Supplemental Housing Development Program	Rural Housing Infrastructure Improvements and Rehab.		\$4,000,000.00	\$4,000,000.00
Teacher, Health, and Public Safety Housing	Rental Housing for Teachers, Health Prof, Public Safety		\$14,500,000.00	\$14,500,000.00
Empowering Choice Housing Program	Rental Assistance for Persons Displaced due to Domestic Violence		\$1,500,000.00	\$1,500,000.00
Total Grants:		\$10,326,081.19	\$65,410,000.00	\$74,926,081.19

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including 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 and NHTF 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 and NHTF 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 FFY2026 allocation of the National Housing Trust Fund to the GOAL program.

b. The SFY2027 (FFY 2026) 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. 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: While there is no statutory match requirement for the CDBG program, the State of Alaska Department of Commerce, Community, and Economic Development (DCCED) will encourage applicants to secure matching funds or in-kind resources. If an applicant proposes a match, 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.

f. CDBG-DR: The State of Alaska, Department of Commerce, Community, and Economic Development (DCCED) do not have a match requirement. DCCED emphasizes leveraging other funding sources for the development of new affordable housing opportunity.

If appropriate, describe 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 – 91.320I(3)&I

Goals Summary Information

GOAL	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 \$3,000,000 National Housing Trust Fund allocation \$3,311,933.19
	Fiscal Year 2027 – July 1, 2026 to June 30, 2027			
	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	30	

	Rental Housing	Units	8	
	Production of new homeownership units	Units	10	
	Direct Financial Assistance to homeownership units	Units	20	
Reduce and Prevent Homelessness	Category	Geographic Area	Addressed Need	Funding
	Homeless	Balance of State	Emergency Shelter & Transitional Housing, Rapid Re-housing, Permanent supportive Housing, homeless Prevention	Emergency Solutions Grant \$234,484
	Fiscal Year 2027 – July 1, 2026 to June 30, 2027		Objective: Reduce and Prevent Homelessness	Outcome: Reduce and Prevent Homelessness
	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.			
	Goal Outcome Indicator Outreach Unit of Measure Alaska Housing Locator and Alaska 211 Quantification Increased Reporting Goal Outcome Indicator Emergency Shelter & Transitional Housing Unit of Measure			

	PIT/HIC Quantification Reduction in # of Unsheltered & No Net Loss of Beds Goal Outcome Indicator Permanent Supportive Housing Rapid Re-housing Unit of Measure HMIS & APR Reports Quantification ES Average Length of stay is 2 months or less & 80% exiting TH for permanent housing Goal Outcome Indicator Homeless Prevention Unit of Measure HMIS STELLA Reports Quantification 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 & Improvements	Community Development Block Grant \$2,564,020
	Fiscal Year 2027 – July 1, 2026 to June 30, 2027			
	Description: Funds will be used for a variety of public facilities, public improvement, housing, and special economic development projects primarily in rural communities with >51% 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.			
	Goal Outcome Indicator	Unit or Measure	Quantity	
	Create Suitable Living Environment	Communities	4-5	

Develop Community	Category	Develop Community	Category	Develop Community
	Fiscal Year 2027 – July 1, 2026 to June 30, 2027			
	Description: Funds will be used for a variety of public facilities, public improvement, and special economic development projects primarily in rural communities with >51% 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.			
	Goal Outcome Indicator	Unit or Measure	Quantity	
	Create Suitable Living Environment	Communities	4-5	
Disaster Recovery	Category	Geographic Area	Addressed Need	Funding
		Eligible jurisdiction of: Municipality of Anchorage, Kenai Peninsula Borough, and Matanuska – Susitna Borough	Production of new rental housing units	Community Development Block Grant- Disaster Recovery \$33,356,000
	Fiscal Year 2027 – July 1, 2026 to June 30, 2027			
	Description: Funds will be used for new infrastructure of affordable housing, replacement housing, homeowner recovery program, structural analysis and retrofit program, and planning with the three eligible jurisdictions with high proportions of low- and moderate-income persons. 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.			
	Goal Outcome Indicator	Unit or Measure	Quantity	

	Production of new units			
		Units	Estimated 100	
Disaster Recovery	Category	Geographic Area	Addressed Need	Funding
		Eligible jurisdiction of: Municipality of Anchorage	Rental Assistance, Relocation, Housing Assistance, Down Payment Assistance, Homeownership Assistance	Community Development Block Grant – Disaster Recovery \$2,500,000
	Fiscal Year 2027 – July 1, 2026 to June 30, 2027			
	Description: Funds will be used for Forest Park Optional Relocation Assistance program to include manufacture housing unit relocation reimbursement, housing assistance, down payment assistance for a new type I/II manufactured housing unit, homeownership assistance, fixed residential moving costs, clearance, and demolition.			
	Goal Outcome Indicator	Unit or Measure	Quantity	
	Create Suitable Living Environment	Units	Estimated 24	

Table 5 – Goals Summary

Outcome/Objective	Population	Performance	Program	Expected	Actual	Percent
Specific Annual Objectives	Benefitted	Indicators	Year	Number	Number	Completed
Rental Assistance						
Tenant Based Rental Assistance: Improving the availability of affordable housing options through rental subsidies.	Low Income	Number of tenant households receiving	2026	30	0	
			2027	30		
			2028	30		
			2029	30		
			2030	30		

20% of beneficiaries are very-low Income		rental assistance.				
		MULTI-YEAR GOAL		150		
Rental Housing						
HOME Rental Development and National Housing Trust Fund: Improving the availability of affordable housing options through the increase and preservation of rental units	Extremely low to Low Income	Number of units built or preserved	2026	10	17	
			2027	10		
			2028	10		
			2029	10		
			2030	10		
		MULTI-YEAR GOAL		50		
Acquisition of Existing Homeownership units						
Home Opportunity Program and Creating opportunities for home ownership through education, financial assistance	Moderate Income	Number of homebuyers receiving assistance.	2026	20	0	
			2027	20		
			2028	20		
			2029	20		
			2030	20		
		MULTI-YEAR GOAL		200		
Production of Homeownership Units						
Homeownership Dev. Program: Creating affordable housing through assistance with the cost of development.	Low Income	Number of homeowner units developed.	2026	10	6	
			2027	10		
			2028	10		
			2029	10		
			2030	10		
	Moderate Income	MULTI-YEAR GOAL		50		

Allocation Priorities – 91.320(d)

Introduction:

Funding Allocation Priorities

Percentage of Federal Funds per Program					
	Rental Development	Reduce and Prevent Homeless	Home Ownership	Community Development	Total %

CDBG				100%	100%
HOME	50%	25%	25%		100%
HOPWA		100%			100%
ESG		100%			100%
NHTF	100%				100%

Table 6 – Funding Allocation Priorities

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 up to \$550,000.00 may 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 up to \$550,000. If a subgrant is executed the remaining NHTF will be administered for the area of Alaska outside of Anchorage consistent with the participating jurisdictional boundaries of the HOME program. If a subgrant is not executed NHTF funds will be available to projects in the MOA. 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.

AHFC provides 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. In SFY2027 (FFY2026), up to \$600,000 in HOME funding for TBRA will be allocated.

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.

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.

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 projects.

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 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.

How will the proposed distribution of funds will 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 new 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; Strengthen 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 SFY2027 is anticipated to be \$3,000,000. Additionally, AHFC will provide \$750,000 state matching funds to contribute to the federal matching requirements under the HOME program; subject to legislative authorization.

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 2024 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 2026-2030 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 and are detailed in the program descriptions that follow.

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

HOME funds are available to local governments, non-profit and for profit organizations, and regional housing authorities in the form of grants or zero interest loans. Notices of Funding Availability (NOFA) are published state wide in newspapers and distributed by AHFC email list serve. NOFAs are also available on the program's individual website and the AHFC central notice page at the following link <https://www.ahfc.us/about-us/notices/funding-availability>. Application processes vary between funding programs and usually include a registration phase before the application phase.

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.

The application process is competitive for each program through a Notice of Funding Availability (NOFA). Application packages are available at the office of the jurisdiction (4300 Boniface Parkway, Anchorage, AK 99504) or on the jurisdiction's Web site: www.ahfc.us.

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 the per unit subsidy limit

Units funded within close proximity to public services and facilities

Rental Development (RD) – none

Units funded and income targeting level

EMERGENCY SOLUTIONS GRANT (ESG)

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 SFY2027 is \$236,091. ESG funds will be awarded on a competitive basis to units of local government and non-profit organizations.

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 576.2.

Program participants in the "at-risk of homelessness" category must also have incomes below 30% of the area median income to qualify for ESG assistance or below 50% of the area medium income for ESG-CV funds. 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.

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 only)

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 60% of the state's annual award or the shelter baseline established in 2010 as required under the HEARTH Act. The remainder of the 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 2026 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 the relationship of the proposed activities to achieving the goals of state & local homeless plans. Other ranking factors include the local coordinated entry 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 are 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

20HH/50PP: households/persons stabilized with rent/utility through Homeless Prevention

40HH/100pp: households/persons receiving case management through RRH/HP Case Management

COMMUNITY DEVELOPMENT BLOCK GRANT

The goals of the Alaska Community Development Block Grant Program (CDBG) are to provide financial resources to Alaskan communities to meet one of four eligible national objectives: housing, benefit to low- and moderate-income person, aid in the prevention and elimination of slum and blight, and meet an urgent need. CDBG is a competitive grant program and are single-purpose project grants with a maximum award of \$850,000 per community. There are four basic funding categories: community development, planning, housing, and Special Economic Development.

CDBG competitive grants are single-purpose project grants; maximum of \$850,000 per community.

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

Any Alaskan municipal or borough government (except Municipality of Anchorage) is eligible to apply for the grants. Non-profits may apply as co-applicants for these pass-through funds. Cities and Boroughs may apply together as joint applicants. In a typical year, the Funding Opportunity Announcement is issued in late fall with awards made the following spring. Federal regulations require 51 percent of the persons who benefit from a funded project be low- and moderate-income (LMI) persons as defined by the most recent American Community Survey (ACS). Applicants also have the option to conduct their own surveys to determine LMI for their communities. HUD defines Limited Clientele parameters for non-Area-Wide Benefit projects.

The Infrastructure Investment and Jobs Act established the Build America Buy America (BABA) Preference of all iron, steel, manufactured products, and construction materials used in infrastructure projects must be produced in the United States. As HUD provides guidance for implementation of Build America, Buy America Act for projects with federal financial assistance greater than \$250,000 for construction, alteration, or repair using iron or steel, the CDBG grant will incorporate BABA information for all infrastructure projects that include iron and steel.

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

Applicants for CDBG funds must meet a national objective, demonstrate that the project will use funds only for eligible expenditures, and satisfy all participation requirements.

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

In each application cycle, DCCED updates their public-facing website, sends a letter to all municipalities in the state, including those with under 51% low- to moderate-income populations, and hosts no fewer than three (3) Application Workshops to notify potential applicants of the application deadline, provide instructions on how to access the application, the Applicant manual, and supporting materials. Hard copies can be requested from DCCED, and electronic copies are accessible online at: [Community Development Block Grants, Grants Section, Division of Community and Regional Affairs](#)

How resources will be allocated among funding categories

CDBG provides funding for State Administration (\$100,000), State Technical Assistance to Applicants and Grantees (3% of award), and Grants (the balance of the funding provided). In accordance with federal regulations, no more than 20% of any annual award may be used for administration and planning purposes across the State of Alaska and all grantees.

Threshold factors and grant size limits.

Grants are capped at \$850,000. Threshold factors include but are not limited to: demonstrating a benefit to low- to moderate-income persons, meeting federal public participation requirements, application by an eligible municipality, and submission of all requested application materials.

Recaptured funds are unspent funds that DCCED recovers from grantees when it is evident 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.

DCCED uses recaptured funds for current grantees who demonstrate a need for additional funds (up to the \$850,000 cap) or provides it to follow-on year award cycles to ensure the State remains compliant with the timeliness distribution requirements of the program.

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 120% of the applicable project cost. 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-38 Project Summary

Project Summary 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: \$3,311,933.19
	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, 2027

	Estimate the number and type of families that will benefit from the proposed activities	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: · 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. It is estimated that two (2) of those units will be made accessible.
	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	Creating affordable housing for LMI* families through assistance with the cost of development. *Low-to-moderate-income
	Funding	HOME: \$500,000
	Description	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.
	Target Date	June 30, 2027
	Estimate the number and type of families that will benefit from the proposed activities	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: It is estimated that fifteen (15) units will be developed. It is estimated that fifteen (15) units will meet the Alaska equivalent of the Energy Star standard.
	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: \$350,000
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 \$350,000 SFY2027 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, 2027

	Estimate the number and type of families that will benefit from the proposed activities	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: 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.
	Location	Statewide
	Description	
	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: \$750,000

	Description	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. Priority Populations Category: Individuals who are homeless or at-risk of homelessness who are at or below 50 percent of area median income and are: - 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 Families assisted through these provisions must also pursue any available rental assistance in their community. 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.
	Target Date	June 30, 2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that roughly thirty (30) households will be assisted during the reporting period.
	Location Description	Statewide

	Planned Activities	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. 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.
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	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. *Rental Housing Development (RHD).
	Target Date	June 30, 2027
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist up to four (4) CHDOs* *Community Development Organizations (CHDO)
6	Location Description	Statewide
	Project Name	Emergency Solutions Grant
	Target Area	Balance of State

	Goals Supported	Reduce and Prevent Homeless
	Needs Addressed	Homeless Special Needs Emergency Shelter & Transitional Housing Rapid Re-housing Permanent supportive Housing, Homeless Prevention
	Funding	ESG: \$236,091
	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.
	Target Date	June 30, 2027
	Estimate the number and type of families that will benefit from the proposed activities	1,500 unduplicated persons through ES-operations 10HH/25PP: homeless households/persons moving to permanent housing through –Homeless Assistance 20HH/50PP: households/persons stabilized with rent/utility through Homeless Prevention 40HH/100PP: households/persons receiving case management through RRH/HP Case Management
	Location Description	Balance of State
	Planned Activities	Pending competitive awards rounds
7	Project Name	CDBG
	Target Area	Balance of State
	Goals Supported	Community Development – Improve Public Infrastructure
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$2,564,020
	Description	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.

	Target Date	June 30, 2027
	Estimate the number and type of families that will benefit from the proposed activities	The 2027 goal is to benefit approximately 700 low- to moderate-income individuals statewide.
	Location Description	Rural Alaska
8	Project Name	Community Development Block Grant - Coronavirus (CDBG-CV)
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Improvement Public Facilities Public Service
	Funding	CDBG-CV: \$5,704,808
	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-CV competitive grants are single-purpose project grants; maximum of \$850,000 per community.
	Target Date	June 30, 2027
	Estimate the number and type of families that will benefit from the proposed activities	5-8 municipalities with approximately 100 households. Remaining CDBG-CV funds will be directed to the Municipality of Anchorage to expand support for public services to operate non-congregate emergency shelter(s) to prevent, prepare for, and respond to COVID-19 and future public health emergencies.
9	Project Name	Community Development Block Grant – Disaster Recovery (CDBG-DR)
	Target Area	CDBG-DR eligible jurisdiction
	Goals Supported	Provide rental units constructed
	Needs Addressed	Expand affordable housing
	Funding	CDBG: \$35,856,000

	Description	The CDBG-DR funds will develop new infrastructure of affordable housing, replacement housing, homeowner recovery program, structural analysis and retrofit program, and planning with the three eligible jurisdictions with high proportions of low-and moderate-income persons.
	Target Date	June 30, 2027
	Estimate the number and type of families that will benefit from the proposed activities	Production of new units estimated 100
	Location Description	Within eligible jurisdiction

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The main three obstacles that complicate the process of addressing underserved 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. 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. The newly implemented Build America Buy America (BABA) is anticipated to increase building material costs along with cost increases associated with tariffs.

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.

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 2021, 2022, 2023, and 2024. 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)

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.

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 Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	23
Rehab of Existing Units	15
Acquisition of Existing Units	40
Total	143

Table 8 - One Year Goals for Affordable Housing by Support Type

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 historic production data and assumptions for leverage funding, the numbers reported in tables 58 and 59 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 SFY2027, 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 SFY2027 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 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 at <https://www.ahfc.us/tenants/resources/mtw-plans-and-reports>.

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/tenants/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 the Resident Advisory Board (RAB). 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 facilities management 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), and Housing Choice Voucher (HCV) programs.

AHFC's Jumpstart Program provides support to residents in achieving their homeownership objectives through goal setting, savings match, and connections to community homeownership education and resources.

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.

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). The Moving To Work program is authorized by Congress to give 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://www.hudexchange.info/programs/mtw/>

Please also visit the AHFC website to view the full text of the FY2026 Moving to Work Plan at: <https://www.ahfc.us/tenants/resources/mtw-plans-and-reports> .

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 Continuums 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.

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

Alaska Housing Finance Corporation will continue to assist local homeless coalitions by providing outreach and addressing immediate needs. The Institute for Community Alliance is the CoC grantee for HMIS funding and oversees the Point-In-Time Count, an annual outreach activity to homeless persons, and the annual day of advocacy, providing essential skill development and advocacy on behalf of the organizations relying on grant funds to maintain services for homeless households. 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: The annual 2-1-1 report was submitted to AHFC by United Way of Anchorage, and the data usage reports were for the Housing Locator.

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: 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 that individuals and families experience homelessness. Goal: ES- maintain average length of stay at 3 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), which 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 before discharge. Resources targeting

persons leaving state custody such as HOME TBRA vouchers and assisted living facilities will be utilized and 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: LSA 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 with local coalitions from communities in the AK-501 Balance of State CoC area, and the Alaska Coalition on Housing and the Homeless to support programs that more effectively connect homeless persons to those support connections. Goal: 30% of persons in Transitional Housing (TH) / Permanent Supportive Housing (PSH) programs are employed at the end of the program year, and 65% of persons in TH/PSH receive non-cash (mainstream) support at the end of the 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)

Actions it 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 \$3,311,933.19 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)

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

Rural Professional Housing Grant Program

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 RPH, funding is available for the acquisition, rehabilitation, and/or new construction of dedicated housing for eligible professionals in rural Alaska.

Thirty-four rental units will be constructed or rehabilitated for targeted professions that include teachers, nurses or other medical personnel, and public safety officers to fill a void in the housing stock in four Alaska communities. The 2026 grants from Alaska Housing Finance Corporation were approved by the legislature and governor in a prior capital budget. The 2026 awards total \$6.75 million and are expected to generate approximately \$9.6 million in statewide economic impact.

AHFC solicited applications for the SFY 2026 RPH Application Round in the fall of 2025. Applicants submitted their proposals to AHFC through a web-based application. Subject to Legislative Appropriation, AHFC announced the SFY 2026 RPH Awards in November of 2025.

SFY 2026 Rural Professional Housing Grant Program

Project	Applicant	Total Award Amount	Grant Portion	Loan Portion
HLVC CHAP/ VPSO Housing	Healy Lake Village Council	\$606,471.00	\$606,471.00	\$0.00
Kokhanok RPH Duplex	Kokhanok Village Council	\$700,000.00	\$574,514.00	\$125,486.00
HIA Professional Housing PH 2	Hoonah Indian Association	\$700,000.00	\$612,800.00	\$87,200.00
Emmonak RPH Project	Rural Alaska Community Action Program	\$694,650.00	\$694,650.00	\$0.00

Galena Collaborative Housing Project for Educators and Other Service Providers	Louden Tribe	\$700,000.00	\$700,000.00	\$0.00
Galena Collaborative Housing Project for Educators and Other Service Providers	Galena City School District	\$293,250.00	\$293,250.00	\$0.00
Nulato Teacher Housing Units 5 & 6 Renovation Project	Yukon Kuskokwim School District	\$693,362.00	\$693,362.00	\$0.00
Allakaket VPSO Housing	Tanana Chiefs Conference	\$700,000.00	\$700,000.00	\$0.00
Buckland, Kivalina, & Noatak Renovations and Addition	Northwest Arctic Borough School District	\$700,000.00	\$700,000.00	\$0.00
Housing for Rural Professionals	City of Unalakleet	\$172,143.00	\$0.00	\$172,143.00
Tract 1C Duplex	Cross Road Health Ministries	\$647,583.00	\$571,354.00	\$76,229.00
KSKO Employee Housing	Kuskokwim Public Broadcasting Corporation	\$149,114.00	\$58,400.00	\$90,714.00

Since program inception in SFY 2004, the Rural Professional Housing Grant Program has funded the construction or rehabilitation of 541 housing units, totaling \$163 million in total production.

Actions planned to reduce lead-based paint hazards

Alaska 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 paint 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/ph/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:

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 at least 70% of 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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

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
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
3. The amount of surplus funds from urban renewal settlements	0
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
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities \$0

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

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.

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.

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 the SFY2024 Balance of State.

Emergency Solutions Grant (ESG)

Reference 91.320(k)(3)

Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant (ESG) program operates under the Interim Rule issued on December 5, 2011, updated April 1, 2017. 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.

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 the 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.

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 written standards for providing ESG assistance and apply them consistently within the sub-recipients program. This approach is consistent with the Alaska HCD Plan's guiding principles, which support local strategies for determining unmet needs and targeting resources. All written standards and policy requirements are included in the State of Alaska's Emergency Solutions Grant Policies and Procedures. Each subrecipient will be required to verify that their internal policies and procedures are in compliance with the State manual in the following areas:

Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG;

Standards for targeting and providing essential services related to street outreach;

Policies and procedures for admission, diversion, referral and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g. victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest;

Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter;

Policies and procedures for coordination among emergency shelter providers, homeless prevention, and rapid re-housing assistance providers, other homeless assistance providers; and mainstream service and housing providers;

Policies and procedures 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;

Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homeless prevention or rapid re-housing assistance;

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; and

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 number of months the program participant receives 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.

The Alaska Coalition on Housing and Homelessness is the governing body for the Balance of State Continuum of Care (AK-501). The Coalition has an established Coordinated Entry Committee to regularly review policies and procedures, data collection, and related practices.

The Alaska Coalition on Housing and Homelessness has identified the following goals for the Alaska Balance of State Coordinated Entry System:

The intake, assessment, and referral process will be easy on the client and provide quick and seamless entry into homelessness services.

Individuals and families will be referred to the most appropriate resource(s) for their situation.

The Coordinated Entry System will prevent service duplication by streamlining decision-making processes and increasing the ability to monitor the overall homeless resource system effectively.

The Coordinated Entry System will reduce the average length of homelessness for clients. The process will improve communication and coordination among service provider agencies by utilizing a shared systemic and client-centered approach to crisis response and resource allocation. The Coordinated

Entry System will be data-driven and data-responsive.

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

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.

Housing Trust Fund (HTF)

Reference 24 CFR 91.320(k)(5)

1. 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: <https://www.ahfc.us/homelessness/development-grants/national-housing-trust-fund>

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

Per Unit Limits - NHTF awards will be limited to 120% of the applicable project cost standards as published in the State's current Qualified Allocation Plan. 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.