

Grantee: Alaska State Program

Grant: B-08-DN-02-0001

October 1, 2012 thru December 31, 2012 Performance Report



Grant Number:

B-08-DN-02-0001

Obligation Date:

03/19/2009

Award Date:

03/06/2009

Grantee Name:

Alaska State Program

Contract End Date:

03/06/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$19,600,000.00

Grant Status:

Active

QPR Contact:

Lona A Hammer

Estimated PIRL Funds:

\$447,128.06

Total Budget:

\$20,047,128.06

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The State of Alaska received the minimum state formula allocation for NSP and immediately began discussing the NSP program with Alaskan citizens and local and state government staff. An NSP web page was established on the AHFC website and NSP materials and links to the HUD NSP webpage were posted, as developed. AHFC was designated the lead agency by the Governor. The draft NSP Substantial Amendment was posted for public comment for the required comment period. A statewide, recorded teleconference was held on October to solicit input into the plan and to answer questions. Many provider groups began working together to determine NSP needs in their respective communities and many public comments were received with regard to the distribution and use of the NSP funds in Alaska. AHFC staff presented the NSP program to a number of urban and rural groups in Alaska during the Fall/Winter of 2008. AHFC reviewed the HUD foreclosure and abandonment risk scores to determine the areas of greatest need in Alaska and reviewed the OFHEO data, the HMDA data, and AHFC mortgage data to develop an Alaskan NSP allocation formula using the following factors: potential subprime percentage, foreclosure percentage, notices of default, and eligible LMMI tracts/block group within each area. AHFC proposed a competitive "Request for Qualifications" competition for funds in the SA which would be held by geographic recording district/funding area. AHFC requested a flexible approach in developing Alaska's NSP program due to Alaska's vast, diverse service area and the challenges faced in developing rural projects. AHFC reserved the right in the SA to reallocate any funds not allocated through the initial RFQ process between allocation areas and proposed to pull funds from grantees to reaward if substantial progress could not be achieved by grantees within six months of grant award. AHFC also reserved the right to use NSP funds for the acquisition of housing for the Public Housing Division or for an AHFC Land Bank Activity, proposing to work on behalf of smaller communities or agencies who lacked capacity to independently acquire properties and negotiate the appropriate purchase discount. The Recording District/Funding Areas initially proposed for the Alaskan NSP Program are as follows: Rank 1 Anchorage; Rank 5 Ketchikan; Rank 2 Mat-Su Borough; Rank 6 Juneau; Rank 3 Fairbanks/NS Borough; Rank 7 Rest of State category; Rank 4 Kenai Peninsula. Initially, all five NSP eligible uses and corresponding eligible activities, plus an administrative cost use were proposed in order to give potential NSP applicants a broad menu of NSP program planning options. AHFC's Substantial Amendment was approved by HUD Headquarters on December 29, 2008.

Distribution and and Uses of Funds:

A competitive "Request for Qualifications" process was held in February/March of 2009. Applicants who could identify substantially "shovel-ready" projects in areas of greatest need with higher HUD Foreclosure Risk Assessment Scores, had fully developed project budgets and could demonstrate site control, received additional, project-based points in the RFQ process. Applicants who could not identify specific projects were eligible applicants, but were not eligible to receive project-based points. Responsive applications were received in Anchorage, Fairbanks, Kenai and Juneau funding areas. Additional project-based points were awarded when an applicant targeted "greatest need areas" with a Risk Assessment Score of between 3-6 within their application. Applications were not received for projects in the Mat-Su Borough funding area, the Ketchikan funding area, and the rest of state funding area. As per the SA, funds were reallocated from the three areas without applicants into the Fairbanks/North Star Borough funding area and the Municipality of Anchorage funding area on a formula basis as the projects proposed exceeded the amount of funds initially available. Additional funds were not allocated to the Kenai and Juneau areas due to their initial ranking of four and six on the statewide distribution table. Due to the lack of applications targeting the LR-25 set-aside, acquisition of foreclosed or abandoned homes or residential properties, \$1.9 million in program funds plus an additional potential \$190,000 in administrative funds were held back from the reallocation process to fully fund LH-25 activities in greater need areas. AHFC is exploring a reallocation strategy which may specifically target the Mat-Su Borough for this activity due to the Borough's designation as an area of greater need during the initial distribution process. Prior to moving forward in the allocation of the LH-25 set-aside funds, AHFC proposes to wait for the release of the HUD "NSP Bridge Document" that AHFC anticipates will modify the discount rate required to be negotiated by grantees on properties and the appraisal requirements found in the initial notice. Many potential applicants felt the required discount rate could be difficult to achieve in Alaska and opted to undertake redevelopment activities under Use(E) rather than undertake acquisition activities for abandoned



or foreclosed homes, which required the negotiation of a discount. Proposals were reviewed by an evaluation committee and a final "Intent to Award" released on May 1, 2009. No award protests were received. Substantially "shovel-ready" projects are moving quickly forward with environmental reviews. When appropriate, a tiered environmental review process will be utilized. Activities proposed by NSP awardees are as follows: acquisition, rehabilitation, demolition (clearance of blight), new housing construction, relocation, and housing counseling. Additional activities may be added if the LH-25 set-aside projects target additional eligible activities. Additional reallocation of NSP funds and new uses/activities could be proposed if grantees fail to demonstrate substantial progress within six months of execution of grant award. AHFC reserved 10% of the NSP allocation for administration activities and will use a portion of the funds for AHFC Admin. and a portion for Grantee Admin. as set forth in DRGR. All awardees plan to have NSP funds totally expended by March 6, 2013, although a few projects proposed

Distribution and and Uses of Funds:

may not be totally completed by this date.

Revision #2: Prior to any draw down activities, two project names were modified as well as their activity naming conventions to better correlate with the AHFC Grants Management System. CDIA was changed to CDI and HFH1 to HFH. No changes in grantee/award amount were made. Project NSP-09-CIH-1 modified NSP properties as some of the properties identified in their initial application were not available. The Revision #2 update reflects the new property addresses. All properties identified are located in the Mountain View Revitalization Area. No change in budget.

Grantee "NeighborWorksAnchorage" name was changed to "Anchorage Neighborhood Housing Services, Inc." to reflect the corporation's legal name in DRGR rather than the "doing business as" name and all activity naming conventions were changed to ANH.

As of December, 2009, AHFC allocated all of the LH-25 set-aside funds that were previously unallocated. CIHA, as the highest ranked NSP qualified grantee, was awarded a supplemental allocation to fund one additional LH-25 site (2 units of housing) in the MountainView Revitalization area. CIHA was also awarded a reservation for funds to provide additional LH-25 acquisition and rehabilitation activities in the three "greatest need" census tracts in the Matanuska-Susitna Valley and/or one census tract on the Kenai Peninsula, as identified by the HUD NSP-2 mapping tool. On April 2, 2010, CIHA requested to expand the Mat-Su Valley eligible acquisition area to include the Mat-Su Borough Funding Area, as identified in the initial, HUD-approved NSP Substantial Amendment. This request was approved on April 14, 2010, and grantee began actively shopping for properties on April 15, 2010.

A second supplemental allocation of NSP1 funds was approved on August 16, 2012, repurposing NSP1 administrative funds for one additional acquisition activity due to the availability of additional administrative funds through NSP3. ANHS was awarded a supplemental allocation to fund one additional LMMI affordable housing project for the development of 15-20 one and two bedroom affordable housing units. The site targeted for acquisition has been selected and the environmental assessment is underway.

A Use E, Direct Homeownership activity, has been added to CIHA, to enable use of program income generated by the sale of homes in Wasilla Alaska. The program income generated will allow CIHA to serve an additional seven families.

Definitions and Descriptions:

Affordable Rents - AHFC sets a maximum rent for NSP units. Affordable rents are based on the bedroom size of the unit. They are to be set no higher than the lesser of the LIHTC program rent, the HUD Fair Market Rent, or the AHFC Payment Standard for the Section 8 Housing Choice Voucher Program.

Blighted Structures - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare and/or multiple code violations. AHFC reserves the right to inspect a property that is proposed to be blighted to determine whether the property meets the national standard. All blighted structures are to be inspected by a qualified inspector and a written report must be submitted that confirms that the property is blighted prior to beginning the demolition of the structure.

Low Income Targeting:

Over \$5 million will be spent on families at or below 50% AMI which will count toward the mandated 25% of 50% AMI set-aside. With the passage of the Dodd-Frank Act, the balance of unexpended funds in two development projects serving a 50% AMI population will be reprogrammed as additional set-aside activities.

Acquisition and Relocation:

Several grantees who purchased and rehabilitated foreclosed properties are planning additional affordable housing development with program income generated from the sale of homes. These activities are in the planning stages and activities have been added to the project when the redevelopment is projected to take place as a Use E rather than a Use B activity.

Relocation activities continue on one project in Fairbanks. A one-day URA Training was held in May of 2010 by Jade Santoro, HUD Relocation Specialist and the three-day HUD "All the Right Moves" Training was held in September of 2010.

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$20,047,128.06
Total Budget	\$14,864,600.72	\$20,047,128.06
Total Obligated	\$0.00	\$19,200,000.00
Total Funds Drawdown	\$301,726.75	\$19,335,741.17
Program Funds Drawdown	\$301,726.75	\$18,888,613.11
Program Income Drawdown	\$0.00	\$447,128.06



Program Income Received	\$0.00	\$447,128.06
Total Funds Expended	\$548,673.35	\$19,894,978.52
Match Contributed	\$0.00	\$2,490,347.80

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$2,490,347.80
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$1,355,081.60
Limit on State Admin	\$0.00	\$1,355,081.60

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$5,709,880.91

Overall Progress Narrative:

Alaska grantees completed projects this quarter and reported move-ins and the attainment of a national objective for a portion of their projects; other grantees were developing additional projects with program income, and grantees who utilized NSP for site acquisition are actively developing their mixed financing packages to submit for funding. The initial NSP projection of units developed was a low estimate. AHFC has met the March expenditure deadline. Although AHFC staff experienced DRGR input issues during the quarter, those issues appear to be resolved.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-09-AHF-1, AHFC-Administration	\$239,961.60	\$1,213,054.00	\$1,112,972.36
NSP-09-ANH-1, ANH-NSP (E) Redevelopment	\$0.00	\$2,431,858.47	\$2,334,320.98
NSP-09-CDI-1, CDI-NSP (D) & (E)	\$16,485.04	\$4,301,225.50	\$4,301,225.50
NSP-09-CIH-1, CIH-NSP (B) & (D) (E)	\$0.00	\$6,739,068.30	\$6,592,535.14
NSP-09-FNH-1, FNH-NSP (B) Pur & Reh.	\$0.00	\$470,250.00	\$453,928.64
NSP-09-HFH-1, HFH-NSP (E) Red. AcNHC	\$45,280.11	\$452,809.18	\$452,809.18
NSP-09-JHT-1, JHT-NSP (B) Pur & Reh	\$0.00	\$852,898.50	\$513,211.93
NSP-09-KPH-1, KPH-NSP (B) Purchase & Rehab.	\$0.00	\$1,796,590.11	\$1,338,562.38



NSP-09-RCP-1, Rural CAP-NSP (E) Redev-Anch	\$0.00	\$1,211,374.00	\$1,211,047.00
NSP-09-RCP-2, Rural CAP - NSP (E) Redev-Kenai	\$0.00	\$578,000.00	\$578,000.00



Activities

Grantee Activity Number:	NSP-09-AHF-1-1
Activity Title:	AHFC-Administration

Activity Category:

Administration

Project Number:

NSP-09-AHF-1

Projected Start Date:

10/06/2008

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

AHFC-Administration

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Alaska Housing Finance Corporation

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,213,054.00
Total Budget	\$0.00	\$1,213,054.00
Total Obligated	\$0.00	\$1,213,054.00
Total Funds Drawdown	\$239,961.60	\$1,112,972.36
Program Funds Drawdown	\$239,961.60	\$1,112,972.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$239,961.60	\$1,112,972.36
Alaska Housing Finance Corporation	\$239,961.60	\$1,112,972.36
Match Contributed	\$0.00	\$0.00

Activity Description:

AHFC administrative costs for administering the statewide NSP program.

Administrative funds are being used for NSP eligible activities including: planning activities, salary and fringe, travel and training expenses, mileage, and office supplies.

A three-day NSP1 Training was hosted by AHFC in Anchorage in August of 2010 for NSP Grantees. ICF provided the training and the training topics were similar to the topics addressed in the national NSP trainings. Grantees evaluated the training as good to excellent.

The NSP Program Manager attended the December 8, 2010, NSP Clinic in Detroit, MI, but due to the distance and the fact that the training was a one-day training, none of Alaska's NSP grantees attended. One grantee has expressed an interest in attending the LA Clinic. A waiver was secured for Alaskan grantees to attend the LA clinic without the State Grantee.

Location Description:

Alaska 1 - statewide

Activity Progress Narrative:

AHFC continues to expend NSP1 funds on allowable administrative salaries/fringe for AHFC grants staff. Administrative activities this quarter included: review of property inspection forms and Tenant Income Certifications; review of performance measures; adjustment of prior quarter QPRs via this QPR to reflect total disbursements, and working with grantees who have unexpended funds to determine a strategy that will allow full expenditure. AHFC experienced difficulties in posting the adjustments in the "Total Funds Expended" category in the QPR, but was able, in January, to successfully make the



adjustments which are now accurately reflecting "total funds expended" and "total funds drawdown."

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	NSP-09-ANH-1-1
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$673,262.53
Total Budget	\$0.00	\$673,262.53
Total Obligated	\$0.00	\$673,262.53
Total Funds Drawdown	\$0.00	\$673,262.53
Program Funds Drawdown	\$0.00	\$673,262.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$1,448,847.47)	\$673,262.53
Anchorage Neighborhood Housing Services dba	(\$1,448,847.47)	\$673,262.53
Match Contributed	\$0.00	\$0.00

Activity Description:

October 13, 2011 Update: Redevelop two adjacent lots (approximately 87,382 sq.ft.) into 50 units of affordable housing for low income families.

Activity description prior to splitting out of multi-family acquisitions/Pre-October 2011 Reporting: Grantee acquired properties for redevelopment into affordable housing units, targeting individuals with special needs. Grantee plans to partner with the ARC, ACMHS, AHI, the Urban League, and other groups to develop affordable housing options for special needs populations. ANHS was a successful applicant in a recent HUD 202 and 811 competitions, with the project sites acquired using NSP. Grantee will apply for senior, tax credit, and additional 202/811 project funding to continue to develop projects. Grantee is actively moving forward replatting properties, removing debris, and completing other predevelopment activities. Specific activities on each property reported on the quarterly report.

Location Description:

October 13, 2011 Update: The property acquisition located at 11650 Eagle River Road (T14N,R2W,S11,Lot 27/Lot 47,S2REM) will now be reported as activity NSP-09-ANH-1-1.

Other grantee acquisition activities, previously reported on this activity, will be reported as separate activities, NSP-09-ANH-1-3 through NSP-09-ANH-1-7. Performance measures will be adjusted downward to reflect only the ER production numbers.

Location description prior to splitting out of multi-family acquisitions/Pre-October 2011 Reporting: Properties acquired across the Municipality of Anchorage funding area. ANHS targeted census tracts/block groups, whenever possible, with a HUD Foreclosure Risk Assessment Score of between 3-6.

Six properties acquired: 1403 West 32nd Avenue, 1830 Kuskokwim, 1540 Charter Circle, Anchorage, Alaska; T14N, R2W, Section 11 Lot 27 N2REM, Lot 47 S2REM, ER; Lots 1-4 Coffey Subdivision, and 8314 Duben, Anchorage Alaska.

Activity Progress Narrative:

Property acquisition for project completed in previous quarter. Total funds expended correction made to this activity this quarter



due to splitting of acquisition activities by individual sites as directed by HUD (see activities NSP-09-ANH-1-3 through 8 for individual activities by site which were initially reported under this activity).
 The Development Team is in place and met in December to begin the design process for approximately 40 units of rental housing, as a mixed income project. A preliminary site plan is expected to be developed the first quarter of 2013.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		6/2	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		6/2	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/50	
# of Multifamily Units	0		0/50	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/1	1/1	0.00

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/50	0/0	0/50	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/50	0/0	0/50	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	NSP-09-ANH-1-2
Activity Title:	ANH-NSP - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-09-ANH-1

Project Title:

ANH-NSP (E) Redevelopment

Projected Start Date:

11/01/2009

Projected End Date:

03/06/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$212,211.00
Total Budget	\$212,211.00	\$212,211.00
Total Obligated	\$0.00	\$212,211.00
Total Funds Drawdown	\$0.00	\$212,210.98
Program Funds Drawdown	\$0.00	\$212,210.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,628.29	\$212,210.98
Anchorage Neighborhood Housing Services dba	\$19,628.29	\$212,210.98
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative activities for the grant, primarily to fund NSP Program Manager position-salary/fringe, mileage, training workshops, and environmental reviews for properties that were not purchased due to an issue(s) being identified in the environmental review assessment that eliminated a property as an acceptable option for an NSP-funded acquisition.

Location Description:

N/A

Activity Progress Narrative:

Drawdown of administrative funds for this grantee to pay for eligible admin expenses this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-ANH-1-3
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$242,977.23
Total Budget	\$242,977.23	\$242,977.23
Total Obligated	\$0.00	\$242,977.23
Total Funds Drawdown	\$0.00	\$242,977.23
Program Funds Drawdown	\$0.00	\$242,977.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$242,977.23	\$242,977.23
Anchorage Neighborhood Housing Services dba	\$242,977.23	\$242,977.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase of vacant lot within an existing subdivision in Anchorage Alaska. CHDO to develop the property into eight or more units of affordable housing with financing from other sources.

Location Description:

8314 Duben Avenue, Anchorage, Alaska 99504

Activity Progress Narrative:

Project acquisition activity completed in previous quarter. Total funds expended was adjusted this quarter to reflect to-date expenditures as this activity was initially aggregated under one acquisition activity. Cost estimation on 8-plex is complete and submittal package is nearly complete to submit to Legislature for 2013 Capital Grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-09-ANH-1-4
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$433,424.62
Total Budget	\$433,424.62	\$433,424.62
Total Obligated	\$0.00	\$433,424.62
Total Funds Drawdown	\$0.00	\$433,424.62
Program Funds Drawdown	\$0.00	\$433,424.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$433,424.62	\$433,424.62
Anchorage Neighborhood Housing Services dba	\$433,424.62	\$433,424.62
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase four vacant lots in an existing subdivision in Anchorage Alaska. CHDO to fully develop project with other funding sources. A portion of the acquisition was funded through other funding sources. Project sponsor proposed to fund 20 units of affordable rental housing for seniors or the disabled and 20 units of affordable housing for families. Sponsor has applied for HUD Section 202/811 funding and has expressed intent to apply for the IRS LIHTC funding to provide construction financing for this site development.

Location Description:

Lots 1-4, Edw. D. Coffey Subdivision, 201,223, 245,215 West 24th Place, Anchorage, Alaska

Activity Progress Narrative:

Acquisition completed in previous quarter. Quarter" total funds expended" category was corrected this quarter to reflect activity drawdown. Initially this acquisition was reflected under NSP-09-ANH-1-1. ANHS GOAL funding application to AHFC for the Fireweed Terrace project was not successful. ANHS currently working with architect and contractor to investigate the feasibility of scaling the project down or funding and building the project in phases. ANHS expects a decision by the summer of 2013.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-09-ANH-1-5
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$92,650.62
Total Budget	\$92,650.62	\$92,650.62
Total Obligated	\$0.00	\$92,650.62
Total Funds Drawdown	\$0.00	\$92,650.62
Program Funds Drawdown	\$0.00	\$92,650.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$92,650.62	\$92,650.62
Anchorage Neighborhood Housing Services dba	\$92,650.62	\$92,650.62
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire a vacant lot, zoned R-1A, Residential, within an existing subdivision in Anchorage. Properties surrounding the lot were developed in the 1950's. Property to be developed with other funding sources. Residents to be low-income persons with disabilities. The property will house four individuals.

Location Description:

1830 Kuskokwim, Anchorage, Alaska

Activity Progress Narrative:

Project acquisition completed in prior quarter and ground lease executed with the ARC of Anchorage for use of the property. The "total funds expended" category was adjusted this quarter to reflect the funds drawdown for the acquisition. The building was completed in December of 2012; it is expected that occupancy will occur in the first quarter of 2013 and national objective met. Although this is not a set-aside project, it is anticipated that all tenants will be at or below 50% area median income. Four individuals will be housed through this project. Low flow showheads and toilets were installed and home exceeds Energy Star. Construction funding was through non-NSP sources.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1



# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	1	1/1
Total acquisition compensation to	90000	90000/90000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-ANH-1-6
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$493,639.00
Total Budget	\$493,639.00	\$493,639.00
Total Obligated	\$0.00	\$493,639.00
Total Funds Drawdown	\$0.00	\$493,639.00
Program Funds Drawdown	\$0.00	\$493,639.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$493,639.00	\$493,639.00
Anchorage Neighborhood Housing Services dba	\$493,639.00	\$493,639.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase a vacant 36,571 sq. ft. lot, zoned R-4SL, within an existing subdivision in Anchorage, Alaska. CHDO will redevelop the property into 20 units of affordable rental housing for low income seniors. Sponsor has applied for and received HUD Section 202 funding to provide construction financing for this project and broke ground in the summer of 2011.

Location Description:

1540 Charter Circle, Anchorage, Alaska

Activity Progress Narrative:

HQS inspections completed this quarter. HUD final trip inspection was conducted on 11/30/12; permission to occupy was granted by HUD on 12/12/12. Applications were accepted and twelve tenants were approved for move-in. Twelve tenants were moved in by 12/31/12; another four tenants are scheduled to move into their apartments in January with full occupancy anticipated before the end of the first quarter of 2013. Nine of twelve households are "extremely low income" (30% AMI and below) households.

Acquisition funds were expended in a prior quarter. "Total funds expended" category was adjusted this quarter to reflect the prior quarter expenditure which was previously reported in NSP-09-ANH-1-1.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	12	0	12	12/0	0/20	12/20	100.00
# Renter Households	12	0	12	12/0	0/20	12/20	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-09-ANH-1-7
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$186,156.00
Total Budget	\$186,156.00	\$186,156.00
Total Obligated	\$0.00	\$186,156.00
Total Funds Drawdown	\$0.00	\$186,156.00
Program Funds Drawdown	\$0.00	\$186,156.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$186,156.00	\$186,156.00
Anchorage Neighborhood Housing Services dba	\$186,156.00	\$186,156.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase of two adjacent lots in the Irej Subdivision. CHDO will develop the two adjacent lots into ten units of affordable rental housing with other CHDO resources.

Location Description:

Lots 10 and E 1/2 of Lot 11, Irej Subdivision, (1403 West 32nd), Anchorage, AK

Activity Progress Narrative:

Acquisition activity completed in previous quarter. "Total funds expended" correction in this quarter to adjust expended category to reflect acquisition funds drawdown. Construction activities were completed and HUD issued permission to occupy on 10/15/2012 this quarter; tenants began to move in the week of October 22, 2012. Nine tenants have leased up. As per a reasonable accommodation request, one unit is being equipped with additional features for a tenant. This tenant will move in when modifications are completed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	9	0	9	9/0	0/10	9/10	100.00
# Renter Households	9	0	9	9/0	0/10	9/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-09-ANH-1-8
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

09/17/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	(\$302,462.53)	\$400,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$393,845.00	\$393,845.00
Anchorage Neighborhood Housing Services dba	\$393,845.00	\$393,845.00
Match Contributed	\$0.00	\$0.00

Activity Description:

\$400,000 of NSP1 admin was deobligated, repurposed and reprogrammed for the development of housing rather than for use for administrative activities. The repurposing of NSP1 admin was made possible when Congress established the NSP3 program which provided additional NSP administrative funds for salaries/fringe and planning activities which wasn't available in 2009 when NSP1 allocations between program and administrative funds were initially determined. The \$400,000 of reprogrammed funds were subsequently made available for a second supplemental allocation of NSP1 funds for one additional NSP affordable housing project as per the supplemental allocation language set forth in the approved Substantial Amendment. Acquisition of one additional vacant property for the development of one additional NSP project is proposed. The development of 15-20 one and two bedroom units of affordable housing for individuals at or below 80% area median income is proposed for the site. The environmental assessment is complete and a FONSI has been published for the proposed site of the additional project. Acquisition to be completed before 12/31/12.

Location Description:

Proposed acquisition of vacant land for redevelopment located at 1304-1310 32nd Street, Anchorage, Alaska.

Activity Progress Narrative:

Environmental assessment and property appraisal was completed this quarter. Property subsequently purchased late in the quarter for one additional affordable housing project. Planning for the project will begin in the Spring/Summer of 2013.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-09-CDI-1-1
Activity Title: CDI - NSP (D) Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
NSP-09-CDI-1

Project Title:
CDI-NSP (D) & (E)

Projected Start Date:
06/01/2009

Projected End Date:
03/06/2013

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Community Development, Inc.-Alaska

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,346,702.56
Total Budget	\$0.00	\$1,346,702.56
Total Obligated	\$0.00	\$1,346,702.56
Total Funds Drawdown	\$12,313.31	\$1,346,702.56
Program Funds Drawdown	\$12,313.31	\$1,346,702.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$12,313.31	\$1,346,702.56
Community Development, Inc.-Alaska	\$12,313.31	\$1,346,702.56
Match Contributed	\$0.00	\$0.00

Activity Description:

October 13, 2011 Update: Three blighted multi-family buildings will be cleared with NSP funds to allow for the redevelopment of affordable housing for families and seniors. Building 2 was demolished in September of 2009. Building 4 was demolished in July of 2011. Building 3 is scheduled for demolition prior to the end of 2011. Two hundred and four (204) units of blighted housing will be demolished as a result of this activity.

Location Description:

October 13, 2011 Update: Three blighted building were targeted for demolition with NSP funding, identified as Fairview Manor, Buildings 2,3 and 4. Building 2 and 4 have been demolished. Building 3 is scheduled for demolition prior to the end of 2011. Former site of Fairview Manor in Fairbanks Alaska. A thirteen acre site with multiple buildings which the city of Fairbanks has determined are blighted. Located in CT 000200, Block 1, an LMMI with a Foreclosure Risk Assessment Score of 5 and determined to be an "area of greatest need" in Alaska. The remaining three tracts (approximately 7 acres) are proposed for NSP activities, with two tracts (Tracts B&C) targeted for the demolition activity.

Activity Progress Narrative:

Demolition activities were completed in a previous quarter and demolition funds drawn down this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3



# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-CDI-1-2
Activity Title: CDI-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Development, Inc.-Alaska

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,005,470.17
Total Budget	\$1,005,470.17	\$1,005,470.17
Total Obligated	\$0.00	\$1,005,470.17
Total Funds Drawdown	\$0.00	\$1,005,470.17
Program Funds Drawdown	\$0.00	\$1,005,470.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$1,780,029.00)	\$1,005,470.17
Community Development, Inc.-Alaska	(\$1,780,029.00)	\$1,005,470.17
Match Contributed	\$0.00	\$781,500.00

Activity Description:

Purchase of two parcels which will allow the site to be developed into affordable housing. Approximately 94 units of affordable housing to be developed in addition to senior housing on Tract 4. This is a large mixed use project with NSP comprising approximately 11% of the total cost of development. Initially three tracts were to be acquired, but one tract did not qualify for the acquisition activity due to the tenants living in two buildings on the one tract. The funds initially programmed for the acquisition of Tract C activity was reprogrammed to a "New Housing Construction" activity on Tract B. Acquisition of Parcels B and D took place in September of 2009. Phase I of the senior housing project, sponsored by the Retirement Community of Fairbanks, recently closed and the land was donated to the senior project concurrent with closing. NSP Note, Deed of Trust, and Declaration of Restrictive Covenants in place. Phase 2 of the senior project has been proposed by the Retirement Community of Fairbanks and agency is awaiting notification.

Location Description:

Former site of Fairview Manor in Fairbanks Alaska. Thirteen acre site which was declared blighted by the city of Fairbanks. Census Tract 000200, Block Group 1, which has a Foreclosure Risk Assessment Score of 5 which is a "greatest need area" in Alaska. Acquisition of Tracts B & D.

Activity Progress Narrative:

Acquisition of two parcels were completed in previous quarter. A third parcel acquisition was deemed an ineligible acquisition and acquisition funds were reprogrammed to a new housing construction activity for Weeks Field Estates II in a previous quarter. The -\$1,780,029.00 negative expenditure reflects removing the reprogrammed expenditure from this activity.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
# of Parcels acquired by	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/94

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/94	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-CDI-1-3
Activity Title:	CDI - NSP (E) Redev - Reloc.

Activity Category:

Relocation payments and assistance

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Development, Inc.-Alaska

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$169,023.77
Total Budget	\$0.00	\$169,023.77
Total Obligated	\$0.00	\$169,023.77
Total Funds Drawdown	\$4,171.73	\$169,023.77
Program Funds Drawdown	\$4,171.73	\$169,023.77
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,171.73	\$169,023.77
Community Development, Inc.-Alaska	\$4,171.73	\$169,023.77
Match Contributed	\$0.00	\$0.00

Activity Description:

Relocation activities for residents in Building 2 occurred in 2009 and 2010. A Relocation Specialist was hired in the Spring of 2010 in order to facilitate the collection of URA paperwork, counseling, and other URA activities that specifically relate to this project. Planning is underway for the relocation of the tenants in Building 4 prior to the demolition of the building in mid-2011. Phase I is complete and income-eligible tenants moved from buildings 3 and 4 into the new tax credit property. All new tenants in buildings 3 and 4 receive move-in notices and will not be eligible for URA. CDI is in the process of completing the Phase II project and additional eligible families will move from Buildings 3 and 4 into Phase II. Due the high income of a portion of the families currently housed in Buildings 3 and 4, not all families will qualify to move back to the new income-restricted properties. The demolition schedule for the two remaining buildings is on a staggered schedule so that tenants can be relocated within the project whenever possible and the project does not impact the rental market within the city of Fairbanks.

Location Description:

Former site of Fairview Manor in Fairbanks Alaska. Site declared blighted as per the city of Fairbanks. This project is located in Census Tract 000200, Block 1 with a Foreclosure Risk Assessment Score of 5 and is a "greatest need area" within Alaska.

Activity Progress Narrative:

Relocation payment activities continue. All NSP1 funds budgeted for this activity have been expended. Project sponsor has designated additional funds from other sources to complete the relocation payments for former tenants.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Housing Units

0

0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/44	9/50	17/94	64.71
# of Persons	0	0	0	0/0	0/0	6/0	0.00
# Renter Households	0	0	0	2/44	9/50	17/94	64.71

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP-09-CDI-1-4

Activity Title: Use E-Redev. Dem. Pro.-NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/22/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Development, Inc.-Alaska

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,780,029.00
Total Budget	\$1,780,029.00	\$1,780,029.00
Total Obligated	\$0.00	\$1,780,029.00
Total Funds Drawdown	\$0.00	\$1,780,029.00
Program Funds Drawdown	\$0.00	\$1,780,029.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,780,029.00
Community Development, Inc.-Alaska	\$0.00	\$1,780,029.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New Housing Construction activity for Phase II, Weeks Field Estates. A total of 55 units of affordable housing to be developed (56 units total-one market rate mgr. unit) with 34 units for households at or below 50% AMI and 21 units for families at or below 80% AMI. Construction is in process with anticipated completion in the Spring/Summer of 2011. NSP funds will be drawn down in DRGR after the closing on the permanent loan for this project.

A total of 168 units proposed to be developed on the Weeks Field Estates/Raven Landing sites over the next three years. NSP funds only used in the New Housing Construction activity for Weeks Field, Phase II, as reported above.

Location Description:

Tract B-1 of the REPLAT OF TRACTS A & B, WEEKS FIELD COMMUNITY, according to the plat filed December 8, 2009 as Plat No. 2009-128, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. This location is the former site of Fairview Manor.

Activity Progress Narrative:

Activity completed in previous quarter. National objective met.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	72/56



#Low flow showerheads	0	72/56
#Units with bus/rail access	0	55/56
#Units exceeding Energy Star	0	55/56
#Sites re-used	0	3/1
#Units \geq other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	55/56
# of Multifamily Units	0	55/56

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	46/34	9/21	55/55	100.00
# Renter Households	0	0	0	46/34	9/21	55/55	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-CIH-1-1

Activity Title: CIH-NSP (B) Pur & Rehab - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-CIH-1

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Cook Inlet Housing Authority

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,150,722.75
Total Budget	\$1,150,722.75	\$1,150,722.75
Total Obligated	\$0.00	\$1,150,722.75
Total Funds Drawdown	\$0.00	\$1,150,722.75
Program Funds Drawdown	\$0.00	\$1,150,722.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$754,514.63	\$1,150,722.75
Cook Inlet Housing Authority	\$754,514.63	\$1,150,722.75
Match Contributed	\$0.00	\$0.00

Activity Description:

Initially the project proposed to acquire two blighted, foreclosed single-family properties purchased at a discount to reconstruct into affordable rental duplex units to rent to families at or below 50% AMI in the Mountain View Revitalization area in Anchorage Alaska. A third site, for two additional units of affordable housing was added to the project in the late 2009; a fourth site for two additional units of housing was added to the project in the late summer of 2010. The project will serve no less than eight families with incomes at or below 50% AMI in the Mountain View Revitalization area. As of February 1, 2011, six of the eight units are leased to income-eligible families.

Revision #1: Properties were acquired at a lower cost than originally anticipated; budget adjusted to reflect actual acquisition costs; and funds moved to LR-25 Use E to utilize for construction. No change in LH-25 activity budget; no change in overall project budget.

Revision #2: CIHA acquired a third Mountain View site. CIHA was offered a supplemental funding reservation to develop additional LH-25 housing units. On December 4, 2009 CIHA identified an additional five properties for Use B

Acquisition/Rehabilitation activities in the Matanuska-Susitna Valley. Program income is proposed to be used for additional future NSP-eligible activities.

Location Description:

833 North Klevin and 717 North Klevin in Mountain View revitalization area, Anchorage Alaska. Located in census tracts that have a HUD Risk Assessment Score of 6 and are determined to be "greatest need areas" within the state of Alaska.

Budget Revision #2: The MOA changed property addresses to 839 North Klevin and 715 North Klevin. A supplemental award was made to CIHA to acquire one additional property to redevelop into two additional units of affordable housing in the MountainView Revitalization area-633 North Park. A reservation was offered to CIHA for additional LH-25 Use B acquisition and rehabilitation activities in the three "greatest need" census tracts in the Matanuska-Susitna Valley and/or one census tract on the Kenai Peninsula, as identified as "greatest need" areas by the HUD NSP-2 mapping tool. On December 4, 2009, CIHA accepted the reservation and identified six potential acquisitions in the census tracts in the Mat-Su Valley.

3081 Bald Eagle Drive in Wasilla Alaska has been identified as a potential NSP acquisition. Environmental review has been completed and a notice to proceed issued. This acquisition was not successful.



On April 2, 2010, grantee requested to expand the Mat-Su Valley project to include the Mat-Su Borough Funding Area, as identified in the initial Substantial Amendment, rather than be limited to exploring acquisitions in the three, highest need census tracts, within the city of Wasilla as identified on the NSP-2 need assessment tool. Grantee has explored acquisitions in the "greatest need areas" but has not been able to secure a foreclosure acquisition, to-date. Grantee has indicated that the foreclosure inventory was limited in the greatest need census tracts which hampered the agency's ability to successfully option properties and follow-through with acquisition. Grantee was authorized on April 14, 2010, to expand the eligible area for their Mat-Su Valley project to include the Mat-Su Borough Funding Area as identified in the initial HUD-approved, NSP Substantial Amendment.

As the Mt. View project moved forward grantee requested to use their contingency funds to add a fourth (10th site) 50% AMI site to the Mt. View project with contingency funds and potential program income generated from sale of Matanuska Valley homes. This request was approved.

Activity Progress Narrative:

Project activities completed in prior quarter. Total funds expended in prior quarters correction this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/9
# of Parcels acquired by	0	0/0
# of Parcels acquired voluntarily	0	3/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/13
# of Singlefamily Units	0	12/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/13	0/0	0/13	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-CIH-1-2
Activity Title: CIH - NSP (E) Redev. - NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-CIH-1

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Cook Inlet Housing Authority

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,877,205.88
Total Budget	\$1,877,205.88	\$1,877,205.88
Total Obligated	\$0.00	\$1,877,205.88
Total Funds Drawdown	\$0.00	\$1,847,787.59
Program Funds Drawdown	\$0.00	\$1,847,787.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,229.11	\$1,847,787.59
Cook Inlet Housing Authority	\$9,229.11	\$1,847,787.59
Match Contributed	\$0.00	\$458.00

Activity Description:

To redevelop the foreclosed properties into four units (two duplexes) of affordable housing to rent to families at or below 50% AMI. Properties were foreclosed upon and purchased at a discount to provide affordable rental units to individual at or below 50% area median income.

Revision #1: Additional funds moved from acquisition to new construction due to the acquisition costs on 717 and 833 North Klevin being less than anticipated. No change in LR-25 activity budget; no change in overall project budget. Revision #2: Added additional property, 633 North Park adding two additional units of affordable housing to this activity. One additional property for two additional units of housing has been added to this project. This site is not yet completed.

Location Description:

717 North Klevin and 833 North Klevin, adding 633 North Park, Mountain View revitalization area, Anchorage, Alaska. These units are completed and tenants in place

One additional project site in the Mountain View Revitalization area was added and is not yet completed. HUD Foreclosure Risk Assessment Score = 6

Activity Progress Narrative:

An additional \$9,229.11 was expended in a previous quarter on this activity and total funds expended category corrected this quarter.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



#Units with bus/rail access	0	9/8
-----------------------------	---	-----

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/8	0/0	8/8	100.00
# Renter Households	0	0	0	8/8	0/0	8/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-CIH-1-5
Activity Title: CIH - NSP (E) Redev - NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-CIH-1

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CIH-NSP (B) & (D) (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Cook Inlet Housing Authority

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,242,654.30
Total Budget	\$3,242,654.30	\$3,242,654.30
Total Obligated	\$0.00	\$3,242,654.30
Total Funds Drawdown	\$0.00	\$3,242,654.30
Program Funds Drawdown	\$0.00	\$3,242,654.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,967.05	\$3,242,654.30
Cook Inlet Housing Authority	\$5,967.05	\$3,242,654.30
Match Contributed	\$0.00	\$583,707.00

Activity Description:

New housing construction after the removal of blight on property through the Use D clearance activity. Clearance activity funded with matching funds. Duplexes provide affordable rental housing for individuals at or below 80% area median income. Revision #1: This activity budget was increased. NSP funds previously budgeted in Use E-Acquisition moved into the new housing construction category. Total project budget remains unchanged. As of February 1, 2011, all Mod income units are completed and leased to income-eligible families, however some of the families housed have incomes at or below 50% AMI. Income levels are reflected in the quarterly report statistics. These families will not "count" toward the mandatory set-aside but are additional low income families served through this project.

Location Description:

308 North Hoyt; 817 North Bragaw; 4211/4223 Peterkin; 316 North Hoyt; 240 N. Bunn within the Mountain View Revitalization area, Anchorage, Alaska. Located within census tracts with an NSP-1 Foreclosure Risk Assessment Score of 6 which is a "greatest need area" for the state of Alaska.
Revision #2: Properties now located at: 416 North Park, 525 North Park, 240 North Bunn, 538 North Park, 608 North Hoyt, 408 North Bunn; not all of the properties identified in initial RFQ submission could be acquired for this program. All replacement properties are located within Mountain View Revitalization area.

Activity Progress Narrative:

Activity completed in previous quarter. Prior quarter funds expended correction this quarter.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/0	
#Low flow showerheads	0		0/0	
#Units with bus/rail access	0		12/12	
#Units exceeding Energy Star	0		12/12	
#Sites re-used	0		6/6	
#Units & other green	0		12/12	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		12/12	
# of Singlefamily Units	0		12/12	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	12/12	12/12	100.00
# Renter Households	0	0	0	0/0	12/12	12/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-09-FNH-1-1

Activity Title: FNH - NSP (B) Pur & Rehab-Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-FNH-1

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

FNH-NSP (B) Pur & Reh.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Fairbanks Neighborhood Housing Services

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$410,457.19
Total Budget	\$410,457.19	\$410,457.19
Total Obligated	\$0.00	\$410,457.19
Total Funds Drawdown	\$0.00	\$410,457.19
Program Funds Drawdown	\$0.00	\$410,457.19
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$410,457.19
Fairbanks Neighborhood Housing Services	\$0.00	\$410,457.19
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase of three foreclosed condominium units in the same project to acquire and rehabilitate and then lease or sell to families at or below 50% AMI. As of February 1, 2011, all three units are leased to income eligible families.

Location Description:

Fairbanks/North Pole, Alaska. FNHS proposes, when possible, to purchase homes in census tracts which have a HUD Foreclosure Risk Assessment Score of 5. No properties have been identified.

Activity Progress Narrative:

Acquisition activities completed in previous quarter. National objective has been met and is recorded under the end-use "rehabilitation" activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/3



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	3/3	0/0	3/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-FNH-1-2

Activity Title: FNHS -NSP (B) Pur & Rehab-Reh

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-09-FNH-1

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

FNH-NSP (B) Pur & Reh.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Fairbanks Neighborhood Housing Services

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$17,042.81
Total Budget	\$17,042.81	\$17,042.81
Total Obligated	\$0.00	\$17,042.81
Total Funds Drawdown	\$0.00	\$17,042.81
Program Funds Drawdown	\$0.00	\$17,042.81
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$17,042.81
Fairbanks Neighborhood Housing Services	\$0.00	\$17,042.81
Match Contributed	\$0.00	\$0.00

Activity Description:

Three condominium units were purchased in the same project at a 1% discount, rehabilitated and leased to three eligible families with incomes at or below 50% AMI.

Location Description:

Fairbanks/North Pole, Alaska. FNHS proposes, to the extent possible, to purchase foreclosed homes in area with a HUD Foreclosure Risk Assessment Score of 5. Properties located at 1524 28th Street, #B; 1509 27th Avenue, #D; and 1528 28th, #A.

Activity Progress Narrative:

Rehabilitation activities were completed in a previous quarter. Units are leased up to three income-eligible families.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/0



#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	1/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	3/3
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	3/3
#Units deconstructed	0	0/0
#Units & other green	0	3/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Renter Households	0	0	0	3/3	0/0	3/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-FNH-1-3
Activity Title:	FNH - NSP - Administration

Activity Category:

Administration

Project Number:

NSP-09-FNH-1

Projected Start Date:

12/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

FNH-NSP (B) Pur & Reh.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Fairbanks Neighborhood Housing Services

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$42,750.00
Total Budget	\$42,750.00	\$42,750.00
Total Obligated	\$0.00	\$42,750.00
Total Funds Drawdown	\$0.00	\$26,428.64
Program Funds Drawdown	\$0.00	\$26,428.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$10.00)	\$26,428.64
Fairbanks Neighborhood Housing Services	(\$10.00)	\$26,428.64
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration costs for grantee's program.

Location Description:

Fairbanks/North Pole area.

Activity Progress Narrative:

Grantee to expend administrative funds on eligible activities prior to NSP1 deadline. \$10 too much in administrative expenditure due to keyboarding error recorded in previous quarter. Total funds expended category corrected this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-HFH-1-1
Activity Title: HFH - (E) Redev - NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-HFH-1

Projected Start Date:

01/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HFH-NSP (E) Red. AcNHC

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity-Anchorage

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$219,339.56
Total Budget	\$219,339.56	\$219,339.56
Total Obligated	\$0.00	\$219,339.56
Total Funds Drawdown	\$45,280.11	\$219,339.56
Program Funds Drawdown	\$45,280.11	\$219,339.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$45,280.11	\$219,339.56
Habitat for Humanity-Anchorage	\$45,280.11	\$219,339.56
Match Contributed	\$0.00	\$1,060,803.00

Activity Description:

Property has been acquired and will be developed into seven homeownership units using Habitat and NSP funds. Grantee, in working with the Municipality of Anchorage and the HFH architects, proposed a redesign of the project to AHFC in December of 2010. This redesign will allow the development of three duplex units of housing and one single family home by re-platting the property to add 100' of additional land (owned by HFH that is adjacent to the NSP acquisition) to the existing lot. This redesign better fits with owner/builder housing development and better fits with the characteristics of the neighborhood. Initially a one building, seven unit design was initially proposed for this project in early 2009.

Location Description:

Development of seven units of self-help homeownership in Anchorage, Alaska, in an existing subdivision. HFH proposes to target census tracts/block group areas, when possible, that are LMMMA tracts in the Spenard, Fairview, Mountain View, and east Anchorage area. Revision 2: HFH has identified property located at 330 Oklahoma in east Anchorage for the USE E-acquisition/new construction activities. This is an LMMMA neighborhood. Environmental assessment is complete,

Activity Progress Narrative:

Project is nearing completion. All NSP funds were spent in the beginning of the project and final NSP expenditures were drawn this quarter.

Currently three additional homes were closed. Four families have now successfully completed their program requirements and purchased their homes, two are scheduled to close in the next period (January-March 2013) and we have selected a new partner family for the final home which we hope to close (sell) in the summer of 2013 upon completion of the program requirements--sweat equity, HOME Choice and other requirements. Habitat will obtain the final Certificates of Occupancy once summer comes and the landscaping is completed.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		13/7	
#Low flow showerheads	0		7/0	
#Units with bus/rail access	0		7/7	
#Units exceeding Energy Star	0		7/7	
#Sites re-used	0		1/1	
#Units & other green	0		0/7	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/7	
# of Singlefamily Units	0		0/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	3/2	0/5	3/7	100.00
# Owner Households	3	0	3	3/2	0/5	3/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-HFH-1-2
Activity Title:	HFH - Administration

Activity Category:

Administration

Project Number:

NSP-09-HFH-1

Projected Start Date:

01/11/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Completed

Project Title:

HFH-NSP (E) Red. AcNHC

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity-Anchorage

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,469.62
Total Budget	\$3,469.62	\$3,469.62
Total Obligated	\$0.00	\$3,469.62
Total Funds Drawdown	\$0.00	\$3,469.62
Program Funds Drawdown	\$0.00	\$3,469.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,469.62
Habitat for Humanity-Anchorage	\$0.00	\$3,469.62
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration for HFH project. Grantee initially proposed a \$41,164 administrative budget, but requested to move the bulk of the Administrative budget to the New Housing Construction activity in August of 2010.

Location Description:

330 Oklahoma Street, Anchorage, Alaska.

Activity Progress Narrative:

Although this activity reflects no administrative funds have been expended. The entire admin budget for this agency of \$3,469.62 has been expended in a previous quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-HFH-1-3
Activity Title: HFH - (E) Redev - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-HFH-1

Projected Start Date:

01/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

HFH-NSP (E) Red. AcNHC

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity-Anchorage

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$230,000.00
Total Budget	\$230,000.00	\$230,000.00
Total Obligated	\$0.00	\$230,000.00
Total Funds Drawdown	\$0.00	\$230,000.00
Program Funds Drawdown	\$0.00	\$230,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$230,000.00
Habitat for Humanity-Anchorage	\$0.00	\$230,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of a vacant parcel of land in east Anchorage, Alaska, for redevelopment into a seven unit condominium project by Habitat for Humanity-Anchorage. Most of the HFH homeowners will have incomes at or below 60% AMI.

Location Description:

303 Oklahoma, Anchorage, AK

Activity Progress Narrative:

Acquisition funds were expended in a previous quarter. Achievement of national objective will be reported in end-use new housing construction activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/7



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/5	0/7	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-JHT-1-1
Activity Title:	JHT-NSP (B) Pur & Rehab - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-JHT-1

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Juneau Housing Trust, Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$244,000.00
Total Budget	\$244,000.00	\$244,000.00
Total Obligated	\$0.00	\$244,000.00
Total Funds Drawdown	\$0.00	\$244,000.00
Program Funds Drawdown	\$0.00	\$244,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$166,657.56
Total Funds Expended	\$0.00	\$244,000.00
Juneau Housing Trust, Inc.	\$0.00	\$244,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchased one foreclosed home at a 4% discount from fair market value to rehabilitate and resell to an income eligible family with an income at or below 50% AMI. Property was sold to an income eligible family on September 30, 2011.

Location Description:

6737 Gray Street, Juneau, Alaska. 99801.

Activity Progress Narrative:

Acquisition activity completed in a previous quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-JHT-1-2
Activity Title:	JHT-NSP (B) Pur & Rehab - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-JHT-1

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Juneau Housing Trust, Inc.

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$269,211.93
Total Budget	\$269,211.93	\$269,211.93
Total Obligated	\$0.00	\$269,211.93
Total Funds Drawdown	\$0.00	\$269,211.93
Program Funds Drawdown	\$0.00	\$269,211.93
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$127,208.01
Total Funds Expended	\$0.00	\$269,211.93
Juneau Housing Trust, Inc.	\$0.00	\$269,211.93
Match Contributed	\$0.00	\$0.00

Activity Description:

Grantee purchased property in default at a one percent discount from Wells Fargo Asset Financial to resell to one family at an income level of 80% AMI or below. Property acquired, rehabilitated and was resold to an income-eligible family in October of 2010.

Location Description:

4452 Albatross Street, Juneau, AK 99801

Activity Progress Narrative:

Acquisition activity completed in previous quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1



of Singlefamily Units

0

1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-09-JHT-1-5
Activity Title:	JHT-NSP - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-09-JHT-1

Project Title:

JHT-NSP (B) Pur & Reh

Projected Start Date:

01/01/2010

Projected End Date:

03/06/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Juneau Housing Trust, Inc.

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$45,821.00
Total Budget	\$45,821.00	\$45,821.00
Total Obligated	\$0.00	\$45,821.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Juneau Housing Trust, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds to be used for ongoing administration of the grantee's NSP program.

Location Description:

Activity budget was initially proposed to be \$50,821; grantee requested a budget amendment to amend the Administrative budget down to \$45,821 to use \$5,000 of the Administrative monies to fully fund the grantee's second acquisition.

Activity Progress Narrative:

Grantee has expended administrative funds which have not yet posted in DRGR reports and QPR module due to DRGR voucher issues within the drawdown module. Grantee anticipates that all administrative funds will be expended on eligible administrative activities on or before February 15, 2013.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-JHT-1-9

Activity Title: JHT- NSP (E) - Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-JHT-1

Projected Start Date:

11/15/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Juneau Housing Trust, Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$293,865.57
Total Budget	\$0.00	\$293,865.57
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$293,865.57
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$293,865.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$293,865.57	\$293,865.57
Juneau Housing Trust, Inc.	\$293,865.57	\$293,865.57
Match Contributed	\$0.00	\$0.00

Activity Description:

JHT plans to use to NSP program income from the sale of the first two NSP homes to develop two small, affordable homes to resale to income-eligible families at or below 120% AMI. Grantee is working in partnership with the City and Borough of Juneau, the Juneau School District, and the state's SAGA program. The affordable homes will be built by the School District's Construction Academy and improvements sold to the Trust for the cost of the improvements. The lots will remain in the Housing Trust to enhance affordably for income-eligible families. The first home is scheduled for completion in 2011, the second home is scheduled for completion in 2012.

Location Description:

Grantee to purchase a vacant lot in an existing subdivision in the Lemon Creek area from the City and Borough of Juneau

Activity Progress Narrative:

Program income activity made possible through sale of two foreclosed homes to income-eligible families in previous quarter. Grantee retains program income in RLF and has purchased a lot for the development of two additional units of affordable housing and is in the process of purchasing a second lot for two additional units of affordable housing, for a total of four additional homes, in addition to the two foreclosures previously sold. The homes will be developed through an innovative youth-build like partnership with SAGA, the Juneau-Douglas School District's Construction Academy, the City and Borough of Juneau and 30 vendors/trade organizations that operate within the local community. 6019 Lund Street sold and loan closed on November 16, 2012. Family was approved for a loan through the HUD 184 Loan Program for Alaska Native families. 6017 Lund Street is complete and the final Certificate of Occupancy is expected to be issued on January 10, 2013. Grantee has been marketing the house, including advertising in the local paper. The environmental has been completed, and preliminary work has started on the Churchill Way site that will be sold to JHT for back taxes and other expenses incurred by the City at below appraised value. JHT anticipates closing on the land purchase by 1/31/13. JLT plans to build two small, approximately 800 sq.ft. single family homes on the lot over the next two years. In



partnership with the City, foundations were laid for both houses in the fall. For the first house to be built this school year, work is progressing well. The exterior walls are framed, the roof trusses are up, and the roof sheathing and paper are installed. SAGA and the JDHS students and their teacher are currently working on the interior framing, and the exterior super insulation package. www.JDHSHouse.blogspot.com contains photos and updated project narrative. The land will remain in the Housing Trust's name with buyers purchasing the improvements.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/2	1/2	100.00
# Owner Households	0	1	1	0/0	1/2	1/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
6019 Lund Street	Juneau		Alaska	99803-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP-09-KPH-1-1

Activity Title: KPHI - NSP (B) Pur & Rehab-Acq,

Activity Category:

Acquisition - general

Project Number:

NSP-09-KPH-1

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$386,161.78
Total Budget	\$665,000.00	\$386,161.78
Total Obligated	(\$278,838.22)	\$386,161.78
Total Funds Drawdown	\$0.00	\$386,100.65
Program Funds Drawdown	\$0.00	\$386,100.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$241,088.42)	\$386,100.65
Kenai Peninsula Housing Initiatives	(\$241,088.42)	\$386,100.65
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitation of foreclosed homes to rent or sell to individuals at or below 50% AMI. Three homes were initially purchased and rehabilitated with one home moved to an 80% AMI homeownership activity in December 2012. Homes were marketed to income-eligible borrowers. Program income generated from the sale of the properties will be used for additional NSP eligible activities.

Location Description:

115 North Kobuk, Soldotna, Alaska and 398 West Katmai Avenue in Soldotna. In December 2012 the Kay Court property was sold to an 80% AMI buyer, necessitating moving the acquisition funds to the 80% AMI National Objective activity rather than the 50% AMI National Objective activity. Performance measures have been modified as well. This modification was necessary due to the lack of qualified, mortgage ready 50% AMI and below homebuyers and the prequalification of a mortgage-ready qualified borrower at the 80% AMI and below level who wished to purchase the home. Although this change lessens the amount of NSP set-aside, the NSP set-aside continues to be above the 25% requirement.

Activity Progress Narrative:

Acquisition activities completed in a previous quarter. One home that was previously purchased was moved to a non-set aside activity so the home could be sold to a higher income family due to the current market and lack of mortgage-ready families at the 50% and below AMI level. The adjustment in funds expended is reflected above.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Properties	0	3/2
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	3/2
# of Singlefamily Units	0	3/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-KPH-1-2
Activity Title:	KPHI - NSP (B) P & R - Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-09-KPH-1

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$173,875.69
Total Budget	\$197,500.00	\$173,875.69
Total Obligated	(\$23,624.31)	\$173,875.69
Total Funds Drawdown	\$0.00	\$171,634.11
Program Funds Drawdown	\$0.00	\$171,634.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$153,262.49
Total Funds Expended	(\$61,374.11)	\$171,634.11
Kenai Peninsula Housing Initiatives	(\$61,374.11)	\$171,634.11
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of housing for homeownership units for families at or below 50% AMI. In December 2012, one unit was moved to an 80% AMI unit to facilitate the sale to a family with an income at or below 80% AMI; rather than at 50% AMI due to the lack of mortgage-ready families in the area at the 50% AMI level who were interested in purchasing the property. The rehabilitation expenses attributed to the property have been moved to the 80% AMI rehabilitation activity. Although this change lessens the overall 25% AMI set-aside, the set-aside continues to be well above the statutorily mandated minimum for NSP1.

Location Description:

115 North Kobuk, Soldotna, Alaska and 398 Katmai Avenue, Soldotna, Alaska.

Activity Progress Narrative:

Properties rehabilitated in previous quarter. One property's expenses were moved to a non-set-aside activity to accommodate sale of the property to a higher income level mortgage-ready participant. This change is reflected in total funds expended this quarter. One unit of housing was also moved from a set-aside to a non-set-aside activity. One home was previous sold to an income eligible borrower. The property located at 398 West Katmai remains on the market and has yet to receive an offer. Grantee anticipates that the Katmai home will be sold to an income eligible borrower during the spring real estate season.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	2/2



#Energy Star Replacement Windows	0	3/0
#Additional Attic/Roof Insulation	0	1/0
#Low flow toilets	0	6/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	2/2
# of Singlefamily Units	-1	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Owner Households	0	0	0	1/2	0/0	1/2	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
115 North Kobuk	Soldotna		Alaska	99669-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-KPH-1-3
Activity Title:	KPHI - NSP (B) Pur & Rehab -Acq

Activity Category:

Acquisition - general

Project Number:

NSP-09-KPH-1

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$757,203.31
Total Budget	\$757,203.31	\$757,203.31
Total Obligated	\$278,838.22	\$757,203.31
Total Funds Drawdown	\$0.00	\$757,203.31
Program Funds Drawdown	\$0.00	\$757,203.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$278,838.22	\$757,203.31
Kenai Peninsula Housing Initiatives	\$278,838.22	\$757,203.31
Match Contributed	\$0.00	\$0.00

Activity Description:

Large foreclosed home was acquired at a 14.36% discount from the lender. Sterling Highway property currently being marketed by grantee to income-eligible borrowers at or below 120% AMI. Program income generated from the sale of the property to an income-eligible borrower will be utilized for additional NSP-eligible activities. In December 2012, the acquisition expenses attributed to 40810 Kay Court were moved to this activity due to the sale of the property to an 80% AMI, rather than a 50% AMI prequalified homebuyer.

Location Description:

3751 Sterling Highway, Homer, Alaska and 40810 Kay Court, Homer, Alaska.

Activity Progress Narrative:

One home's previous quarter's expenditures were reprogrammed to this activity this quarter to facilitate the sale of the property to an eligible LMMI family. The total funds expended reflect this reprogramming. 40810 Kay Court, Homer, Alaska, closed on November 28, 2012. Home was sold to an LMMI borrower. Demographics for homeowner will be reported in rehabilitation end-use activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/2
# of buildings (non-residential)	0	0/0



# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	1	2/2
Total acquisition compensation to	235000	235000/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	2/2
# of Singlefamily Units	1	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/2	0/2	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
40810 Kay Court	Homer		Alaska	99603-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-KPH-1-4
Activity Title:	KPHI - NSP (B) P & R - Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-09-KPH-1

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$23,624.31
Total Budget	\$23,624.31	\$23,624.31
Total Obligated	\$23,624.31	\$23,624.31
Total Funds Drawdown	\$0.00	\$23,624.31
Program Funds Drawdown	\$0.00	\$23,624.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$23,624.31	\$23,624.31
Kenai Peninsula Housing Initiatives	\$23,624.31	\$23,624.31
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of one foreclosure to be resold or leased to an income eligible family with an income at or below 120% AMI. Grantee requested budget modification on April 5, 2010, moving funds from rehabilitation to acquisition. Rehabilitation will take place through the use of other funding sources, with the NSP funds used for acquisition. In December 2012, the expenses attributed to rehabilitation of a second unit initially purchased for resale to a 50% AMI family was reprogrammed to this activity to facilitate the sale of the Kay Court home to a family with an 80% AMI income level.

Location Description:

3751 Sterling Highway and 40810 Kay Court, Homer, Alaska.

Activity Progress Narrative:

One home's rehabilitation expenses were reprogrammed to this activity this quarter which are reflected in the total funds expenditure above. Funds were reprogrammed to allow the ability to sell the home to an 80% AMI LMMI borrower rather than a 50% AMI and below borrower. Purchase of Kay Court closed on November 28, 2012. Homeowner attended the AHFC HOME Choice Pre-Purchase Housing seminar to meet the eight-hour housing counseling requirement. Program income received from this transaction is \$165,065.35 on 11/28/12 and will be retained in an RLF by the grantee for additional NSP eligible activities.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	1	1/2
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2
# of Singlefamily Units	1	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/2	1/2	100.00
# Owner Households	1	0	1	1/0	0/2	1/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
40810 Kay Court	Homer		Alaska	99603-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-KPH-1-5
Activity Title:	KPH-NSP (E) Redev Acq- NHC

Activity Category:

Acquisition - general

Project Number:

NSP-09-KPH-1

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$153,262.49
Total Budget	\$0.00	\$153,262.49
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$153,262.49
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$153,262.49
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$153,262.49	\$153,262.49
Kenai Peninsula Housing Initiatives	\$153,262.49	\$153,262.49
Match Contributed	\$0.00	\$0.00

Activity Description:

Grantee is currently exploring options to purchase properties with NSP program income to develop additional units of affordable housing. This activity is anticipated to begin in mid-2011 after the agency's NSP acquisitions have been rehabilitated and resold to income eligible families.

Location Description:

Grantee is currently exploring options to purchase vacant property on the Kenai peninsula with program income generated by the sale of homes to income-eligible families. No homes have sold yet so this is a future activity.

Activity Progress Narrative:

Program income generated by the sale of one home to an income-eligible family in a previous quarter. PI retained by grantee for additional eligible activities in RLF account. A portion of the funds have been utilized to purchase a property on Tye Court for development of a HUD Section 811 project and used for the purchase of two single family home lots for the development of rental units. CHDO grantee plans to utilize the remaining program income for NSP-eligible acquisition/new housing construction activities.

The Tye Court HOME and Section 811 project is 60% complete, on schedule and on budget. No activity on one of the previously purchased Aurora Court lots. Funding has been secured to construct a duplex on Lot 23 in Aurora and construction is scheduled for May of 2014.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Alaska	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-KPH-1-6
Activity Title:	KPH-NSP (E) Redev Acq-NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-KPH-1

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

KPH-NSP (B) Purchase & Rehab.

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Kenai Peninsula Housing Initiatives

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$165,065.35	\$165,065.35
Kenai Peninsula Housing Initiatives	\$165,065.35	\$165,065.35
Match Contributed	\$0.00	\$0.00

Activity Description:

To develop additional unit(s) of affordable rental housing with program income. This activity is currently in the planning stages and will not begin until mid-2011 after the NSP acquisitions have been sold to income-eligible families.

Location Description:

Grantee exploring potential vacant property purchases on Kenai Peninsula.

Activity Progress Narrative:

Program income from sale of home to LMMI homeowner on 11/28/12 and retained directly by grantee for additional eligible NSP activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-09-RCP-1-1
Activity Title:	Rural CAP-NSP (B) Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-09-RCP-1

Projected Start Date:

11/04/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Rural CAP-NSP (E) Redev-Anch

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$125,911.86
Total Budget	\$0.00	\$125,911.86
Total Obligated	\$0.00	\$125,911.86
Total Funds Drawdown	\$0.00	\$125,911.86
Program Funds Drawdown	\$0.00	\$125,911.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$126,238.86
Rural Alaska Community Action Program, Inc.	\$0.00	\$126,238.86
Match Contributed	\$0.00	\$0.00

Activity Description:

RCP acquired a foreclosed condominium unit at a discount to rehabilitate and lease to an income-eligible family. RCP completed the acquisition of the foreclosed property. This property adds one additional unit of affordable housing to the agency's Affordable Housing Program.

Location Description:

Property address: 7341 Huntsman Circle, #17-D, Anchorage, AK.

Activity Progress Narrative:

Acquisition of condominium unit completed in a prior quarter and the unit is leased to an income-eligible tenant.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/1



Total acquisition compensation to 0 126000/126000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	NSP-09-RCP-1-2
Activity Title:	Rural CAP - NSP (E) Redev NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-RCP-1

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rural CAP-NSP (E) Redev-Anch

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$229,444.56
Total Budget	\$0.00	\$229,444.56
Total Obligated	\$0.00	\$229,444.56
Total Funds Drawdown	\$0.00	\$229,117.56
Program Funds Drawdown	\$0.00	\$229,117.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$229,117.56	\$229,117.56
Rural Alaska Community Action Program, Inc.	\$229,117.56	\$229,117.56
Match Contributed	\$0.00	\$63,879.80

Activity Description:

Replat and redevelop two vacant subdivision lots into seven units of affordable housing for individuals at or below 50% AMI

Location Description:

Fairview subdivision, Anchorage, Alaska. Address: 1036 East 11th, Third Addition, Lots 11 and 12 B3C. The census tract block group has a HUD Foreclosure Risk Assessment Score of 3.

Activity Progress Narrative:

\$229,117.56 has been expended in previous quarter. Activity previously did not allow for the reporting of "Program Funds Drawdown" as there was no available area to place the funds drawdown. Mark Mitchell assisted in troubleshooting and fixing this issue on 1/15/13. The Total Funds Expended now accurately reflects funds that were expended several years ago. Duplicate activity was created for this project in 2010 due to a change in regulation that allowed unexpended funds to be moved into a set-aside activity if project was serving individuals at or below 50% AMI. The balance of the NHC activity is reflected in the duplicate New Housing Construction activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/7	0/0	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-09-RCP-1-3
Activity Title:	Rural CAP-NSP (B) Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP-09-RCP-1

Project Title:

Rural CAP-NSP (E) Redev-Anch

Projected Start Date:

02/01/2010

Projected End Date:

06/15/2010

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$6,276.58
Total Budget	\$6,276.58	\$6,276.58
Total Obligated	\$0.00	\$6,276.58
Total Funds Drawdown	\$0.00	\$6,276.58
Program Funds Drawdown	\$0.00	\$6,276.58
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,276.58
Rural Alaska Community Action Program, Inc.	\$0.00	\$6,276.58
Match Contributed	\$0.00	\$0.00

Activity Description:

Grantee purchased and rehabilitated one foreclosed condominium unit to house an income eligible family with an income at or below 50% AMI in Anchorage, Alaska. This property will add one unit of affordable housing to the grantees Affordable Housing Program rental stock.

Location Description:

7341 Huntsman Circle, Anchorage, Alaska

Activity Progress Narrative:

Rehabilitation activities on the condominium unit were completed in a previous quarter. One income-eligible tenant occupies the property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement Windows	0	0/0
#Efficient AC added/replaced	0	0/0
#Units with solar panels	0	0/0
#Units with bus/rail access	0	1/1



#Units deconstructed	0	0/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-RCP-1-4
Activity Title:	RCP-NSP (E) Redev-NHC LH25

Activity Category:

Construction of new housing

Project Number:

NSP-09-RCP-1

Projected Start Date:

08/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rural CAP-NSP (E) Redev-Anch

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$849,741.00
Total Budget	\$849,741.00	\$849,741.00
Total Obligated	\$0.00	\$849,741.00
Total Funds Drawdown	\$0.00	\$849,741.00
Program Funds Drawdown	\$0.00	\$849,741.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$849,741.00
Rural Alaska Community Action Program, Inc.	\$0.00	\$849,741.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This is a duplicate activity. As per the Dodd-Frank Bill, project for which funds have not been obligated or for which funds have been obligated with no expenditures will be able to apply for all of the costs toward the set-aside and HUD will allow credit for any expenditures made after July 21, 2010. Grantee is calculating expenditures from August 1, 2010, forward to move to this duplicate activity after approval.

Location Description:

11th and Medfra, Anchorage, AK

Activity Progress Narrative:

Construction activities completed in previous quarter. Seven income-eligible tenants live in the project. Project ready for closeout.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	8/7
#Low flow showerheads	0	7/7
#Units with bus/rail access	0	7/7
#Units exceeding Energy Star	0	7/7



#Sites re-used	0	1/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/7
# of Multifamily Units	0	1/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/0	0/0	7/7	100.00
# Renter Households	0	0	0	7/0	0/0	7/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-RCP-2-1
Activity Title:	Rural CAP - NSP (E) Redev -Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-RCP-2

Projected Start Date:

01/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rural CAP - NSP (E) Redev-Kenai

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$137,691.03
Total Budget	\$0.00	\$137,691.03
Total Obligated	\$0.00	\$137,691.03
Total Funds Drawdown	\$0.00	\$137,691.03
Program Funds Drawdown	\$0.00	\$137,691.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,900.00	\$137,691.03
Rural Alaska Community Action Program, Inc.	\$1,900.00	\$137,691.03
Match Contributed	\$0.00	\$0.00

Activity Description:

Development of nine homes through Rural CAP's self-help homeownership program on nine previously vacant lots in an established subdivision in Kenai, Alaska, in conjunction with the USDA 523 Program. One additional project site was added due to less than anticipated lot improvement costs. The project was initially an eight-house project. Due to two families dropping out early-on in the project the two initial, alternate homeowners for the project moved forward.

Location Description:

Chinulna Point, Lots A1, F8, F9, F10, F11, F14, F15, F16 on Sea Quest Drive in Kenai, Alaska. One additional lot in Chinulna Point, A4, acquired in the summer of 2010, to increase the size of the project by one family.

Activity Progress Narrative:

An additional \$1,900 was expended in previous quarter. The total funds expended above was adjusted this quarter to reflect the additional expenditures in previous quarters that did not post. The nine lots for this project were acquired in a previous quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/9
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0



# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	9/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/9
# of Singlefamily Units	0	1/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	1/4	9/9	11.11
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-RCP-2-2
Activity Title:	Rural CAP - NSP (E) Redev-NHC

Activity Category:

Construction of new housing

Project Number:

NSP-09-RCP-2

Projected Start Date:

01/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rural CAP - NSP (E) Redev-Kenai

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$440,308.97
Total Budget	\$0.00	\$440,308.97
Total Obligated	\$0.00	\$440,308.97
Total Funds Drawdown	\$0.00	\$440,308.97
Program Funds Drawdown	\$0.00	\$440,308.97
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$590.55	\$440,308.97
Rural Alaska Community Action Program, Inc.	\$590.55	\$440,308.97
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of a total of nine units of affordable housing through Rural CAP's self-help homeownership program. The agency was awarded a USDA 523 Program technical assistance grant to assist homeowners in building their homes. Homeowners to finance homes through the USDA 502 direct program. NSP funds will be used to improve the lots prior to the sale to low- to moderate income owner/builders. Homeowners executed an NSP deed of trust, deed of trust note and subsidy agreement. Homes are closed in with owner/builders working on interiors of the homes with an anticipated completion date in the spring of 2011.

Location Description:

Chinulna Point #8, Lots A1, F8, F9, F10, F11, F14, F15, F16, Kenai, Alaska. Adding one additional lot, A4, to project due to lower than anticipated lot improvement costs.

Activity Progress Narrative:

Total Funds Expended category has been adjusted this quarter to reflect additional prior quarter expenditures. Total units actual correct; attempted to correct income level of tenants above (5/4 as projected) but DRGR will not accept the input for this activity. Activity was completed in a previous quarter and homes have been occupied by nine income-eligible homeowner/builders.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	9/9



#Sites re-used	0	9/9
#Units & other green	0	9/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-9	9/9
# of Singlefamily Units	-9	9/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/4	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

