

# Municipality of Anchorage



Anchorage  
Health  
Department

## Housing and Community Development 2019 Action Plan

DRAFT

January 5, 2024

Substantial Amendment #10



Municipality of Anchorage

# Housing and Community Development 2019 Action Plan

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# ANCHORAGE DAILY NEWS

## AFFIDAVIT OF PUBLICATION

**Account #:** 269723  
MUNI OF ANC/DHHS  
COMMUNITY SAFETY AND DEVELOPMENT  
PO BOX 196650  
ANCHORAGE AK 99519

**Order#** 0001426579  
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**Placement** 0300  
**Position** 0301

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Joleesa Stepetin  
being first duly sworn on oath deposes and says that he/she is a representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

August 23, 2018


and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed Joleesa Stepetin  
Joleesa Stepetin


Subscribed and sworn to before me  
this 23rd day of August, 2018

Britney Thompson  
Notary Public in and for  
The State of Alaska,  
Third Division  
Anchorage, Alaska

MY COMMISSION EXPIRES  
2/23/2019



## PUBLIC NOTICE



### Municipality of Anchorage 2019 Annual Action Plan Notice of Public Hearing and the 30 Day Public Comment Period

The Municipality of Anchorage announces that the Housing and Community Development 2019 Action Plan is in the planning phase and a 30 day public comment is being accepted on potential projects to be funded in 2019 with U. S. Department of Housing and Urban Development (HUD) grants. The Action Plan outlines program and budget priorities for the HUD grants that include Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Solutions Grant (ESG) and the National Housing Trust Fund (HTF). CDBG activities are subject to 24 CFR Part 570, HOME activities are subject to 24 CFR Part 92, ESG funding is authorized under Subtitle B of Title IV, McKinney-Vento Homeless Assistance Act, 24 CFR Part 576, and HTF activities are subject to 24 CFR Part 93. The 2019 Action Plan is the second of five annual plans to the 2018-2022 Consolidated Plan. The 2019 Action Plan projects anticipated federal HUD allocations of CDBG \$1,726,068; HOME \$733,068; ESG \$145,198 and HTF \$733,068 for a total \$3,337,402.

The 30 day public comment period starts August 23, 2018. Comments received by 10:00 A.M., September 24, 2018 will be accepted by mail, email or delivery to the following location:



**Mail:** Municipality of Anchorage  
Department of Health and Human Services  
James Boehm, Senior Neighborhood Planner  
PO Box 196650  
Anchorage, AK 99519-6650

**Email:** [Boehm.JH@muni.org](mailto:Boehm.JH@muni.org)  
**Fax:** (907) 249-7858  
**Hand Delivery:** 825 L Street, Room 506

A public hearing on the Action Plan will be held during the Housing Homeless and Neighborhood Development (HHAND) Commission meeting:

Wednesday, September 5, 2018, 4:00 – 5:30 P.M.  
Municipality's Department of Health and Human Services  
825 L Street, Room 423, Anchorage, AK

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Pat Monday two days before the public hearing by telephone at 343-4822, fax at 249-7715 or e-mail [MondayPC@muni.org](mailto:MondayPC@muni.org).

Published: August 23, 2018

Notary Public  
BRITNEY L. THOMPSON  
State of Alaska  
My Commission Expires Feb 23, 2019

# ANCHORAGE DAILY NEWS

## AFFIDAVIT OF PUBLICATION

Account #: 269723  
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COMMUNITY SAFETY AND DEVELOPMENT  
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ANCHORAGE AK 99519

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		Position	0301

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Joleesa Stepetin  
being first duly sworn on oath deposes and says that he/she is a representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

May 23, 2019

and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.


Signed Joleesa Stepetin  
Joleesa Stepetin

Subscribed and sworn to before me  
this 23rd day of May, 2019

Jada L. Nowling  
Notary Public in and for  
The State of Alaska.  
Third Division  
Anchorage, Alaska

MY COMMISSION EXPIRES

7/14/2020



### PUBLIC NOTICE

## Municipality of Anchorage

#### Draft 2019 Annual Action Plan

#### Notice of One Public Hearing and the 30 Day Public Comment Period

The Municipality of Anchorage announces that the Housing and Community Development 2019 Action Plan is in the planning phase and a 30 day public comment is being accepted on potential projects to be funded in 2019 with U. S. Department of Housing and Urban Development (HUD) grants. The Action Plan outlines program and budget priorities for the HUD grants that include Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG). CDBG activities are subject to 24 CFR Part 570, HOME activities are subject to 24 CFR Part 92, and ESG funding is authorized under Subtitle B of Title IV, McKinney-Vento Homeless Assistance Act, 24 CFR Part 576. The 2019 Action Plan is the second of five annual plans to the 2018-2022 Consolidated Plan. The 2019 Action Plan projects anticipated federal HUD allocations of CDBG \$1,726,068; HOME \$733,068; and ESG \$145,198 for a total \$2,529,822.



The draft Plans are available at:  
<http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx> for a 30 day public comment period starting May 23, 2019. Comments received by 4:00 P.M., June 24, 2019 will be accepted by mail, email or delivery to the following location:

Mail: Municipality of Anchorage  
Anchorage Health Department  
James Boehm, Senior Neighborhood Planner  
PO Box 196650  
Anchorage, AK 99519-6650

Email: [James.Boehm@anchorage.ak.gov](mailto:James.Boehm@anchorage.ak.gov)  
Fax: 249-7858  
Hand Delivery: 825 L Street, Room 506

A public hearing on the Plans will be held:  
Wednesday, June 12, 2019, 4:00 – 5:00 P.M.  
Municipality's Anchorage Health Department  
825 L Street, Room 423, Anchorage, AK

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Pat Monday two days before the public hearing by telephone at 343-4822, fax at 249-7715 or e-mail [Pat.Monday@anchorage.ak.gov](mailto:Pat.Monday@anchorage.ak.gov).



Published: March 23, 2019

STATE OF ALASKA  
NOTARY  
PUBLIC  
Jada L. Nowling

# ANCHORAGE DAILY NEWS

## AFFIDAVIT OF PUBLICATION

Account #: 269723

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THIRD JUDICIAL DISTRICT

Joleesa Stepetin  
being first duly sworn on oath  
deposes and says that she is  
a representative of the  
Anchorage Daily News, a  
daily newspaper. That said  
newspaper has been approved  
by the Third Judicial Court,  
Anchorage, Alaska, and it now  
and has been published in the  
English language continually as a  
daily newspaper in Anchorage,  
Alaska, and it is now and during  
all said time was printed in an  
office maintained at the aforesaid  
place of publication of said  
newspaper. That the annexed is  
a copy of an advertisement as it  
was published in regular issues  
(and not in supplemental form)  
of said newspaper on

September 17, 2019

and that such newspaper was  
regularly distributed to its  
subscribers during all of said  
period. That the full amount of  
the fee charged for the foregoing  
publication is not in excess of  
the rate charged private individuals.

Signed Joleesa Stepetin


Subscribed and sworn to before  
me this 17 day of Sept  
20 19

[Signature]

Notary Public in and for  
The State of Alaska.  
Third Division  
Anchorage, Alaska  
MY COMMISSION EXPIRES


7/14/2020

STATE OF ALASKA  
NOTARY PUBLIC  
Joleesa L. Nowling



### PUBLIC NOTICE

#### Municipality of Anchorage



**Draft 2016 Annual Action Plan Substantial Amendment #6**  
**Draft 2017 Annual Action Plan Substantial Amendment #4**  
**Draft 2018 Annual Action Plan Substantial Amendment #2**  
**Draft 2019 Annual Action Plan Substantial Amendment #1**

**Notice of One Public Hearing and the 30 Day Public Comment Period**

The Anchorage Health Department announces that the Housing and Community Development Action Plans noted above are available for review and public comment. The Annual Action Plans propose how HUD funds will be used to meet the national objectives of decent affordable-housing, suitable living-environments, and expanded economic opportunities for low-income households and neighborhoods. The Action Plans outline programming and budget priorities for the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG) and National Housing Trust Fund (HTF) HUD programs. This funding must be used in accordance with the overarching priorities outlined in the MOA Housing and Community Development 2018-2022 Consolidated Plan. HOME activities are subject to 24 CFR Part 92. CDBG activities are subject to 24 CFR Part 570. ESG is funding are authorized under Subtitle B of Title IV; McKinney-Vento Homeless Assistance Act, 24 CFR Part 576. HTF activities are subject to 24 CFR Part 93. Substantial Action Plan amendments to the 2016, 2017, 2018, & 2019 Action Plans include reprogramming \$45,633 2016 CDBG funds, \$189,382 2017 CDBG and ESG funds, \$72,000 2018 CDBG funds, and \$183,068 2019 CDBG funds.



The draft Plans are available at:  
<http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx> for a 30 day public comment period starting September 17, 2019. Comments received by 10:00 AM, October 18, 2019 will be accepted by mail, email, or delivery to the following location:

**Mail:** Municipality of Anchorage  
Anchorage Health Department  
Human Services Division  
Community Safety and Development  
James H. Boehm, Senior Neighborhood Planner  
PO Box 196650  
Anchorage, AK 99519-6650

**Fax:** 249-7858  
**Email:** [James.Boehm@anchorageak.gov](mailto:James.Boehm@anchorageak.gov)  
**Hand Delivery:** 825 L Street, Room 506

A public hearing on the Plans will be held:  
Wednesday, Oct. 2, 2019, 3:00 – 4:00 PM  
Anchorage Health Department  
825 L Street, Room 423, Anchorage, AK

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Pat Monday two days before the public hearing by telephone at 343-4822, fax at 249-7715 or e-mail [Pat.Monday@anchorageak.gov](mailto:Pat.Monday@anchorageak.gov).



Published: Sept. 17, 2019



# ANCHORAGE DAILY NEWS

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STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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being first duly sworn on oath  
deposes and says that she is  
a representative of the  
Anchorage Daily News, a  
daily newspaper. That said  
newspaper has been approved  
by the Third Judicial Court,  
Anchorage, Alaska, and it now  
and has been published in the  
English language continually as a  
daily newspaper in Anchorage,  
Alaska, and it is now and during  
all said time was printed in an  
office maintained at the aforesaid  
place of publication of said  
newspaper. That the annexed is  
a copy of an advertisement as it  
was published in regular issues  
(and not in supplemental form)  
of said newspaper

August 11, 2020

and that such newspaper was  
regularly distributed to its  
subscribers during all of said  
period. That the full amount of  
the fee charged for the foregoing  
publication is not in excess of  
the rate charged private individuals.

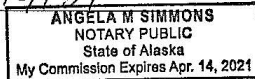
Signed AMA

Subscribed and sworn to before  
me this 25 day of AUG  
20 20

Angela M. Simmons

Notary Public in and for  
The State of Alaska.  
Third Division  
Anchorage, Alaska  
MY COMMISSION EXPIRES

4/14/21







## PUBLIC NOTICE



### Municipality of Anchorage

#### Draft 2019 Annual Action Plan Substantial Amendment #5

#### Notice of One Public Hearing and the 5-Day Public Comment Period

The Anchorage Health Department announces that the Substantial Amendment noted above to the Housing and Community Development Action Plan is available for review and public comment on the Municipality of Anchorage's website. This Substantial Amendment proposes to add the third allocation of Community Development Block Grant (CDBG-CV) funds authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) in the amount of \$1,991,655 to the 2019 Action Plan. The Annual Action Plan summarizes how U.S. Department of Housing and Urban Development (HUD) funds will be used to meet the national objectives of decent affordable-housing, suitable living environments, and expanded economic opportunities for low-income households and neighborhoods.

The CDBG-CV required public comment period has been reduced to not less than 5 days. The draft Plan is available at: <https://tinyurl.com/AHD-CSD> for a public comment period starting Thursday June 10, 2021. Comments received by 5:00 PM Tuesday June 15, 2021 will be accepted by mail, email, or delivery to the following location:

Mail: Municipality of Anchorage  
Anchorage Health Department  
Community Safety and Development  
PO Box 196650  
Anchorage, AK 99519-6650

Hand Delivery: 825 L Street, Room 506

Fax: 907-343-4107

Email: [Valerie.Madison@anchorageak.gov](mailto:Valerie.Madison@anchorageak.gov)

Due to the COVID-19 pandemic, the Municipality of Anchorage has shifted the public meeting to a virtual public meeting. The virtual public hearing will be held on Microsoft Teams on Friday June 11, 2021 at 11:00 AM. Information on how to participate in the public hearing is posted on the website: <https://tinyurl.com/AHD-CSD>. A link for the Teams Meeting is listed under the section titled 2019 Action Plan and CARES Act Funding.

The meeting can also be accessed by phone. The call-in number is (907) 519-0237  
Conference ID 947404553.

All public comments received at the public meeting or through other acceptable methods during the public comment period will be considered by the Municipality.

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Valerie Madison at least one day before the public hearing by telephone at 343-4822 or e-mail Valerie.Madison@anchorageak.gov.

Published in the ADN: June 9, 2021



## PUBLIC NOTICE



### Municipality of Anchorage

2023-2027 Housing and Community Development Consolidated Plan

2022 Annual Action Plan

Draft 2019 Annual Action Plan Substantial Amendment #6

Draft 2020 Annual Action Plan Substantial Amendment #1

Notice of One Public Hearing and 30-Day Public Comment Period

In order to be eligible to receive CDBG, HOME, and ESG funds, the Municipality must submit a **Consolidated Plan** to the Department of Housing and Urban Development (HUD) every five years, and is required to update that plan annually with an **Action Plan**. The **Consolidated Plan** is an assessment and analysis of social and economic conditions and issues related to affordable housing, homelessness and community development. The **Assessment of Fair Housing** provides an assessment and planning process for taking actions to overcome patterns of segregation, promote fair housing choice, and foster inclusive housing free from discrimination. The **National Housing Trust Fund** is anticipated to complement HUD funding to increase and preserve affordable housing for low-income and homeless families. The **Assessment of Fair Housing and National Housing Trust Fund** will be included in the **Consolidated Plan**. There will be several opportunities during the drafting of the plans for the public to comment and participate in the planning process.

The 2022 Action Plan outlines programming and budget priorities for the HUD CDBG, HOME, and ESG programs and the National Housing Trust Fund for the year 2022 and must be in accordance with the priorities outlined in the Municipality's 2018-2022 Housing and Community Development Consolidated Plan. All HOME activities are subject to 24 CFR Part 92, all CDBG activities are subject to 24 CFR Part 570, and all ESG funding is authorized under Subtitle B of Title IV, McKinney-Vento Homeless Assistance Act, 24 CFR Part 576, and National Housing Trust Fund 24 CFR Part 93.

Additionally, the Municipality announces that drafts of Substantial Amendment #6 to the 2019 Annual Action Plan and Substantial Amendment #1 to the 2020 Annual Action Plan are available for review and public comment. These amendments allocate \$29,579 of 2019 CDBG Public Service funds and \$85,896 of 2020 CDBG Public Service funds to the Nine Star Net2Ladder project. The draft Amendments are available at: <https://tinyurl.com/AHD-CSD>.

A Public Hearing will be held on February 15<sup>th</sup>, 2022 in the Anchorage Health Department Conference Room #423, 825 L Street, Anchorage, starting at 3:30 PM. This is the first of three Public Hearings for the **2023-2027 Housing and Community Development Consolidated Plan, 2022 Action Plan, Assessment of Fair Housing and National**

**Housing Trust Fund.** This is an opportunity for the Municipality to hear citizen views, recommend funding proposals and ask questions prior to the drafting of the plans. Written comments will also be accepted via email at the address listed below.

The 30-day public comment period for the above plans starts February 8, 2022 and ends at 4:00 PM March 10, 2022. Comments will be accepted by mail, email, or delivery to the following location:

Mail: Municipality of Anchorage  
Anchorage Health Department  
Community Safety and Development  
PO Box 196650  
Anchorage, AK 99519-6650

Fax: 907-343-4107

Email: [ahdcspdplans@anchorageak.gov](mailto:ahdcspdplans@anchorageak.gov)

Information on how to participate in the public hearing is posted on the website: <https://tinyurl.com/AHD-CSD>. The hearing will be conducted both in person and virtually via Microsoft Teams. The hearing can also be accessed by phone. The call-in number is (907) 519-0237 Conference ID 753376796.

All public comments received at the public meeting or through other acceptable methods during the public comment period will be considered by the Municipality.

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Valerie Madison at least three days before the public hearing by telephone at (907) 343-4822 or e-mail [Valerie.Madison@anchorageak.gov](mailto:Valerie.Madison@anchorageak.gov).

**Published: February 8, 2022**



## PUBLIC NOTICE



### Municipality of Anchorage

#### Draft 2019 Annual Action Plan Substantial Amendment #8

#### Notice of One Public Hearing and the 30-Day Public Comment Period

The Anchorage Health Department announces that the Housing and Community Development Action Plan Substantial Amendment noted above is available for review and public comment on the Municipality of Anchorage's website. The Annual Action Plan proposes how U.S. Department of Housing and Urban Development (HUD) funds will be used to meet the national objectives of decent affordable-housing, suitable living environments, and expanded economic opportunities for low-income households and neighborhoods. The Action Plan outlines programming and budget priorities for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Shelter Grant (ESG) HUD funding sources. HOME activities are subject to 24 CFR Part 92. CDBG activities are subject to 24 CFR Part 570. ESG funding is authorized under Subtitle B of Title IV, McKinney-Vento Homeless Assistance Act, 24 CFR Part 576.

Substantial Amendment #8 to the 2019 Action Plan allocates \$1,200,000 of CDBG-CV funds to Catholic Social Services for Complex Care Facility Operations. The draft Amendment is available at: <https://tinyurl.com/AHD-CSD>.

A Public Hearing will be held on July 5, 2023 in the Anchorage Health Department Conference Room #423, 825 L Street, Anchorage, during the monthly Housing, Homelessness, and Neighborhood Development (HHAND) Commission meeting starting at 4:00 PM.

The 30-day public comment period for the Draft 2019 Action Plan Substantial Amendment #8 starts June 6, 2023 and ends at 5:00 PM July 6, 2023. Comments will be accepted by mail, email, or delivery to the following location:

Mail: Municipality of Anchorage  
Anchorage Health Department  
Community Safety and Development  
PO Box 196650  
Anchorage, AK 99519-6650

Fax: 907-343-4107

Email: [ahdcsdplans@anchorageak.gov](mailto:ahdcsdplans@anchorageak.gov)

Information on how to participate in the public hearing is posted on the website: <https://tinyurl.com/AHD-CSD>. The hearing will be conducted both in person and virtually via Microsoft Teams. The meeting can also be accessed by phone. The call-in number is (907) 519-0237 Conference ID **XXXXXXXXXX**#.

All public comments received at the public meeting or through other acceptable methods during the public comment period will be considered by the Municipality.

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Valerie Madison at least three days before the public hearing by telephone at 343-4822 or e-mail [Valerie.Madison@anchorageak.gov](mailto:Valerie.Madison@anchorageak.gov).

**Published: June 6, 2023**



## PUBLIC NOTICE



### Municipality of Anchorage

Draft 2019 Annual Action Plan Substantial Amendment #10

Draft 2022 Annual Action Plan Substantial Amendment #2

#### Notice of One Public Hearing and 30-Day Public Comment Period

The Anchorage Health Department announces that the Housing and Community Development Action Plan Substantial Amendments noted above are available for review and public comment on the Municipality of Anchorage's website. The Annual Action Plans propose how U.S. Department of Housing and Urban Development (HUD) funds will be used to meet the national objectives of decent affordable-housing, suitable living environments, and expanded economic opportunities for low-income households and neighborhoods. The Action Plans outline programming and budget priorities for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Shelter Grant (ESG) HUD funding sources. HOME activities are subject to 24 CFR Part 92. CDBG activities are subject to 24 CFR Part 570. ESG funding is authorized under Subtitle B of Title IV, McKinney-Vento Homeless Assistance Act, 24 CFR Part 576.

Substantial Amendment #10 to the 2019 Action Plan allocates \$537,292 of CDBG-CV funds to Henning, Incorporated for Emergency Cold Weather Shelter operations. Substantial Amendment #2 to the 2022 Action Plan allocates \$699,873 of CDBG funds to Henning, Incorporated for acquisition of properties for permanent non-congregate shelter and transitional housing. The draft Amendments are available at: <https://tinyurl.com/AHD-CSD>.

A Public Hearing will be held on January 16, 2024 in the Loussac Library Wilda Marston Theater, 3600 Denali Street, Anchorage, starting at 6:00 PM.

The 30-day public comment period for the Draft 2019 Action Plan Substantial Amendment #10 and Draft 2022 Action Plan Substantial Amendment #2 starts January 5, 2024 and ends at 5:00 PM February 5, 2024. Comments will be accepted by mail, email, or delivery to the following location:

Mail: Municipality of Anchorage  
Anchorage Health Department  
Community Safety and Development  
PO Box 196650  
Anchorage, AK 99519-6650

Fax: 907-343-4107

Email: [ahdcsdplans@anchorageak.gov](mailto:ahdcsdplans@anchorageak.gov)

Information on how to participate in the public hearing is posted on the website: <https://tinyurl.com/AHD-CSD>. The hearing will be conducted both in person and virtually via Microsoft Teams. Conference ID # 221 368 461 475.

All public comments received at the public meeting or through other acceptable methods during the public comment period will be considered by the Municipality.

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Valerie Madison at least three days before the public hearing by telephone at 343-4822 or e-mail [Valerie.Madison@anchorageak.gov](mailto:Valerie.Madison@anchorageak.gov).

Published: January 5, 2024



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## AP-05 Executive Summary

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### 1. Introduction

This document is the second of five annual action plans under the Municipality of Anchorage (Municipality) Housing and Community Development Consolidated Plan for 2018-2022 (Con Plan). The Municipality is a participating jurisdiction and is eligible to receive U.S. Department of Housing and Urban Development (HUD) funding for three federal entitlement programs that focus on the housing and community development needs of low and moderate- income persons. These programs are: 1) Community Development Block Grants (CDBG), 2) HOME Investment Partnerships Program (HOME), and 3) Emergency Solutions Grant (ESG). The Municipality is required to submit a Consolidated Plan that covers a five-year period that outlines the intended distribution of these HUD dollars. To meet this requirement, the Municipality submitted the 2018-2022 Con Plan for the local HUD office to review. In addition to the submission of a five-year plan, the Municipality is required to submit an annual action plan that reflects funding for specific activities and projects that meet Con Plan goals for each year thereafter.

The 2019 Action Plan projected allocations for the Municipality include the following federal programs: CDBG \$1,720,154; HOME \$377,364; and ESG \$146,461 for a total of \$2,243,979. The HOME allocation was \$663,207 but was reduced \$285,843 for repayment of Karluk Manor. The 2019 Action Plan also includes budgeting \$115,000 HOME Program Income. The 2019 Action Plan details the distribution of HUD funding as guided by the Municipal Mayor and Assembly and three public comment hearings. It is not anticipated for the Municipality to receive the 2019 funding from HUD in time to fund and begin the proposed projects in 2019.

The 2019 Action Plan Substantial Amendment #1 revisions are highlighted in this green. It includes reprogramming:

\$41,534 from Public Services – TBD to Public Services – Operations Support – CSS  
\$12,615.36 from 2019 Action Plan TBD Capital Project to Alaska Literacy Project  
\$100,000 from 2019 Action Plan TBD Capital Project to Brother Francis – Security Fence-  
MOA

The 2019 Action Plan Substantial Amendment #2 revisions are highlighted in this blue. The 2019 Action Plan Substantial Amendment #2 will fund \$56,589 of 2019 HOME CHDO Housing Program funds and \$18,868 of 2019 HOME CHDO Operating Expense Assistance to Habitat for Humanity Anchorage.

The Amendment will fund \$85,768 of 2019 HOME Project funds to Cook Inlet Housing Authority for their South Anchorage Senior Housing (SASH) project.

The Amendment will also add \$550,000 of HTF funds to the 2019 Action Plan. Applications for the HTF funds will be made available through a competitive process after the Substantial Amendment is approved by HUD.

Amend the Municipality of Anchorage Citizen Participation Plan to add the following: “When the Municipality is concerned about significant public health risks that may result from holding in-person public hearings, the Municipality may undertake a virtual public hearing (alone, or in concert with an in-person hearing) and allow questions in real time, with answers coming directly from the Municipality to all “attendees”. As with an in-person hearing, the Municipality will provide accessibility for persons with disabilities and Limited English Proficiency to participate.”

The 2019 Action Plan Substantial Amendment #3 revisions are highlighted in this yellow. The 2019 Action Plan Substantial Amendment #3 will reallocate \$85,849.64 of previously unallocated 2019 CDBG funds. The amendment will also add CDBG-CV1: \$1,070,086 and ESG-CV1: of \$521,193 and ESG CV2 of \$3,774,024 for a total of ESG CV in the amount of \$4,295,217. The proposed projects are:

1. \$100,000 in ESG-CV funds to be awarded to Covenant House to fund shelter operations and essential services for homeless youth and transition age youth staying in emergency shelter.
2. \$100,000 in ESG-CV funds to be awarded to Abused Women’s Aid In Crisis (AWAIC) to fund shelter operations and essential services for victims of domestic violence and their children staying in emergency shelter.
3. \$100,000 in ESG-CV funds to be awarded to Catholic Social Services to fund shelter operations and essential services for homeless women and children staying in emergency shelter at Clare House.
4. \$100,000 in ESG-CV funds to be awarded to Salvation Army to fund shelter operations and essential services for homeless families staying in emergency shelter at McKinnell House.
5. \$296,000 in ESG-CV funds to be awarded to Catholic Social Services to provide housing and relocation and stabilization services to homeless individuals and families as part of their Rapid Re-Housing program.
6. \$260,000 in ESG-CV funds to be awarded to the Municipality of Anchorage Homeless Prevention program to provide short- and/or medium-term rental assistance and/or housing relocation and stabilization services to individuals and families at risk of homelessness.
7. \$2,783,696 in ESG-CV funds to be awarded to one or more yet to be determined non-profit agencies to support shelter operations and essential services at homeless shelters throughout the Municipality.
8. \$126,000 in ESG-CV funds to be awarded to one or more yet to be determined non-profit agencies to provide homeless outreach service to connect homeless individuals and at-risk individuals to homeless services. Homeless outreach will focus on unsheltered homeless and homeless individuals and families not currently associated with appropriate homeless services.

The Homeless Prevention and Response System (HPRS) Gap Analysis identified outreach as a priority intervention for preventing or reducing new inflow into homelessness. The Assembly recently allocated \$180,000 for provided homeless outreach services. AHD will monitor the service demand and effectiveness of this program. If it is determined that additional homeless outreach is required, AHD may request reallocating some ESG-CV funding currently designated for shelter operations (see #7 above) to homeless outreach.

9. \$429,521 in ESG-CV funds to be utilized by AHD to administer the ESG-CV funding described in items 1 thru 7 above. The CARES Act allows up to 10% of ESG-CV funds to be used for administrative costs.

10. \$856,069 in CDBG-CV funds and \$85,849.64 of 2019 CDBG fund to be awarded to one or more yet to be determined non-profit agencies to respond to the growing effects of the COVID-19 pandemic by providing public service to move homeless individuals and families out of shelter and into permanent housing, to reduce the number of homeless individuals in congregate shelter, and to increase physical distance between individuals in congregate shelter. Funded public service will include support for shelter operations, case management, and system navigation support. We also anticipate awarding up to \$743,328 in 2020 CDBG funds for the COVID-19 response.

11. \$214,017 in CDBG-CV funds to be utilized by AHD for program administrative costs associated with the planning and execution of the activities described in item 10 above that are funded by CDBG-CV funds. Per FR-6218-N-01 published on August 10, 2020, up to 20% of CDBG-CV funds can be used for planning and program administrative costs, as defined in 24 CFR 570.205 and 24 CFR 570.206, respectively. CDBG-CV grant funds will not be used to pay planning and program administrative costs allocable to another grant under the CDBG annual formula program.

The Citizen Participation Plan is amended to add: The ESG-CV funds require no consultation and citizen participation; however, the Municipality will publish how the allocation has or will be used on the appropriate Municipal web page. The Municipality will publish the ESG-CV allocations on the Anchorage Health Department, Community and Safety Development web page before funds are awarded. The CDBG required public comment period is reduced to not less than 5 days and the public hearing may be virtual.

The update to the 2019 Action Plan CARES Act Substantial Amendment #3 are highlighted in this grey. The update to the 2019 Action Plan CARES Act Substantial Amendment #3 consists of changes approved by the Anchorage Municipal Assembly as "MOA Substantial Amendment 4" and "MOA Substantial Amendment 5". MOA Substantial Amendment 4 reallocates \$2,783,696 in ESG-CV funds originally to be awarded to one or more yet to be determined non-profit agencies to support shelter operations and essential services at homeless shelters throughout the Municipality and identifies a provider for \$126,000 of ESG-CV funds that were previously to be awarded to one or more yet to be determined non-profit agencies to provide homeless outreach service to connect homeless individuals and at-risk individuals to homeless services in the original CARES Act Substantial Amendment updated with corrections and submitted to HUD March 3, 2021.

MOA Substantial Amendment 5 reallocates \$712,100 of \$856,069 in CDBG-CV funds originally to be awarded to one or more yet to be determined non-profit agencies to respond to the growing effects of the COVID-19 pandemic by providing public service to move homeless individuals and families out of shelter and into permanent housing, to reduce the number of homeless individuals in congregate shelter, and to increase physical distance between individuals in congregate shelter in the original CARES Act Substantial Amendment updated with corrections and submitted to HUD March 3, 2021.

This update to the 2019 Action Plan CARES Act Substantial Amendment #3 also adds the third allocation of CDBG-CV funds in the amount of \$1,991,655 for a total of \$3,061,741 in CDBG-CV.

The ESG-CV projects allocated in the original 2019 Action Plan CARES Act Substantial Amendment #3 updated with corrections and submitted to HUD March 3, 2021 are below:

1. \$100,000 allocated to Catholic Social Services for Emergency Shelter Essential Services.
2. \$100,000 allocated to AWAIC for Emergency Shelter Essential Services.
3. \$100,000 allocated to Covenant House Alaska for Emergency Shelter Essential Services.
4. \$100,000 allocated to Salvation Army for Emergency Shelter Essential Services.
5. \$260,000 allocated to MOA Aging and Disability Resource Center for Homeless Prevention.
6. \$296,000 to Catholic Social Services for Rapid Rehousing.
7. \$429,521 allocated to MOA AHD for administrative costs associated with ESG-CV HUD grants authorized under the CARES Act. This is 10% of ESG-CV funds allowed to be used for administrative costs. These funds will be used to administer all ESG-CV projects and activities.
8. \$2,783,696 allocated for to be determined projects, emergency support operations and essential services. This funding is proposed to be reprogrammed to projects 10-19 below in this first update to the original CARES Act Substantial Amendment.



9. \$126,000 allocated for to be determined projects homeless outreach. This funding is proposed to be reprogrammed to project 10 below in this first update to the original CARES Act Substantial Amendment.

The ESG-CV projects proposed in this update to the 2019 Action Plan CARES Act Substantial Amendment #3 are below:

10. \$450,000 to Choices for unsheltered outreach and rapid rehousing. Unsheltered outreach focuses on connecting unsheltered homeless individuals and families to appropriate homeless services, including finding housing options using Housing Problem Solving resources that has housed over 60 PEH from the shelter system since November 2020.
11. \$200,000 to Catholic Social Services for Homeless Prevention and Rapid Rehousing, which includes a continuation of their Housing Problem Solving work that has thus far housed more than 30 PEH from the shelter system since January 2021. For a total of \$496,000 with the \$296,000 that was allocated in the original submission of the CARES Act Substantial Amendment updated with corrections and submitted to HUD March 3, 2021.
12. \$146,400 to the Anchorage Coalition to End Homelessness (ACEH) for unsheltered homeless outreach. This proposed award will fund staff that will support the coordination of Anchorage Outreach staff across various entities through project management, training, reporting, and information sharing.
13. \$200,000 to Alaska Legal Services for education and legal services related to homeless prevention. This project will target outreach and education efforts in those communities disproportionately affected by the economic fallout of the pandemic by providing education and free services to individuals and families facing eviction.
14. \$225,000 to Covenant House for Emergency Shelter Essential Services and Rapid Rehousing. The project includes housing and mobile navigation resources to do expanded case management at any location that requires it (including street outreach and at other providers as necessary) with a focus to decompress the Sullivan, which is reportedly serving a large number of TAY (or Transition Aged Youth, 18-24 year-olds).
15. \$225,000 to Covenant House for Emergency Shelter Essential Services at the Youth Engagement Center shelter. Covenant house is increasing the age of the population that they are serving by transitioning youth age 13-17 to a different site with current staff. The project will fund new staff, to include a program supervisor, ANCHOR Team Coordinator, two youth engagement specialist, and 2 other support staff to support new operations serving transition age youth (18-24) at the covenant house. These staff will provide trauma informed care, case management, and referrals and connections to additional services.

16. \$650,000 to Volunteers of America for case management and rapid rehousing targeting transition aged youths (18-24-year-olds).
17. \$188,296 to Neighborworks for case management and rapid rehousing. The activities associated with this project will act as a bridge between shelter and permanent housing. The funding will be used to move individuals into temporary living arrangements and provide case management while Neighborworks works with clients to provide permanent housing through other programs funded through Neighborworks.
18. \$175,000 to United Way for a landlord liaison position and landlord incentive program (often locally referred to as the “risk mitigation pool”). This project will fund a landlord liaison position that will work across entities to recruit and support landlords to increase the availability of housing options for people experiencing homelessness.
19. \$450,000 to United Way – Home for Good for rapid rehousing. This project will provide rental assistance for approximately 50 eligible people, prioritized for people exiting congregate temporary shelters.

The CDBG-CV projects proposed in this update to the 2019 Action Plan CARES Act Substantial Amendment #3 are below:

\$712,100 of \$856,069 in CDBG-CV funds originally to be awarded to one or more yet to be determined non-profit agencies to respond to the growing effects of the COVID-19 pandemic by providing public service to move homeless individuals and families out of shelter and into permanent housing, to reduce the number of homeless individuals in congregate shelter, and to increase physical distance between individuals in congregate shelter in the original CARES Act Substantial Amendment updated with corrections and submitted to HUD March 3, 2021 to projects or activities identified below.

1. \$100,000 allocated to the MOA for activity delivery costs associated with HUD funding authorized by the CARES Act.
2. \$370,000 allocated to Covenant House Alaska for the acquisition of a 4-bedroom home to be used for quarantine, isolation, and to provide rapid rehousing to transition aged youths.

3. \$75,000 allocated to New Life Development to support operations of its residential re-entry service program. New Life Development has been impacted by the COVID-19 Pandemic through the loss of program fees. Many of New Life Development's program participants have been unable to find and maintain employment during the Pandemic.

4. \$167,100 allocated to Standing Together Against Rape (STAR) to renovate their office space to comply with COVID-19 protocols and support increased requests for services.

\$143,968 of CDBG-CV 1 funding remains unallocated for projects to be awarded to one or more yet to be determined non-profit agencies to respond to the growing effects of the COVID-19 pandemic by providing public service to move homeless individuals and families out of shelter and into permanent housing, to reduce the number of homeless individuals in congregate shelter, and to increase physical distance between individuals in congregate shelter

This update to the 2019 Action Plan CARES Act Substantial Amendment #3 also adds the third allocation (CDBG-CV 3) of CDBG-CV funds in the amount of \$1,991,655 for a total of \$3,061,741 in CDBG-CV.

AHD proposes the following allocation for CDBG-CV 3 funding:

5. \$1,593,324 allocated to provide for operations and services in the shelter system in support of stepping-down the MOA mass care site.

6. \$398,331, for a total of \$612,348 in CDBG-CV, allocated to the MOA for administration and general costs associated with grant and contract management associated with CDBG-CV HUD funding authorized by the CARES Act. This is 20% of CDBG-CV 3 funds allowed to be used for administrative costs. Per FR-6218-N-01 published on August 10, 2020, up to 20% of CDBG-CV funds can be used for planning and program administrative costs associated with HUD funding authorized through the CARES Act, as defined in 24 CFR 570.205 and 24 CFR 570.206, respectively. CDBG-CV grant funds will not be used to pay planning and program administrative costs allocable to another grant under the CDBG annual formula program.

The 2019 Action Plan Substantial Amendment #6 revisions are highlighted in this red. It reallocates \$29,579 from CDBG Public Services – TBD to CDBG Public Services – Nine Star Net2Ladder project.

The 2019 Action Plan Substantial Amendment #8 Revisions are highlighted in this pink. Substantial Amendment #7 reallocates \$1,200,000 of CDBG-CV funds from Pandemic Response – TBD to Catholic Social Services for Complex Care Facility Operations.

The 2019 Action Plan Substantial Amendment #10 Revisions are highlighted in this purple. Substantial Amendment #10 reallocates \$537,292 of CDBG-CV funds from Pandemic Response – TBD to Henning, Incorporated for Emergency Cold Weather Shelter Operations.

## **2. Summary of the objectives and outcomes identified in the Plan**

**This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.**

HUD requires grantees to incorporate a standardized performance measurement system. The system is designed to enable HUD to aggregate results of its programs and report to congress and the public on a more outcome-oriented system (March 7, 2006 Notice in Federal Register).

Each activity in the 2019 Action Plan corresponds to one of the following two objectives:

- Suitable Living Environment
- Decent Affordable Housing

In addition, each activity in the 2019 Action Plan corresponds to one of the following three outcome categories:

- Availability/Accessibility
- Affordability
- Sustainability: Promoting Livable or Viable Communities

The AP-35 Projects section of the 2019 Action Plan, details respective objectives and outcomes for each of the activities proposed.

## **3. Evaluation of past performance**

**This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.**

The yearly reduction of HUD funding allocated to the Municipality makes the process of setting goals a challenge. Because of the cuts to the FY2012, FY2013, FY2014 and FY2015 budgets for CDBG and HOME programs, the goals laid out in the 2018-2022 Consolidated Plan have been adjusted to reflect the decreased available funding.

The Municipality actively participated in the writing of the Anchorage Community Plan to Prevent and End Homelessness (Homeless Plan) dated October 14, 2015. The Homeless Plan was written by the Anchorage Assembly Homeless Committee in partnership from the Municipality Anchorage Health Department, Housing, Homeless and Neighborhood Development (HHAND) Commission and Anchorage Coalition to End Homelessness (ACEH).

In 2018, the Municipality and its partners released Anchored Home: 2018-2021, an update of the 2015 Anchorage Community Plan to End Homelessness. A draft of the plan was released for comment in August. Outreach included public forums, community councils, social service providers, homeless persons, business and industry groups, and nonprofit organizations, engaging more than 700 people in the review process. Community input was an essential part of this process and helped influence the plan. In fact, as a result of this public dialogue, the plan evolved to include a fourth pillar, Prevention and Diversion, which will be led by Michele Brown, President and CEO of United Way of Anchorage. The three other pillars of the plan include Housing and Support Systems, which will be led by

Jasmine Khan, Executive Director of the Anchorage Coalition to End Homelessness; Public Health and Safety, which will be led by Nancy Burke, Housing and Homelessness Coordinator from the Municipality of Anchorage; and Advocacy and Funding, which will be led by Dr. Richard Mandsager, Sr. Fellow with the Rasmuson Foundation.

Along with the launch of Anchored Home, a new leadership team has been appointed to help address the persistent issue of homelessness in the Municipality. The Anchorage Homelessness Leadership Council (HLC), co-chaired by Senior Vice President and Chief Executive for Providence Alaska Region Bruce Lamoureux and Mayor Ethan Berkowitz, brings together Anchorage business, government, health and faith leaders as the latest step in an effort with emerging, promising solutions, for the first time. The primary responsibilities of the HLC will include monitoring and supporting the implementation progress of Anchored Home: 2018-2021; maintaining and guiding strategic vision; mobilizing and aligning resources; building public will and awareness; and advancing public policy around homelessness.

Anchored Home is meant to be a document that will change and evolve to meet the needs of the community over time. The team in charge of implementation of the plan will meet with the Homelessness Leadership Council, as well as the general public, to share progress and hear feedback throughout the year.

Link to plan: <https://anchoragehomeless.org/anchored-home/>

Link to mayor's page on homelessness: <https://bit.ly/housingandhomelessness>

Link to Anchorage Coalition to End Homelessness: <https://anchoragehomeless.org/>

The Housing, Homeless and Neighborhood Development Commission passed a resolution (Appendix G) in support and endorsement of the goals of the 2018-2021 Anchored Home Plan on April 3, 2019.

The Analysis of Impediments to Fair Housing (AI) completed February 2015 identified six impediments to fair housing in the Municipality. All of the six impediments are addressed in the Anchorage Community Plan to Prevent and End Homelessness.

This 2019 Action Plan represents the second year of implementation of the objectives set forth in the 2018-2022 Consolidated Plan. The Municipality submitted the 2018 Consolidated Annual Performance Evaluation Report for the programs covered by the first year of the current Consolidated Plan on March 27, 2019.

#### **4. Summary of Citizen Participation and Consultation Process**

##### **Summary from citizen participation section of plan.**

Pursuant to federal regulations (24 CFR 91.115), the Municipality developed and adopted a Citizen Participation Plan which is included as Appendix A. The key annual activities designed to encourage citizen participation are to hold at least three public hearings during the program year and offer public comment periods for the draft version of the 2019 Action Plan for various groups such as non-profit organizations and the general public.

A display ad was placed in the Anchorage Daily News, a newspaper with statewide distribution, on August 23, 2018 to announce the beginning of the 2019 Action Plan process, public hearing, and the comment period.

A discussion with the opportunity for public comment to gather ideas for the 2019 Action Plan was held at the Housing, Homeless and Neighborhood Development Commission meeting on September 5, 2018 in the Anchorage Health Department Conference Room #423, 825 L Street, Anchorage, from 4:00 PM to 5:30 PM.

A second display ad was placed in the Anchorage Daily News on May 23, 2019 to announce the availability of the 2019 Action Plan for review, 30-day public comment period and the June 12, 2019 public hearing. The public hearing was held from 4:00 PM to 5:00 PM at the Anchorage Health Department, 825 L Street, 4<sup>th</sup> Floor, Room 423.

Comments regarding the above public notice were accepted from May 23, 2019 to 4:00 PM June 24, 2019. Copies of the draft 2019 Action Plan were available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx>.

A summary of public comments are included below and were considered in drafting and making revisions to the 2019 Action Plan. The final public hearing will be held before the Anchorage Municipal Assembly on July 23, 2019.

To help the Municipality broaden public participation in the development of the draft 2019 Action Plan was posted on the Municipality's Anchorage Health Department website, emailed to over 350 on the citizens participation list maintained by the Anchorage Health Department, emailed to the 40 community councils, emailed to the news media, emailed to the Anchorage Coalition to End Homelessness membership list, and emailed to partner agencies that participated in drafting the plan.

A third display ad was placed in the Anchorage Daily News on September 17, 2019 to announce the availability of the 2019 Action Plan SA#1 for review, 30-day public comment period and the Oct. 2, 2019 public hearing. The public hearing was held from 3:00 PM to 4:00 PM at the Anchorage Health Department, 825 L Street, 4<sup>th</sup> Floor, Room 423.

Comments regarding the above public notice were accepted from September 17, 2019 to 10:00 AM October 18, 2019. Copies of the draft 2019 Action Plan were available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx>.

A summary of public comments are included below and were considered in drafting and making revisions to the 2019 Action Plan SA#1.

A fourth display ad was placed in the Anchorage Daily News on March 30, 2020 to announce the availability of the 2019 Action Plan SA#2 for review, 30-day public comment period and

the April 15, 2020 public hearing. The virtual public hearing was held from 3:00 PM to 4:00 PM.

Comments regarding the above public notice were accepted from March 30, 2020 to 10:00 AM May 1, 2020. Copies of the draft 2019 Action Plan were available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx>.

A summary of public comments are included below and were considered in drafting and making revisions to the 2019 Action Plan SA#2.

A fifth display ad was placed in the Anchorage Daily News on August 11, 2020 to announce the availability of the 2019 Action Plan SA#3 for review, 5-day public comment period and the August 14, 2020 public hearing. The virtual public hearing was held from 3:00 PM to 4:00 PM.

Comments regarding the above public notice were accepted from August 11, 2020 to 10:00 AM August 18, 2020. Copies of the draft 2019 Action Plan SA#3 were available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<https://tinyurl.com/CSD2019ActionPlan>

A summary of public comments is included below and were considered in drafting and making revisions to the 2019 Action Plan SA#3.

A sixth display ad was placed in the Anchorage Daily News on June 9, 2021 to announce the availability of the 2019 Action Plan SA#5 for review, 5-day public comment period and the June 11, 2021 public hearing. The virtual public hearing was held at 11 AM on Microsoft Teams.

Comments regarding the above public notice were accepted from June 10, 2021 to 5:00 PM June 15, 2021. Copies of the draft 2019 Action Plan SA#5 were available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<https://tinyurl.com/CSD2019ActionPlan>

No comments were received.

ESG-CV proposed projects are posted on the MOA's webpage at <https://tinyurl.com/CSD2019ActionPlan>. An Assembly Resolution was introduced at the Assembly Meeting on May 12<sup>th</sup>, and a public hearing was held on the ESG-CV updates to the 2019 Action Plan CARES Act Amendment at the Municipal Anchorage Assembly on May 25, 2021. No comments were received at this public hearing.

An Assembly Resolution was introduced at the Assembly Meeting on June 8<sup>th</sup>, and a public hearing was held on the CDBG-CV updates to the 2019 Action Plan CARES Act Amendment at the Municipal Anchorage Assembly on June 22, 2021. No comments were received at this public hearing.

A seventh display ad was placed in the Anchorage Daily News on February 8, 2022 to announce the availability of the 2019 Action Plan Substantial Amendment #6 for review, a 30-day public comment period and a public hearing on February 15, 2022. The public hearing was held from 3:30 PM to 4:30 PM at the Anchorage Health Department, 825 L Street, 4<sup>th</sup> Floor, Room 423 and virtually through Microsoft Teams. No comments were received at this public hearing.

Comments regarding the above public notice were accepted from February 8, 2022 to 4:00 PM March 10, 2022. Copies of the draft 2019 Action Plan SA#6 were available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<https://tinyurl.com/AHD-CSD>

No comments were received.

An eighth display ad was placed in the Anchorage Daily News on June 6, 2023 to announce the availability of the 2019 Action Plan Substantial Amendment #8 for review, a 30-day public comment period and a public hearing on July 5, 2023. The public hearing was held from 4:00 PM to 5:00 PM at the Anchorage Health Department, 825 L Street, 4<sup>th</sup> Floor, Room 423 and virtually through Microsoft Teams. No comments were received at this public hearing.

Comments regarding the above public notice were accepted from June 6, 2023 to 5:00 PM July 6, 2023. Copies of the draft 2019 Action Plan SA#6 were available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<https://tinyurl.com/AHD-CSD>

No comments were received.

A ninth display ad was placed in the Anchorage Daily News on January 5, 2024 to announce the availability of the 2019 Action Plan Substantial Amendment #10 for review, a 30-day public comment period and a public hearing on January 16, 2024. The public hearing will be held from 6:00 PM to 8:00 PM at the Loussac Library, Wilda Marston Theater, 3600 Denali Street and virtually through Microsoft Teams.

Comments regarding the above public notice will be accepted from January 5, 2024 to 5:00 PM February 5, 2024. Copies of the draft 2019 Action Plan SA#10 are available at the Municipality Anchorage Health Department, at 825 L Street, Room 506, and through the Municipality web site at:

<https://tinyurl.com/AHD-CSD>



## 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

### September 5, 2018 Public Hearing and Public Comment Period.

**SJ Klein, Fairview Community Council** – Mr. Klein opposes any use of 2019 Action Plan funds that would increase the number of beds for homeless or chronic inebriates in North Fairview or East Downtown. He believes an appropriate use of 2019 Action plan funds would be to increase public safety in North Fairview and East Downtown. Mr. Klein said they would like to see funding for any program that would increase police and EMS in the area included in the 2019 Action Plan. Lastly, he would like to see a portion of Action Plan funds spent by the city to find ways to reduce barriers to the construction of private, market-rate housing.

**Elizabeth Milliken, Acting Development and Communications Manager, Rural Alaska Community Action Program, Inc. e-mailed comments.** – Ms. Milliken provided information about the Mobile Home Repair Program funded by the Municipality with CDBG and that RurAL CAP and strongly supports continued funding for the Mobile Home Repair Program for 2019 and beyond.

### June 12, 2019 Public Hearing and Public Comment Period.

No Comments were received at the Public Hearing.

**Public Comments received on the Draft 2019 Action Plan by e-mail from the Planning Department's Long-Range Planning Division.** – The Division requested revisions to AP 10.1, AP-55, and AP-75.

**Jay Stange, Board Secretary and Treasurer, Friends of Fish Creek** - e-mailed requesting the CDBG TBD funding of \$167,886 be considered for purchase and remediation of a 3.67-acre undeveloped and contaminated lot at 3901 Hayes Street.

**Elizabeth Milliken, Director, Development and Communications Manager, Rural Alaska Community Action Program, Inc.** - e-mailed comments in support of the Mobile Home Repair Program and requested that the funding be increased to \$800,000.

Ms. Milliken would also like the Municipality to fund approximately \$1,000,000 in HOME/CDBG funds to purchase two 6-plex buildings located at 801 and 803 13th Avenue.

She would like:

- Continued prioritization of homeless and supportive housing services through Public Service funding including the support of case management at Sitka Place
- Continued support of the Mobile Intervention Team through CDBG and ESG funding to enable a coordinated entry access point and to assist in coordination with APD camp abatement

### April 15, 2020 Public Hearing

### Public Comment Period March 30, 2020 to 10:00 AM May 1, 2020

**Jeff Judd, Cook Inlet Housing Authority**, - E-mail comments- CIHA appreciates the MOA's effort to deploy the Federal pass through funds in support of much need, quality community development and affordable housing programs. They especially appreciate the support of the HOME funding proposed for CIHA's 50-unit South Anchorage Senior Housing development. CIHA also supports the availability of the \$550,000 in NHTF dollars into the Anchorage community.

**August 14, 2020 Public Hearing**

**Public Comment Period August 11, 2020 to 10:00 AM August 18, 2020**

**Lisa Aquino, MHS, Chief Executive Officer, Catholic Social**, - E-mail comments- Lisa made comments on the need for funding.

**Suzi Pearson, Executive Officer, Abused Women's Aid in Crisis (AWAIC)**, - E-mail comments- Lisa made comments on the need for funding.

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

### **Public Comments received on the Draft 2019 Action Plan by e-mail from:**

**SJ Klein, Fairview Community Council** – Mr. Klein opposes any use of 2019 Action Plan funds that would increase the number of beds for homeless or chronic inebriates in North Fairview or East Downtown. He believes an appropriate use of 2019 Action plan funds would be to increase public safety in North Fairview and East Downtown. Mr. Klein said they would like to see funding for any program that would increase police and EMS in the area included in the 2019 Action Plan. Lastly, he would like to see a portion of Action Plan funds spent by the city to find ways to reduce barriers to the construction of private, market-rate housing.

As requested, no 2019 Action Plan funds were allocated that would increase the number of beds for homeless or chronic inebriates in North Fairview or East Downtown. There is a lack of funding available to provide for the other activities that Mr. Klein wished to see funded in 2019.

**Planning Department's Long-Range Planning Division.** – The Division requested paragraph 2 in bold in AP-75 Barriers to Affordable Housing to be rewritten. That paragraph is from a form provided by HUD.

**Jay Stange, Board Secretary and Treasurer, Friends of Fish Creek** - e-mailed requesting the CDBG TBD funding of \$167,886 be considered for purchase and remediation of a 3.67-acre undeveloped and contaminated lot at 3901 Hayes Street. Programming the CDBG TBD funding of \$167,886 will have to be done with a substantial amendment to the 2019 Action Plan. The Municipality will consider this project along with others when the Action Plan is amended. The Municipality will need additional information on the project.

**Elizabeth Milliken, Director, Development and Communications Manager, Rural Alaska Community Action Program, Inc.** - e-mailed comments in support of the Mobile Home Repair Program and requested that the funding be increased to \$800,000. There is not

enough available CDBG funding in the 2019 Action Plan to fund the program an additional \$400,000.

Ms. Milliken would also like the Municipality to fund approximately \$1,000,000 in HOME/CDBG funds to purchase two 6-plex buildings located at 801 and 803 13th Avenue. There is not enough available funding in the 2019 Action Plan to fund the program, but partial funding may be available with a substantial amendment. The Municipality will need additional information on the project.

## **7. Summary**

As evidenced by the Con Plan, there are many needs in the Municipality. The Municipality has identified projects to fund in the 2019 Action Plan to help end homelessness through priorities established by Mayor Berkowitz and activities identified in the Anchorage Community Plan to Prevent and End Homelessness. The 2019 Action Plan reflects the CDBG, HOME, ESG, and HTF funding for projects that are intended to serve low-income and the homeless residents living in the Municipality. Specifically, funding is directed towards maintaining and developing affordable housing and homeless prevention.

## PR-05 Lead & Responsible Agencies

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

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

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

**Table PR-05.1. - Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	Municipality Of Anchorage	Anchorage Health Department/Community Safety and Development

### Contact Information

Mailing Address:

Anchorage Health Department  
Human Services Division  
Community Safety and Development  
P.O. Box 196650  
Anchorage, AK 99519-6650

Physical Address:

Anchorage Health Department  
Human Services Division  
Community Safety and Development  
825 L Street, Suite 506  
Anchorage, AK 99501

Phone:

Jed Drolet at 907-343-4285

Electronic Addresses:

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## AP-10 Consultation

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### 1. Introduction

This section provides a summary of the Municipality activities utilized to involve other public and private agencies that provide housing, health services, and social services in the development and review of the 2019 Action Plan.

The MOA consulted with many public and private agencies that provide assisted housing services, health care, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons) and business and civic leaders during the preparation of the 2019 Action Plan. The MOA held public meetings and gave presentations on the 2019 Action Plan.

The Municipality published a display ad in the Alaska Daily News, a newspaper with statewide distribution, on August 23, 2018 for the Draft 2019 Action Plan to obtain guidance, data, and comments. Email notices were sent to all agencies on the Community Safety and Development and the Anchorage Coalition to End Homelessness email lists announcing the public hearing and comment period. The Anchorage Health Department has a dedicated seat on the Anchorage Coalition to End Homelessness board of directors.

#### **Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.**

The Municipality made efforts to consult with adjacent units of local government and regional government agencies, particularly agencies with planning and transportation. Emails were sent and phone calls made to these agencies. In addition, the Municipality communicated with the Community Development Department (Municipality Planning Department), Anchorage Health Department, Chugach Electric Association (CEA), Enstar, State Historic Preservation Office, Solid Waste Services, Anchorage Water and Wastewater Utility, Anchorage Police Department, Anchorage Fire Department, Parks and Recreation Department, Municipality Traffic Division of Public Works Department and other agencies when preparing Environmental Assessments for projects funded in past Action Plans.

The Municipality collaborates with its constituents in several ways. Staff from the Municipality Anchorage Health Department support and are part of various local committees and commissions including the Anchorage Coalition to End Homelessness, Housing, Homeless and Neighborhood Development Commission, Senior Citizens Advisory Commission, Americans with Disabilities Act Advisory Commission, and the Health and Human Services Commission.

The Anchorage Health Department coordinates with past Action Plan subrecipients that include Rural Alaska Community Action Program, NeighborWorks Alaska, Habitat for Humanity Anchorage, Anchorage Community Mental Health Services, Alaska Legal Services Corporation, Catholic Social Services, Challenge Alaska, Alaska Literacy Program, Anchorage Senior Activity Center, United Nonprofits, Alaskan AIDS Assistance Association, Cook Inlet

Housing Authority and Volunteers of American Alaska. Also, the Municipality partners with Abused Women's Aid in Crisis, Standing Together Against Rape and Victims for Justice through the Alaska Domestic Violence and Sexual Assault Intervention Program.

The Anchorage Health Department continues to collaborate with the Alaska Housing Finance Corporation, the Alaska Mental Health Trust Authority, the State of Alaska's Department of Health and Social Services, United Way and other entities to enhance financing opportunities for additional housing, rental assistance and supportive services within the Municipality of Anchorage.

Consultations with the State of Alaska, Department of Health and Social Services, Division of Public Health, Section of Epidemiology, has resulted in the State's referral to Bulletin No. 7: Blood Lead Epidemiology and Surveillance, Non-Occupational Exposures in Adults and Children – Alaska, 1995–2006. The results in the bulletin indicate no instances of elevated blood-lead level in the target population, children under six and pregnant women, due to lead-based paint in housing. Furthermore, the Municipality's own research of its housing programs, published in the 2014 Action Plan, also indicate zero occurrences. Since there are no issues with housing and lead-based paint, the consultations with the State have been paired down to a monitoring of its announcements. About lead-based paint in housing, there have been no significant announcements.

However, the Municipality continues to comply with the requirements of Part 35. It implements this compliance through the Municipality Lead-Based Paint Policy and Lead-Based Paint Procedures, which continues to be part of the required activities of the Municipality's Subrecipients and Community Housing Development Organization (CHDO)s administering programs including housing built before 1978.

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

The Anchorage Health Department has actively participated in the script of the Anchorage Community Plan to Prevent and End Homelessness (Homeless Plan) dated October 14, 2015. The Homeless Plan was written by the Anchorage Assembly Homelessness Committee in partnership from the Municipality Anchorage Health Department, Housing, Homeless and Neighborhood Development Commission and the Anchorage Coalition to End Homelessness. The Anchorage Health Department Division Manager met regularly with the Homelessness Committee to discuss the status of the Homeless Plan.

In October 2018, the Anchorage Coalition to End Homelessness published Anchored Home, a Strategic Action Plan to Solve Homelessness in Anchorage: 2018-2021. The Housing, Homeless and Neighborhood Development Commission passed a resolution (Appendix G) in support and endorsement of the goals of the 2018-2021 Anchored Home Plan on April 3, 2019.

The Anchorage Health Department has a dedicated seat which the Anchorage Health Department Director appoints to the Anchorage Coalition to End Homelessness board of directors. The Anchorage Health Department's Division Manager worked with the

Continuum of Care to identify areas of unmet needs and develop strategies to address the needs of homeless persons.

**History:**

The HEARTH Act amended the McKinney-Vento Homeless Assistance Act and established the Continuum of Care (CoC) Program. The CoC Program was designed to promote communitywide commitment to the goal of ending homelessness; to quickly rehouse homeless individuals and families; to promote access to and effective utilization of mainstream programs by homeless individuals and families; while optimizing self-sufficiency among individuals and families experiencing homelessness.

The CoC group is composed of representatives of relevant organizations within the geographic area served by the Continuum. The CoC is required to appoint a CoC board and to designate an Alaska Homeless Management Information System (AKHMIS) lead agency and a collaborative applicant to assist with its responsibilities. The CoC's Board must be representative of the CoC and include at least one homeless or formerly homeless person. All responsibilities of the CoC must be documented in the CoC's governance chapter.

The Collaborative Applicant is an eligible applicant designated by the CoC to apply for HUD funds on the CoC's behalf. The collaborative applicant's sole responsibility is to compile and submit the annual application to HUD for CoC Program funds and to apply for CoC planning funds on behalf of CoC. AKHMIS Lead is the eligible applicant that is designated by the CoC to manage day-to-day operation of the CoC's AKHMIS.

The CoC has two responsibilities to operate and manage the system developed by the CoC. CoC was to establish and operate a coordinated assessment system that provides an initial, comprehensive assessment of individual's and family's needs and to connect them to the housing and services they need to return to and stabilize into permanent housing.

CoC is to develop written standards, that guide the agencies that provide housing and services to prioritize individuals (including unaccompanied youth) and families eligible to receive assistance, and the amount and type of assistance they receive.

The CoC was to establish performance expectations and review projects and system performance within the CoC that would ensure the system is functioning as effectively as possible, and that projects are meeting their performance goals.

Under the CoC Program rule, eligible applicants consist of nonprofit organizations, State and local governments, instrumentalities of local governments, and public housing agencies. An eligible applicant must be designated by the CoC to submit an application to HUD for grant funds. The Continuum's designation must state whether the Continuum is designating more than one applicant to apply for funds, and if it is, which applicant is being designated as the Collaborative Applicant. A CoC that is designating only one applicant for funds must designate that applicant to be the Collaborative Applicant. For-profit entities are not eligible to apply for grants or to be subrecipients of grant funds.

The CoC Program provides that CoC Program funds may be used for projects under five program components: permanent housing, transitional housing, supportive services only,



AKHMIS, and, in some cases, homelessness prevention. Administrative costs are eligible under all components. Where possible, the components set forth in the CoC Program are consistent with the components allowable under the Emergency Solutions Grants program. This eases the administrative burden on recipients of both programs and ensures that reporting requirements and data quality benchmarks are consistently established and applied to like projects. One significant distinction between the Emergency Solutions Grants Program and the CoC Program can be found in the eligible activities and administration requirements for assistance provided under the rapid re-housing component.

### **CoC Components:**

The five program components that can be funded through the Continuum of Care Program are listed below.

#### **Permanent Housing**

Permanent housing (PH) is defined as community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause. Further, leases (or subleases) must be renewable for a minimum term of one month. The Continuum of Care Program funds two types of permanent housing: Permanent Supportive Housing (PSH) for persons with disabilities and rapid re-housing. Permanent supportive housing is permanent housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability achieve housing stability. Rapid Re-Housing emphasizes housing search and relocation services and short- and medium-term rental assistance to move homeless persons and families (with or without a disability) as rapidly as possible into permanent housing.

#### **Transitional Housing**

Transitional Housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing. The provisions of the Continuum of Care Program's TH program component have not changed significantly from the TH provisions under SHP.

#### **Supportive Services Only**

The Supportive Services Only (SSO) program component allows recipients and subrecipients to provide services to homeless individuals and families not residing in housing operated by the recipient. SSO recipients and subrecipients may use the funds to conduct outreach to sheltered and unsheltered homeless persons and families, link clients with housing or other necessary services, and provide ongoing support. SSO projects may

be offered in a structure or structures at one central site, or in multiple buildings at scattered sites where services are delivered. Projects may be operated independent of a building (e.g., street outreach) and in a variety of community-based settings, including in homeless programs operated by other agencies.

### **Homeless Management Information System**

Funds under this component may be used only by Alaska Homeless Management Information System (HMIS) leads for leasing a structure in which the AKHMIS operates, for operating the structure in which the AKHMIS is housed, and/or for covering other costs related to establishing, operating, and customizing a Continuum of Care's AKHMIS. Other recipients and subrecipients may not apply for funds under the AKHMIS program component, but may include costs associated with contributing data to the Continuum of Care's AKHMIS within their project under another program component (PH, TH, SSO, or HP).

### **Homelessness Prevention**

Recipients and subrecipients located in HUD-designated High Performing Communities (HPCs) may use Continuum of Care (CoC) Program funds for homelessness prevention assistance for individuals and families at risk of homelessness. The services under this component may include housing relocation and stabilization services as well as short- and medium-term rental assistance to prevent an individual or family from becoming homeless. Through this component, recipients and subrecipients may help individuals and families at-risk of homelessness to maintain their existing housing or transition to new permanent housing. Homelessness prevention must be administered in accordance with 24 CFR Part 576.

The Anchorage Health Department has assisted the community with health services, social and fair housing services, nutrition, child care, affordable housing, senior benefits and homeless prevention that focus on low-income families, persons with disabilities, elderly persons, children, youth, persons with HIV and homeless persons and all special groups through the Anchorage Health Department.

The consolidated planning process requires the Municipality as a jurisdiction to reach out and consult with other public and private agencies. HUD has laid out a coordinated entry process. Efforts by the CoC were formulated to create a standard intake process called the Coordinated Entry System.

The CoC agencies service the Municipality's area. ESG program has benefited from the Coordinated Entry efforts of CoC by assisting in the development of standardized policies, performance standards, program evaluations and coordinating housing services funding for homeless families and individuals.

The State of Alaska, as a partner promotes self-sufficiency and provides basic living expenses to Alaskans in need. The State respectfully assist needy individuals and families reach to higher levels of independence. The State provides adult public assistance, child care, chronic and acute medical assistance, Denali Kid Care, family nutrition, food stamps,

general relief assistance, heating assistance, Medicaid, senior benefits and temporary assistance and many other economic service deliveries. Agencies, recipients and churches address health, social services, victim services, employment, and education needs, low-income, homeless and special needs populations with housing as a basic human right.

**Consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

The Anchorage Health Department Division Manager participated in the Continuum of Care (CoC) work sessions on the FY2019 CoC Application for services that includes the ESG funds administered by the Municipality. The Municipality and ESG subrecipients collect and enter data into the CoC Alaska Homeless Management Information System (AKHMIS) database on all individuals served with ESG funds.

The Municipality participates in the CoC Coordinated Entry by entering data in AKHMIS on individuals who are living in homeless camps and have been interviewed by the Anchorage Police Department as part of the Homeless Action Response Team.

Systems of care and publicly funded institutions discharge persons into homelessness, such as health-care and mental health facilities, foster care and corrections programs. State, locals and private and public agencies work in consortium to provide assisted and fair housing, health and social services, to children, elderly, disabled, homeless and persons with HIV and their families and other special groups affected into homeless or at risk of homelessness.

As a health and safety objective; State, public and private agencies, local health and child welfare agencies perform services to diminish lead-based paint hazards that promote property owners to disclose lead-paint hazardous to small children. Exposure can cause permanent brain damage as well as damage to other organs.

Agencies work tirelessly on the methods of distribution of assistance within the community. Homelessness is a community wide effort. Effort by government programs, non-profit agencies, businesses and the public were formulated to create standard intake processes, increases to funding for more low-cost affordable housing, better access to prevention services, and funding for medical and behavioral treatment.

Representatives from the Municipality of Anchorage, U.S. Housing and Urban Development, State of Alaska, Alaska Housing Finance Corporation, Alaska Legal Services Corporation's Fair Housing Enforcement Project, CoC members and many other stakeholders developed a plan to reduce barriers to housing and supportive services while providing access to legal assistance to low-income households. We are discovering that individuals and families have unmet needs related to preventing and ending homelessness in Anchorage such as obtaining employment, housing the poor with criminal records, accessing civil legal help on housing related issues, the affordability gaps for people with disabilities, chronic illnesses, the elderly and affordable housing programs for veterans and the necessary establishment of on-going support.

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

Table AP-10.1 lists the commissions, committees and agencies who participated in developing the 2019 Action Plan. The Anchorage Health Department contacted many businesses during the development of the 2019 Action Plan. Emails were sent when the process was starting and during the process.

**Table AP-10.1. - Agencies, groups, organizations and others who participated in the process and consultations**

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
1. Municipality Of Anchorage (Municipality)	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Health Agency	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Lead-based Paint Strategy Anti-poverty Strategy	Departments/Divisions/Sections are consulted through meetings, emails and phone calls. Civic leaders including the Municipal Manager, Mayor, and Assembly participated in the 2019 Action Plan development and process. The Anchorage Health Department staff committees and commissions that provide oversight to the Municipality’s programs. The Planning Department was consulted on Barriers to Affordable Housing. Anticipated outcomes are better coordinated and referral services at the Anchorage Health Department.
2. Abused Women's Aid in Crisis (AWAIC)	Housing Services-Victims of Domestic Violence Services-Homeless	Housing Need Assessment Homelessness Strategy Homeless Needs—Chronically homeless	The Municipality reviews performance reports submitted by AWAIC. Anticipated outcome is that AWAIC receives Alaska Domestic Violence Sexual Assault Intervention Program funding for providing emergency financial assistance to women and their children who are victims of domestic violence and may be experiencing homelessness.
3. Alaska Legal Services Corporation (ALSC)	Housing Services-Children Services-Homeless	Homeless Needs - Families with Children Housing Need Assessment Other: Barriers to Affordable Housing	The Municipality reviews performance reports submitted by ALSC. Anticipated outcome is that ALSC receives CDBG Public Service funding for providing direct assistance individuals and families to prevent homelessness.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
4. Alaska Literacy Program (ALP)	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strat	The Municipality reviews performance reports submitted by ALP that provides English language instruction to adults with low literacy skills and limited English proficiency. ALP received 2016 CDBG funding for the rehabilitation of their office which will be completed in 2019.
5. Anchorage Coalition to End Homelessness (ACEH)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs	The Municipality interacts on a regular basis with Anchorage Coalition to End Homelessness. The Anchorage Health Department has a designated board seat on the Anchorage Coalition to End Homelessness.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
6. Anchorage Senior Activity Center (ASAC)	Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs – Veterans Non-Homeless Special Needs Economic Development Market Analysis	The Municipality reviews performance reports submitted by ASAC funded by the Municipality’s Aging and Disability Resource Center’s operating funds.
7. Brother Francis Shelter (BFS)	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs - Veterans	The Municipality reviews performance reports submitted by BFS. Anticipated outcome is that BFS receives CDBG Public Service funding for providing beds at a shelter for homeless individuals.
8. Catholic Social Services (CSS)	Housing Services-Children Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth	The Municipality reviews Alaska Homeless Management Information System reports entered by CSS. Anticipated outcome is that CSS receives ESG funding for providing Rapid Re-housing services to individuals and families.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
9. Chugiak Senior Citizens	Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs – Veterans Non-Homeless Special Needs Economic Development Market Analysis	The Municipality reviews performance reports submitted by Anchorage Senior Activity Center funded by the Municipality’s Aging and Disability Resource Center’s operating funds.
10. Cook Inlet Housing Authority (CIHA)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of CIHA. Anticipated outcome is that CIHA receives CDBG and HOME funding for construction and rehabilitation of rental housing for low-income individuals and families.
11. Habitat for Humanity Anchorage (Habitat)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of Habitat. Anticipated outcome is that Habitat receives CDBG/HOME funding for the development of new housing and down payment assistance to individuals and families purchasing their first home.



Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
12. NeighborWorks Alaska (NWA)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of NWA. Anticipated outcome is that NWA receives HOME funding for the Tenant-Based Rental Assistance program for the chronically homeless.
13. Rural Alaska Community Action Program (RurAL CAP)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of RurAL CAP. Anticipated outcome is that RurAL CAP receives CDBG/HOME funding for rehabilitation of rental housing and mobile homes for low-income individuals and families. CDBG Public Service funding for providing direct assistance to homeless individuals and case management for homeless individuals to keep them housed.
14. Standing Together Against Rape (STAR)	Housing Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth	The Municipality reviews performance reports submitted by STAR. Anticipated outcome is that STAR receives Alaska Domestic Violence Sexual Assault Intervention Program funding for providing emergency financial assistance to women and men who are victims of sexual assault and are experiencing homelessness.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
15. United Nonprofits, LLC	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Health Agency	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Lead-based Paint Strategy Anti-poverty Strategy	The Municipality reviews performance reports submitted by United Nonprofits. United Nonprofits received 2016 CDBG funding for the rehabilitation of common areas in a building which was completed in April 2019. The building is occupied by the following organizations: Standing Together Against Rape, Alaska AIDS Assistance Association, Habitat for Humanity Anchorage, Big Brothers/Big Sisters, Victims for Justice, Anchorage Community Councils, the American Civil Liberties Union of Alaska, and the Statewide Independent Living Council.
16. Veterans Administration (VA)	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education Other government - Federal	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Non-Homeless Special Needs	The Municipality meets monthly with agencies serving veterans with the VA. The anticipated outcomes of the consultation are to improve coordination of housing and services to veterans and to include their input in the Consolidated Plan and Action Plan.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
17. Victims for Justice (VFJ)	Housing Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth	The Municipality reviews performance reports submitted by VFJ. Anticipated outcome is that VFJ receives Alaska Domestic Violence Sexual Assault Intervention Program funding for providing emergency financial assistance to women and men who are victims of interpersonal violence and may be experiencing homelessness.
18. Volunteers of American Alaska	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Market Analysis	The Municipality works with Volunteers of American Alaska who is a Community Housing and Development Organization in the Municipality.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
19. HUD	Housing Other Government - Federal	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis General Assistance	The Municipality interacts on a regular basis with HUD. Anticipated outcomes are that HUD provides the Municipality with technical assistance and training opportunities.

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**Agency Types not consulted and provide rationale for not consulting**

The Municipality made effort to include many interested community members and agencies in the 2019 Action Plan process by holding three public hearings and posting the draft 2019 Action Plan on the Municipality website. There was no decision to exclude any community member or agency.

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

**Table AP-10.2. - Other local/regional/state/federal planning efforts considered when preparing the Plan:**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Anchorage Continuum of Care (CoC)	Anchorage Coalition to End Homelessness	Common goals: There is an overlap for data driven goals, need to reduce number of homeless households, increase the number of permanent supported housing units, emphasis to provide number of beds needed for chronically homeless, increase in case management and supportive services, and to evaluate discharge of persons from mental health, prisoner, hospital systems and foster care to avoid homelessness.
Anchorage Community Plan to Prevent and End Homelessness	Housing, Homeless and Neighborhood Development (HHAND) and Anchorage Coalition to End Homelessness	Common goals: Establish a centralized or coordinated entry system, participate in the Alaska Homeless Management Information System to track and identify gaps in homeless services, support Point in Time homeless count, measure outcomes goals for the C Continuum of Care application, increase in the number of permanent supported housing units, and increase in case management and supportive services.

Anchored Home Plan	Anchorage Coalition to End Homelessness and HHAND Commission	In October 2018, the Anchorage Coalition to End Homelessness published Anchored Home, a Strategic Action Plan to Solve Homelessness in Anchorage: 2018-2021. The HHAND Commission passed a resolution (Appendix G) in support and endorsement of the goals of the 2018-2021 Anchored Home Plan on April 3, 2019.
Alaska Veterans Administration (VA) Healthcare System	VA	Common goal: Commitment to ending veteran homelessness. Increase in the number of VASH Vouchers and permanent supported housing units in Anchorage.

**Broadband needs in housing occupied by low and mod-income households**

The latest census estimates suggest; Anchorage households with internet is 87.2%, with 13,279 households without internet. Cell phones coverage is estimated at 80%.

Broadband is a high-data-rate connection to the internet. The tech name is the result of the wide band of frequencies that is available for information transmission. In 2015 the Federal Communications Commission changed the definition of broadband by raising minimum download speeds from 4Mbps to 25Mbps and minimum upload speeds to 1 Mbps to 3Mbps which effectively triples the number of US households without broadband access.

Alaska is the 44th most connected state and 91% of Alaskans can get broadband. GCI Communications is available to 78% of Alaska residents. Anchorage is one of the largest cities in Alaska and has a variety of internet service providers. Service reach the city’s northern, southern, western and eastern city limits, this includes neighborhoods and communities. There are 69 internet providers within Alaska. Estimating the number of household with internet, cell phone and other transmission devices involves a few assumptions. Assumptions are used as information is held tightly by each wiring company. Very low, low and mod-income individuals find it difficult for internet options. Food on the table, clothing to wear and a roof overhead is more important. There are dead spots in Anchorage and at this time companies are working to replace old wiring. Low income individuals and families use the Public Library, for connections. There are free mobile hotspots provided there is a computer, phone, hot spot or other concept tool available.

Since 2010 Connect Alaska has been awarded \$6,378,198 in federal grants for Alaska’s Broadband Initiative as per Broadbandnow.com.

Anchorage is the 5th most connected city in Alaska. In Anchorage 99.1% have access to at least 25Mbps. Estimating the number of household with internet, cell phone and other transmission devices involves a few assumptions. Anchorage is an interesting case, more than 30% of the

population being underserved is much more than your average US city per BroadbandNowAnchorage.com.

## **Lifeline Plans for low-income families require documentation**

Lifeline is a government assistance program that provides a monthly discount on home or mobile telephone services or fixed mobile broadband services and is offered by all providers in Alaska.

Documentation from one of these services is required for enrollment.

- Supplemental Security Income (SSI)
- SNAP (Supplemental Nutrition Assistance Program) formerly known as Food Stamps
- Medicaid
- Federal Public Housing Assistance
- Tribally Administered Temporary Assistance for Needy Families (those who meet qualifying income standard)
- Food Distribution Program on Indian Reservations
- Head Start Programs (only those who meeting qualifying income standard)
- Veterans Pension or Survivors Benefit program
- Bureau of Indian Affairs General Assistance
- Annual Income is at or below 135% of Federal Poverty Guidelines.

The Expanded Federal Lifeline Program is a reduction in charges for residential telephone service that could reduce monthly charge for landline or cellular service to \$0. This discount does not apply to additional features such as custom calling features, CLASS features, or restriction services, taxes or surcharges.

The Expanded Linkup Program is a reduction in the initial connection charges to qualifying low-income customers. The program includes a 100% discount off the initial connection charges up to \$100. The maximum discount amount is \$100. This does not include charges for services or equipment that fall on the customer's side of the grey protector box including customer premise equipment and inside wiring.

- Alaska Communications provides a Lifeline phone program that provides unlimited local calling or internet services. Household meeting minimum requirements receive affordable Basic Home Voice Service. Participation in government assistance programs or meeting eligible household income levels may qualify an applicant for the Lifeline program.
- GCI Lifeline Assistance program offers free government cellphones to low-income Americans. Low-Income Internet Options are offered for broadband internet, different companies offer low prices and different types of internet service. Participation in government assistance programs or meeting eligible household income levels may qualify an applicant for the internet access.
- An alternative to wired DSL or cable in Anchorage is Borealis Broadband, a fixed wireless provider. (more on fixed wireless here: <https://broadbandnow.com/fixed-wireless>). In Anchorage's case, this isn't a perfect fix for low-access areas since they have data caps that would limit use for, say, a home office or streaming Netflix. However, it's certainly more than enough for basic access, education, submitting homework, other "essential" use cases. Satellite is



another alternative, but the high fees, long contracts, and low caps make it very problematic for low income or renters.

- There are several low-cost internet service plans through Lifeline and households can pick their provider(s).

**Like all broadband issues, the story isn't entirely black and white.**

- ISPs have a legitimate claim to the wires since they paid up front to have them installed. Why should another ISP be able to “piggyback” on their network?
- Landlords, meanwhile, have a legitimate right to stop private companies from meddling with their buildings. Why should any company offering internet be allowed to enter the building and make alterations like drilling in wires, poking holes in floors, etc.?
- Renters have a legitimate right to internet at a fair price, regardless of who “owns” the wires, since it’s classified as a utility like water or electricity. Home Internet access is increasingly essential to quality of life and equal opportunity [, rather than a luxury like television.
- Before signing a lease, manually check what internet providers are available. Use the Broadband Now provider comparison tool, then call provider to check if they have access to the building.

**Assessment of natural hazard risks to low/mod income residents, including risks expected to increase due to climate change.**

**Natural Hazard Risks to low/mod income residents**

Natural hazards are unexpected or uncontrollable natural events caused by nature, such as earthquakes, floods, volcanic eruptions, tsunamis, ground shaking, surface faults, landslides and avalanches. Ground shaking is responsible for most of the damage because structures are more vulnerable to horizontal than vertical motion. Surface waves carry bulk energy in a large earthquake.

Emergency planners and managers need to know how to identify and reach all affected groups in an emergency. Social vulnerability is defined in terms of a person or a group that affect “their capacity to anticipate, cope with, resist and recover from the impact. A person’s vulnerability to disaster is influenced by many factors. The following are the most common socioeconomic status, age, gender, race and ethnicity, medical issues and disabilities and English proficiency. Keep in mind that many people will fit more than one category.

If a disaster were to occur, individuals and families who lack resources and residing in rentals would be at further risk of harm and devastation since most cannot afford to stockpile food and other extra amenities due to limited sources. Anchorage low income residents already experience housing shortages. Older adults may have medical problems or limited mobility along with limited resources. Young children are more vulnerable when separated from families. Homeless people would have no resources or protection for periods of time. General panic would occur due to lack of resources such as housing, water, food, clothing, money and many other amenities.

## **Climate Change**

When buildings age, maintenance is required. If maintenance is deferred, the city's housing stock declines. There is need throughout the city for owners and rental rehabilitation to increase the life of their housing and lower maintenance costs while preserving housing assets.

Anchorage is warming faster than the rest of the country; winters are 6 degrees warmer than they were 70 years ago. Many communities lack the capacity to fully respond to the impacts of climate change.

## AP-12 Citizen Participation

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

#### Summary of citizen participation process and how it impacted goal-setting

The Municipality uses a variety of media to notify community members and agencies of various activities associated with the allocation of HOME, CDBG, ESG, and HTF funds. Public meetings regarding the 2019 Action Plan were advertised in the Anchorage Daily News, a newspaper of general circulation, and posted on the Municipality website. Comments received on the 2019 Action Plan focused on housing and supportive services specifically to serve the chronically homeless, homeless families, seniors, veterans, and vulnerable populations, such as, victims of interpersonal violence and persons with disabilities.

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**Table AP-12.1. - Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	A public notice was posted in the Anchorage Daily on August 23, 2018 for the 2019 Action Plan Public Hearing on September 5, 2018.	NA	N/A	<a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2. First Public Meeting	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non- Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>September 5, 2018 - Anchorage Health Department Conference Room #423, 825 L Street, Anchorage.</p> <p>The hearing discussed the amount of assistance the Municipality expected to receive in 2019, the range of activities to be considered to benefit low- and moderate-income persons and the priority needs of the Consolidated Plan.</p>	<p>Summary of public comments found in AP-05 Executive Summary</p>	<p>Summary of comments or views not accepted found in AP-05 Executive Summary</p>	<p><a href="http://www.muni.org/Departments/health/PHIP/CSD/ Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/ Pages/Default.aspx</a></p>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	A public notice was posted in the Anchorage Daily newspaper on May 23, 2019 for the Public Hearing on June 12, 2019 on the draft the draft 2019 Action Plan. Public Comment period was May 23, 2019 to 4:00 PM June 24, 2019.	N/A	N/A	<a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4. Second Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	On June 12, 2019, a Public Hearing at Anchorage Health Department Conference Room #423, 825 L Street, Anchorage, AK. The Public Hearing provided an opportunity for the public comment on the draft 2019 Action Plan.	Summary of public comments found in AP-05 Executive Summary	Summary of comments or views not accepted found in AP-05 Executive Summary	<a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	A public notice was posted in the Alaska Daily newspaper on September 17, 2019 for the Public Hearing on October 17, 2019 on the draft 2019 Action Plan Substantial Amendment #1. Public Comment period was Sept. 17, 2019 until 10:00 AM October 18, 2019.	NA	NA	<a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a>



Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6. Third Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	On Oct. 2, 2019, a Public Hearing at AHD Conference Room #423, 825 L Street, Anchorage, AK. The Public Hearing provided an opportunity for the public comment on the 2019 Action Plan Substantial Amendment #1.	NA	NA	<a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a>
7. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	A public notice was posted in the Alaska Daily newspaper on March 30, 2020 for the Public Hearing on April 15, 2020 on the draft 2019 Action Plan Substantial Amendment #2. Public Comment period was March 30, 2020 until 10:00 AM May 1, 2020.	NA	NA	<a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8. Fourth Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community Residents of Public and Assisted Housing</li> </ul>	On April 15, 2020, a Virtual meeting Public. The Public Hearing provided an opportunity for the public comment on the 2019 Action Plan Substantial Amendment #2.	Summary of public comments found in AP-05 Executive Summary	NA	<a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a>
9. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community Residents of Public and Assisted Housing</li> </ul>	A public notice was posted in the Alaska Daily newspaper on August 11, 2020 for the Public Hearing on August 14, 2020 on the draft 2019 Action Plan Substantial Amendment #3. Public Comment period was August 11, 2020 until 10:00 AM August 18, 2020.	NA	NA	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10. Fifth Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	On August 14, 2020, a Virtual meeting Public. The Public Hearing provided an opportunity for the public comment on the 2019 Action Plan Substantial Amendment #3.	Summary of public comments found in AP-05 Executive Summary	NA	

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Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	A public notice was posted in the Alaska Daily newspaper on June 9, 2021 for the Public Hearing on June 11, 2021 comment on the update to the 2019 Action Plan CARES Act Substantial Amendment. Public Comment period was June 10, 2021 until 5 PM June 15, 2021.	NA	NA	

<p>12. Sixth Public Hearing</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>On May 25, 2021, a Public Hearing was held at the Anchorage Municipal Assembly. The Public Hearing provided an opportunity for the public comment on the update to the 2019 Action Plan CARES Act Substantial Amendment.</p>	<p>No Comments received</p>	<p>NA</p>	
<p>13. Seventh Public Hearing</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>On June 11, 2021, a Virtual meeting was held. The Public Hearing provided an opportunity for the public comment on the update to the 2019 Action Plan CARES Act Substantial Amendment.</p>	<p>No Comments received</p>	<p>NA</p>	

<p>14. Eighth Public Hearing</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>On June 22, 2021, a Public Hearing was held at the Anchorage Municipal Assembly. The Public Hearing provided an opportunity for the public comment on the update to the 2019 Action Plan CARES Act Substantial Amendment.</p>	<p>No Comments received</p>	<p>NA</p>	
<p>15. Newspaper Ad</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>A public notice was posted in the Alaska Daily newspaper on February 8, 2022 for the Public Hearing on February 15, 2022 on the draft 2019 Action Plan Substantial Amendment #6. Public Comment period was February 8, 2022 until 4:00 PM March 10, 2022.</p>	<p>NA</p>	<p>NA</p>	<p><a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a></p>

<p>16. Ninth Public Hearing</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>On February 8, 2022, a Public Hearing was held. The Public Hearing provided an opportunity for the public comment on the update to the 2019 Action Plan Substantial Amendment #6.</p>	<p>No Comments received</p>	<p>NA</p>	
<p>17. Newspaper Ad</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>A public notice was posted in the Alaska Daily newspaper on June 6, 2023 for the Public Hearing on July 5, 2023 on the draft 2019 Action Plan Substantial Amendment #8. Public Comment period was June 6, 2023 until 5:00 PM July 6, 2023.</p>	<p>No comments received</p>	<p>NA</p>	<p><a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a></p>

<p>18. Tenth Public Hearing</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>On July 5, 2023, a Public Hearing was held. The Public Hearing provided an opportunity for the public comment on the update to the 2019 Action Plan Substantial Amendment #8.</p>	<p>No comments received</p>	<p>N/A</p>	
<p>19. Newspaper Ad</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>A public notice was posted in the Anchorage Daily News on January 5, 2024 for the Public Hearing on January 16, 2024 on the draft 2019 Action Plan Substantial Amendment #10. Public Comment period is January 5, 2024 until 5:00 PM February 5, 2024.</p>	<p>TBD</p>	<p>TBD</p>	<p><a href="http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx">http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx</a></p>



<p>20. Eleventh Public Hearing</p>	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/</li> <li>• Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>On January 16, 2024, a Public Hearing will be held. The Public Hearing provides an opportunity for the public comment on the update to the 2019 Action Plan Substantial Amendment #10.</p>	<p>TBD</p>	<p>TBD</p>	
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## AP-15 Expected Resources

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### Introduction

Public agencies rely on HUD funding to deliver housing and supportive services programs that address the broad spectrum of housing needs in the community. Reduced funding by HUD has adversely impacted public and private agencies that rely on these monies to assist individuals and families, and affected their ability to leverage resources for State or other funding.

The allocated funding resources that the Municipality will have at its disposal in 2019 are approximately \$1,720,154 for CDBG, \$377,364 for HOME, \$146,461 for ESG, and \$550,000 for the HTF. If the actual award is different, then recipient awards will be adjusted accordingly and reported next year through a Non-Substantial Amendment or a Substantial Amendment. It is not anticipated for the Municipality to receive the 2019 funding from HUD in time to fund and begin the proposed projects in 2019.

The Expected Amount Available Year 2 columns in Table AP-15.2 shows the projected annual funding resources for 2019, but it does not include funding from prior resources mentioned in prior Action Plans.

**Table AP-15.1. - HUD Funding Allocation**

Program Year	CDBG	HOME	ESG	HTF
2019	\$1,720,154	\$377,364	\$146,461	\$550,000
2018	\$1,726,068	\$733,068	\$145,198	\$733,068
2017	\$1,612,907	\$543,890	\$277,946	\$543,890
2016	\$1,606,172	\$545,535	\$145,258	\$545,085
2015	\$1,613,622	\$530,461	\$150,740	
2014	\$1,691,113	\$598,918	\$143,987	
2013	\$1,772,393	\$591,911	\$124,916	
2012	\$1,712,284	\$628,693	\$147,888	
2011	\$1,707,768	\$946,309	\$82,511	
2010	\$1,888,650	\$1,081,372	\$85,000	

### CDBG Narrative Description

In 2019, the CDBG funding will be used to expand the supply of decent and affordable housing for the very low- and low- to moderate-income individuals and families through rehabilitation of low- and moderate-income rental and homeowner housing, and public services by non-profit agencies to provide supportive services to the homeless and low- to moderate-income individuals and families. See section AP-35 for a list of projects that will be funded with 2019 HUD funding and Program Income. CDBG funds of annual 2019 grant allocation, up to 15% can be used for eligible public services activities. The Municipality plans to reserve 20% of the CDBG allocation funding for administrative, planning, and compliance purposes.

The benefit to low- and moderate income (LMI) persons is often referred to as the primary national objective because the statute requires that recipients expend 70% of their CDBG funds

to meet the LMI national objective. The CDBG programs must further ensure that the projects will primarily benefit low-income persons.

Potential leveraging sources come from the private sector through non-profit agencies contributions, Alaska Housing Finance Corporation grants, Low-Income Housing Tax Credits and foundations.

Program Income generated by the Municipality and subrecipients will be used to support CDBG program as per HUDs requirements.

### **HOME Narrative Description**

In 2019, the HOME funding will be used to repay HUD for Karluk Manor to address a finding of non-compliance and fund Tenant-Based Rental Assistance (TBRA). TBRA helps very low and low-income families pay their rent and related housing expenses such as security and utility deposits and rental subsidies for up to 24 months while the household engages in a self-sufficiency program. Additional funds may be set-aside to aid beyond 24 months for households meeting certain program requirements. See section AP-35 for a list of projects that will be funded with 2019 funding and Program Income. The Municipality plans to reserve 10% of the HOME allocation funding for administrative, planning, and compliance purposes. There is a 25% match requirement for each dollar of HOME funds spent on affordable housing. At least 15% of HOME funds will be set aside for specific activities to be undertaken by a CHDO to develop affordable housing for the community it serves. There is also a 5% of HOME funds programmed to Community Housing and Development Organization Operating Assistance.

Potential leveraging sources come from the private sector through non-profit agencies contributions, Alaska Housing Finance Corporation grants Low-Income Housing Tax Credits and foundations.

The Municipality has an established resale provision that safeguards the property's continued affordability or recaptures all or part of the HOME subsidy. Program Income generated by the Municipality and subrecipients will be used to support the HOME program as per HUDs requirements.

### **ESG Narrative Description**

In 2019, the ESG funding will be used to address homeless prevention by providing rental and utility assistance for individuals and families to keep them housed. Additionally, ESG funding will be used to address homelessness by providing financial assistance geared toward re-housing individuals and families. ESG emphasizes the need to prevent homelessness with a model to keep individuals and families in their homes, rather than having to enter shelters and/or to support them in the event a shelter stay is unavoidable. See section AP-35 for a list of projects that will be funded with 2019 funding. The Municipality plans to reserve 7.5% of the ESG allocation funding for administrative, planning, and compliance purposes.

Both components of ESG provide financial assistance for rental assistance and rental arrears, rental application fees, security deposits, utility payments, moving costs; housing search and

placement, housing stability case management, landlord-tenant mediation, tenant legal services and credit repair.

ESG requires a dollar for dollar match to the federal share. The Municipality local general government funds provide for an ESG intake specialists labor costs through the Municipality's Anchorage Health Department Aging and Disability Resource Center; AHFC's Basic Homeless Assistance Program further assists homeless and near-homeless Alaskans and is a match to the Rapid Rehousing Program; a cash match for utilities is generated by the Chugach Electric Heating Assistance Program in Anchorage for customers needing assistance due to severe financial crisis and the Anchorage Water and Wastewater Utility, Coins Can Count Program are two voluntary programs that provide the opportunity to help members of our community who are at risk of having their electricity or water disconnected.

### **HTF Narrative Description**

In 2020, the 2019 HTF funding will be used to expand the supply of decent and affordable housing for the extremely low-income individuals and families through the production of affordable housing through acquisition, new construction, rehabilitation, and operating cost assistance. All HTF-assisted units will be required to have a minimum affordability period of 30 years. See section AP-35 for a list of projects that were funded with 2019 funding and Program Income. The MOA plans to reserve 10% of the HTF allocation funding for administrative, planning, and compliance purposes. Up to 30% of the State allocation can be used for operating costs.

Operating cost assistance will only be used on rental housing projects for the HTF-assisted units that do not receive project-based assistance. The eligible amount of HTF per rental unit for operating cost assistance will be determined based on the deficit remaining after the monthly rent payment for the HTF-assisted unit is applied to the HTF-assisted unit's share of monthly operating costs. The maximum amount of the operating cost assistance to be provided to an HTF-assisted rental housing project will be based on the underwriting of the project and be specified in a written agreement between MOA and the Eligible Recipient. The written agreement may commit HTF for operating cost assistance for a multi-year period provided the HTF grant is expended within 5 years from the date the HTF grant was awarded to Alaska Housing Finance Corporation.

**Table AP-15.2. - Anticipated Resources 2019 – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2			
			2019 Annual Allocation	Program Income	Total	Expected Amount Available Remainder of Con Plan
CDBG	Public-Federal	Administration and Planning	\$344,030	\$0	\$344,030	\$5,160,462
		Activity Delivery Costs	\$125,000		\$125,000	
		Housing Programs	\$993,101	\$0	993,101	
		Public Services	\$258,023		\$258,910	
		<b>Total:</b>	<b>\$1,720,154</b>	<b>\$0</b>	<b>\$1,720,154</b>	
HOME	Public-Federal	Administration and Planning	\$37,736	\$11,500	\$49,236	\$1,989,621
		CHDO Operating Assistance	\$18,868		\$18,868	
		Housing Programs	\$142,357	0	\$142,357	
		Tenant-Based Rental Assistance	\$178,403	103,500	\$281,903	
		<b>Total:</b>	<b>\$377,364</b>	<b>\$115,000</b>	<b>\$492,364</b>	
ESG	Public-Federal	Administration and Planning	\$10,984	0	\$10,984	\$439,227
		Rapid Re-housing	\$61,889	0	\$61,889	
		Homeless Prevention	\$73,588	0	\$73,588	
		<b>Total:</b>	<b>\$146,461</b>	<b>\$0</b>	<b>\$146,461</b>	
HTF	Pass Thru Federal	Administration and Planning	\$55,000	0	\$55,000	\$550,000
		Housing Programs	\$495,000	0	\$495,000	
		<b>Total:</b>	<b>\$550,000</b>	<b>\$0</b>	<b>\$550,000</b>	

**Note: The amounts may contain rounding values for reporting purposes.**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**Other Sources**

In 2009 an assessment was undertaken by the Municipality, the State of Alaska (State) and community partners to identify Anchorage area need of adult residential beds for Substance Abuse Disorders. The Anchorage area is limited on treatment beds to provide Substance Abuse Disorder Treatment. In 2016, the Planning and Design for the Alaska Center for Treatment was initiated by the State and awarded to the Municipality.

The design build of the project is to provide a sober resource campus with transitional housing, substance abuse treatment and workforce development to assist individuals into transitioning successfully into community life and economic stability post-treatment. The Municipality, the State, Municipality Anchorage Health Department, Alaska Mental Health Authority (AMHTA), community partners and local consultants have begun the planning process of site development for full eventual campus build-out.

Services include development of a financial plan, public process, site planning, concept design and the development of bridge documents for the design/build process. The Municipality has received a \$5M grant from the State to help with the planning process.

The following is an overview of federal, State, and local public and private sector resources that are expected to be available to address identified needs beginning in 2019, it is anticipated that a similar pattern of leveraging will be used for the following three years (2020-2022).

The Municipality will continue its efforts to coordinate housing resources with other community funders such as Alaska Housing Finance Corporation, Cook Inlet Housing Authority and Alaska Mental Health Trust Authority regarding housing opportunities. The Municipality and subrecipients will continue to leverage all opportunities and funding to assist low- to moderate-income individuals and families with affordable housing.

ESG funds eligible activities designated to prevent homelessness or the risk of homelessness to individuals and families. ESG provides essential supportive services to individuals and families through rental and utility assistance, Rapid Re-housing provides housing relocation and stabilization services that help households into permanent housing as quickly as possible. ESG requires a dollar for dollar match to the federal award.

Of relevance in the 2019 Action Plan are the leveraged resources associated with the HOME Program. HOME regulations require a 25% match to HOME funds drawn down from the treasury on eligible projects (not including administrative or operating expense assistance funds). Last year, the Municipality carried-forward over \$10.05 million of unrestricted match. Furthermore, the Municipality has carried on its books over \$7.4 million in restricted match-credit from affordable housing bonds proceeds. However, housing bond proceeds may only be used for up to 25% of the annual match obligation. There are no additional match sources expected in 2019.

All sources of match will be reported in the Consolidated Annual Performance and Evaluation Reports.

### **2019 Action Plan**

The anticipated program income for CDBG for 2019 is \$0 and \$115,000 for HOME. No program income is expected for ESG or the HTF.

Other sources expected to be available for Duke's Place project include interim construction financing, \$1,799,425 Low-Income Housing Tax Credit (LIHTC) equity, Cook Inlet Housing Authority sources (Program Income, \$376,179 Deferred Developer Fee, \$83,462 Native American Housing Assistance and Self-Determination Act (NAHASDA)), \$750,000 Federal Home Loan Bank AHP grant, \$200,000 AHFC Supplemental grant, \$200,000 Rasmuson Foundation grant, and \$1,016,958 AHFC Multi-family mortgage or simple permanent financing.

The Elizabeth Place Project is an approximately \$12.5 million project. Other sources of funding expected for this project include an interim construction loan followed by long-term financing of Federal Solar Energy Credit equity, Low Income Housing Tax Credit equity, Cook Inlet Housing Authority cash (program income), Native American Housing Assistance and Self Determination Act, Alaska Housing Finance Corporation mixed-use financing loan, and a Federal Home Loan Bank Affordable Housing Program grant.

No other funds are expected to be available in the HTF projects.

The Municipality will continue its efforts to coordinate housing resources with other community funders such as Alaska Housing Finance Corporation and Alaska Mental Health Trust Authority regarding housing opportunities. The Municipality and subrecipients will continue to leverage all opportunities and funding to assist low- to moderate-income individuals and families with affordable housing.

ESG funds eligible activities designated to prevent homelessness or the risk of homelessness to households. ESG provides Homeless Prevention to households through rental and utility assistance. ESG provides Rapid Re-housing to homeless households through rental and down payment assistance. ESG requires a dollar for dollar match to the federal award.

The Municipality local funds provide for an ESG intake specialist's labor costs through the Municipality's Anchorage Health Department Aging and Disability Resource Center; AHFC's Basic Homeless Assistance Program further assists homeless and near-homeless Alaskans and is a match to the Rapid Rehousing Program; a cash match for utilities is generated by the Chugach Electric Heating Assistance Program and the Anchorage in Anchorage Water and Wastewater Utility Coins Can Count Program. Both utilities assist customers in Anchorage who are low-income or at risk of having their electricity or water disconnected.

Of relevance in the 2019 Action Plan are the leveraged resources associated with the HOME Program. HOME regulations require a 25% match to HOME funds drawn down from the treasury on eligible projects (not including administrative or operating expense assistance funds). Last year, the Municipality carried-forward over \$10.05 million of

unrestricted match. Furthermore, the Municipality has carried on its books over \$7.4 million in restricted match-credit from affordable housing bonds proceeds. However, housing bond proceeds may only be used for up to 25% of the annual match obligation. There are no additional match sources expected in 2019.

All sources of match will be reported in the 2019 Consolidated Annual Performance and Evaluation Report.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

There is no publicly owned land or property located within the Municipality of Anchorage that may be used to address the needs identified in the 2018-2022 Consolidated Plan or the 2019 Action Plan.

**4. Discussion**

The Municipality will continue to work with housing and supportive service agencies to develop strategies where monies can be coordinated to support mutually identified goals and outcomes that assist low- and moderate-income individuals and families.



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## AP-20 Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Table AP-20.1. - Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1.	Rental Housing Development	2019	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	CDBG: \$425,215 HOME: \$142,357 HTF: \$495,000	Rental units constructed: 5 Household Housing Units Rental units rehabilitated: 32 Household Housing Units
2.	Public Services	2019	2020	Homeless	Anchorage	Public Services	CDBG: \$258,023	Public Service for Low/Moderate Income Housing Benefit: 350 Households Assisted & 200 Homeless Assisted
3.	Mobile Home Rehabilitation	2019	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	CDBG: \$400,000	Homeowner Housing Rehabilitated: 20 Household Housing Units
4.	Homeless Prevention and Rapid Re-housing	2019	2022	Homeless	Anchorage	Homeless Populations	ESG: \$135,477	Homelessness Prevention 40 Persons Assisted and Rapid Re-housing: 35 Households Assisted
5.	Tenant-Based Rental Assistance	2019	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	HOME: \$281,903	Tenant-Based Rental Assistance: 25 Households Assisted

6.	CHDO Operating Expense Assistance	2019	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	HOME: \$18,868	Other: 1 Other
7.	Homeowner Development Program	2019	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations		Other: 0 Other
8.	Homeowner Rehabilitation	2019	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations		Other: 0 Other

**Table AP-20.2. - Goal Descriptions**

1	<b>Goal Name</b>	Rental Housing Development
	<b>Goal Description</b>	Acquisition, New Construction, Rehabilitation and Operating Cost Assistance Cook Inlet Housing Authority - \$425,215 CDBG funds (Duke's Place) Cook Inlet Housing Authority – SASH - \$85,768 HOME funds Habitat for Humanity Anchorage - \$56,589 HOME CHDO funds TBD - \$495,000 HTF funds
	<b>Outcome</b>	Availability/accessibility
	<b>Objective</b>	Provide decent affordable housing
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Nine Star – Net2Ladder - \$29,579 CDBG funds Catholic Social Services - Operations Support - \$41,534 Rural Alaska Community Action Program - Case Management Sitka Place \$71,560 CDBG funds Alaska Legal Services Corporation – Homeless Prevention Legal Services \$72,255 CDBG funds Rural Alaska Community Action Program – Homeless Outreach - \$43,095 CDBG funds
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Create suitable living environments
3	<b>Goal Name</b>	Mobile Home Rehabilitation
	<b>Goal Description</b>	Rural Alaska Community Action Program - \$400,000 CDBG funds

	<b>Outcome</b>	Affordability
	<b>Objective</b>	Provide decent affordable housing
4	<b>Goal Name</b>	Homeless Prevention and Rapid Re-housing
	<b>Goal Description</b>	Municipality of Anchorage - Homeless Prevention \$73,588 ESG funds (Rental Assistance) Catholic Social Services - Rapid Re-housing \$61,889 ESG funds
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Create suitable living environments
5	<b>Goal Name</b>	Tenant-Based Rental Assistance
	<b>Goal Description</b>	NeighborWorks Alaska - \$281,903 HOME funds
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Provide decent affordable housing
6	<b>Goal Name</b>	Community Housing Development Organization Operating Expense Assistance
	<b>Goal Description</b>	NeighborWorks Alaska - \$18,868 HOME funds
	<b>Outcome</b>	Affordability
	<b>Objective</b>	Provide decent affordable housing
7	<b>Goal Name</b>	Homeowner Development Program
	<b>Goal Description</b>	Funding for these projects may be comprised of CDBG and/or HOME to acquire property to construct/rehabilitate housing units. New homeowners must have an annual income at or below 80% of the area median income, as determined by HUD, adjusted for family size. No projects funded for 2019.
	<b>Outcome</b>	Affordability
	<b>Objective</b>	Provide decent affordable housing

8	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	These programs may provide assistance for increased accessibility, energy efficiency or repairs to items presenting a threat to health or safety in an owner-occupied home. The assistance will be available to low- and moderate-income residents throughout the Municipality. All homes considered for assistance must be occupied by owners with annual incomes at or below 80% of the area median income, as determined by HUD, adjusted for family size. Funding for these projects may be comprised of CDBG and/or HOME. Thirty percent of the grant award to the Subrecipient will be used for Housing Services Costs. No projects funded for 2019.
	<b>Outcome</b>	Affordability
	<b>Objective</b>	Provide decent affordable housing
8	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	Alaska Literacy Program (ALP) – Rehabilitation of Facility 2016 CDBG: \$213,376 + \$59,454.60= \$272,830.60 Reprogram \$59,454.60 to Alaska Literacy Project funded in 2016. 2016 AP SA#6 \$9,089.31 from RurAL CAP-MHRP 2016 AP SA#6 \$10,922.50 from United Non-Profit LLC 2017 AP SA#6 \$26,827.43 from RurAL CAP-MHRP 2019 Action Plan \$12,615.36 from TBD Capital Project  Brother Francis – Security Fence 2019 Action Plan \$100,000 from TBD Capital Project
	<b>Outcome</b>	Availability/accessibility
	<b>Objective</b>	Provide decent affordable housing



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

The Municipality provided Habitat for Humanity Anchorage HOME funding in 2017 that will be used for site development, design/engineering and project management for the construction of 4 new housing units at 8314 Duben Avenue for owners at or below 80% of low/moderate-income.

The Municipality will continue to support the Rural Alaska Community Action Program's Mobile Home Repair Program (MHRP), a home rehabilitation program for approximately 20 homeowners of mobile homes per year. The MHRP targets low- to moderate-income households (80% Area Median Income or less).

The Municipality will continue to support NeighborWorks Alaska's Tenant-Based Rental Assistance, (TBRA) a rental assistance program that plans to assist 25 households in 2019. The TBRA targets the homeless and low-income (50% AMI or less) households simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition.

The Municipality provided Cook Inlet Housing Authority CDBG funds in 2018 and plans to provide additional CDBG funds in 2019 for acquisition/rehabilitation of 630 W. 8<sup>th</sup> Avenue. The Duke's Downtown Housing project will consist of 27 units of low-income rental housing units. – (21 households at 60% AMI and 6 households at 50% AMI).

The Municipality plans to fund additional new housing projects with 2019 HOME CHDO and HTF funds in 2020 that have not yet been determined. HOME CHDO will be included in a Substantial Amendment to the 2019 Action Plan.

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## AP-35 Projects - 91.220(d)

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### Introduction

The Municipality expects to receive CDBG, HOME, ESG and HTF funds for program year 2019. The programs that are planned for 2019 are discussed in this section. It is not anticipated for the Municipality to receive the 2019 funding from HUD in time to actually fund and begin the proposed projects in 2019.

### HUD Programs Addressed in the 2019 Action Plan

#### CDBG

- Mobile Home Repair Program – Rural Alaska Community Action Program
- Rental Housing Development – Cook Inlet Housing Authority
- Public Facility Rehabilitation Benefiting Low-Income – ALP
- Public Facility - Brother Francis – Security Fence - MOA
- Activity Delivery Costs
- Public Services – Nine Star Net2Ladder
- Public Services - Rural Alaska Community Action Program - Case Management Sitka Place
- Public Services - Alaska Legal Services Corporation - Homeless Prevention
- Public Services – Rural Alaska Community Action Program – Homeless Outreach
- Public Services – Catholic Social Services - Operations Support
- CDBG-CV – Catholic Social Services – Complex Care Facility Operations
- CDBG-CV – Henning, Incorporated – Emergency Cold Weather Shelter Operations

#### HOME

- Karluk Manor Repayment
- CHDO Housing Program - Habitat for Humanity Anchorage
- Tenant-Based Rental Assistance - NeighborWorks Alaska
- CHDO Operating Expense Assistance – Habitat for Humanity Anchorage
- HOME Housing Program - Cook Inlet Housing Authority – SASH

#### ESG

- Homeless Prevention – Municipality of Anchorage
- Rapid Re-housing – Catholic Social Services

#### HTF

- Acquisition, New Construction and/or Rehabilitation – TBD
- Operating Cost Assistance – TBD

### 3. Project Information

**Table AP-35.1. - 2019 Projects**

	Projected Sources	CDBG	HOME	ESG	HTF	Total
	2019 Allocation	\$1,720,154	\$377,364	\$146,461	\$550,000	\$2,793,979
	Covid	\$3,061,741	\$0	\$4,295,217	\$0	\$7,356,958
	Program Income	\$0	\$115,000	\$0	\$0	\$115,000
	Total Sources	\$4,781,895	\$492,364	\$4,441,678	\$550,000	\$10,265,937
#	Project Name	CDBG	HOME	ESG	HTF	Total
	<b>Administrative</b>					
1A	CDBG Administrative	\$344,030				\$344,030
1B	CDBG-CV Administrative	\$612,348				\$612,348
2	HOME Administrative		\$49,236			\$49,236
15	ESG Administrative			\$10,984		\$10,984
16	HTF Administrative				\$55,000	\$55,000
	<b>CDBG</b>					
3	Mobile Home Repair Program - Rural Alaska Community Action Program (RurAL CAP)	\$400,000				\$400,000
4A	Rental Housing Development – CIHA - Duke’s Place	\$424,215				\$424,215
4B	Alaska Literacy Program	\$12,615.36				\$12,615.36
5A	CDBG Project - TBD	\$56,270.64				\$56,270.64
5B	Brother Francis – Security Fence	\$100,000				\$100,000
6	Activity Delivery Cost	\$125,000				\$125,000
7A	Public Services – Nine Star Net2Ladder	\$29,579				\$29,579
7B	Public Services – Operations Support - CSS	\$41,534				\$41,534
8	Public Services - Case Mgt. Sitka Place - RurAL CAP	\$71,560				\$71,560
9	Public Services – Homeless Prevention - ALSC	\$72,255				\$72,255
10	Public Services – Homeless Outreach - RurAL CAP	\$43,095				\$43,095
	<b>CDBG-CV</b>					
17	Projects	\$2,449,393				\$2,449,393
	<b>HOME</b>					
11	Rental Housing Development – CIHA - SASH project		\$85,768			\$85,768
12	CHDO Housing Program –HFHA		\$56,589			\$56,589
13	Tenant-Based Rental Assistance - NeighborWorks Alaska		\$281,903			\$281,903
14	CHDO Operating Expense Assistance - HFHA		\$18,868			\$18,868

15	<b>Emergency Solutions Grant</b>					
15	Homeless Prevention – MOA			\$73,588		\$73,588
15	Rapid Re-housing - CSS			\$61,889		\$61,889
	ESG-CV Admin and Projects			\$4,295,217		\$4,295,217
	<b>HTF</b>					
16	Rental Housing Development TBD				\$495,000	\$495,000
<b>Total Uses</b>		\$4,781,895	\$492,364	\$4,441,678	\$550,000	\$8,274,282

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

The allocation priorities for the 2019 Action Plan were derived from the needs recognized in the 2018-2022 Con Plan. The three main obstacles to addressing underserved needs include: lack of funding; lack of available land for construction of affordable housing; and, high cost of land and building materials.

Objectives specifically related to homelessness include: expand the supply of rental housing for special needs populations, with an emphasis on the homeless, as outlined in the affordable housing strategy section; educate the public about the issue of homelessness; engage in homeless prevention activities and homeless services; support case management services in order to assist people in obtaining or retaining permanent housing; assist in the development of a coordinated intake and discharge system in Anchorage; housing affordability through rental assistance; support existing shelter services; and the expansion of permanent housing services. The Municipality will continue to develop partnerships with other agencies to leverage additional funding for programs to develop low-income rental housing and address underserved needs.

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## AP-38 Project Summary Information

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### 1. CDBG Administration, Planning, and Grant Management

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	CHDO Rental Housing Development Homeowner Rehabilitation Mobile Home Rehabilitation Affordable Housing Homeless Facilities Public Services Public Facilities and Improvements
<b>Needs Addressed</b>	Homeless Populations Low-Income & Housing Populations Public Facilities Public Services
<b>Funding</b>	CDBG \$344,030, Source: Grant CDBG-CV \$612,348 Source: Grant
<b>Description</b>	<p>Grant management, planning, and technical assistance to carry out CDBG, CDBG-CV, HOME, HTF and selected other activities. Several planning, technical assistance and grant management activities have been identified for 2019 and include the following:</p> <ul style="list-style-type: none"> <li>A. General management of the CDBG, CDBG-CV, HOME, and HTF projects and programs, including the drafting of Action Plans and Consolidated Annual Performance and Evaluation Report, executing procurement processes including RFP procedures and drafting written agreements</li> <li>B. Monitoring subrecipient agreements, recordkeeping and budgets, and assuring all federal and local guidelines are met, including eligibility under HUD national objectives, Davis Bacon Labor Standards, environmental reviews, fair housing and affirmative marketing</li> <li>C. Environmental reviews for projects initiated and funded by HUD (other than CDBG, CDBG-CV, HOME, ESG, and HTF projects)</li> <li>D. Assist in the development of planning strategies and community development planning efforts with other housing and service agencies</li> </ul>

	<p>E. Program evaluations</p> <p>F. Direct Anchorage Health Department operational costs and indirect costs as determined by the Intra-Governmental Chargeback System</p> <p>FY 2019, CDBG Administration, Planning, and Grant Management costs are allocated at 20% of the CDBG Entitlement allocation plus 20% of any Program Income funds received.</p> <p>\$612,348 in CDBG-CV funds to be utilized by AHD for program administrative costs associated with the planning and execution of the activities that are funded by CDBG-CV funds. Per FR-6218-N-01 published on August 10, 2020, up to 20% of CDBG-CV funds can be used for planning and program administrative costs, as defined in 24 CFR 570.205 and 24 CFR 570.206, respectively. CDBG-CV grant funds will not be used to pay planning and program administrative costs allocable to another grant under the CDBG annual formula program.</p>
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	Administration for CDBG, HOME, ESG, and HTF is at 825 L Street, Anchorage, Alaska.
<b>Planned Activities</b>	24 CFR 570.205 & 206 - Eligible planning and program administrative costs. 24 CFR 570.200(g))

## 2. HOME Administration, Planning, and Grant Management

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Rental Housing Development Homeowner Development Program Tenant Based Rental Assistance
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	HOME \$49,236, Sources: \$37,736 Grant and \$11,500 Program Income

<b>Description</b>	<p>Up to 10% of all new HOME funds, including Program Income may be used for administration, planning, and grant management. These funds will be used for general management of HOME projects and programs including the drafting of the Action Plans and Consolidated Annual Performance and Evaluation Report, executing procurement processes including Application/RFGP procedures and drafting written agreements, and general office expenses. Funds will also support the monitoring subrecipient agreements, recordkeeping and budgets, and assuring all federal and local guidelines are met, including eligibility under HUD national objectives, Davis Bacon Labor Standards, environmental reviews, fair housing and affirmative marketing.</p> <p>FY 2019, HOME Administration, Planning, and Grant Management costs are allocated at 10% of the HOME Entitlement formula allocation plus 10% of any Program Income funds received.</p>
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	Administration for CDBG, HOME, ESG, and HTF is at 825 L Street, Anchorage, Alaska.
<b>Planned Activities</b>	24 CFR 92.207 - Eligible administrative and planning costs.

### 3. Mobile Home Repair Program - Rural Alaska Community Action Program

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Homeowner Housing Rehabilitated Mobile Home Rehabilitation Program (MHRP)
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	CDBG \$400,000, Source: Grant



<b>Description</b>	The MHRP is administered by Rural Alaska Community Action Program and assists low-income families who own and occupy a mobile home in need of minor repairs. This assistance is in the form of a one-time grant of up to \$20,000. Funds are primarily used for EPDM roof covering, heating system replacement, hot water tank replacement, and mobile home leveling and skirting. Mobile homes comprise an important element of the affordable housing stock in the Municipality. The Municipality developed the MHRP to focus on repairs of aging mobile homes in order to preserve a portion of this affordable housing stock.
<b>Target Date</b>	12/31/2020 (second-year funding with three option periods remaining)
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	RurAL CAP estimates it will complete 20 units. The target population is owner-occupied mobile-home owner with low/moderate incomes less than 80% Area Median Income.
<b>Location Description</b>	Municipality of Anchorage - City wide (Girdwood to Eklutna).
<b>Planned Activities</b>	24 CFR 570.202 (a)(1) - Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building.

#### 4. Rental Housing Development – CDBG - Duke’s Place - CIHA

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Rental Housing Development
<b>Needs Addressed</b>	Low-Income & Housing Populations

<b>Funding</b>	<p>\$598,634 2018 CDBG  \$25,621 2016 CDBG SA#5 &amp; SA#6  \$5,494 2017 CDBG SA#3 &amp; SA#4  \$15,210 Program Income  \$424,215 Proposed 2019 CDBG  Total: \$1,069,174</p> <p>2016 Action Plan - SA#5 &amp; SA#6 reprogram \$25,621 from Child Dev. Center to CIHA to Duke's Place that was listed in the 2018 and 2019 Action Plans.</p> <p>2017 Action Plan – SA#3 &amp; SA#4 reprogram \$5,494 from Elizabeth Place to Duke's Downtown Housing.</p>
<b>Description</b>	<p>Acquisition/Rehabilitation of 630 W. 8<sup>th</sup> Avenue. The Duke's Downtown Housing project will consist of 27 units of low-income rental housing units.</p> <p>The original 2018 award was comprised of \$598,634 in CDBG entitlement funds and \$15,210 in CDBG program income, for a total 2018 award of \$613,844. Of that, CIHA was reimbursed \$591,500 for acquisition costs, with a 5% retainer amounting to \$22,344 being held until project closeout.</p> <p>Amendment 1 contains \$455,330, made up of CDBG funds swept up in the Substantial Amendments to the 2016 and 2017 Action Plans, \$25,621 and \$5,494 respectively: plus \$424,215 of 2019 CDBG entitlement funds. CIHA will be reimbursed \$424,215 for acquisition costs, with \$31,115 withheld as the 5% retainer.</p> <p>The total award (acquisition price) for Duke's Downtown Housing came to \$1,069,174.</p>
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 households at 60% Area Median Income, 6 households at 50% Area Median Income
<b>Location Description</b>	630 W. 8 <sup>th</sup> Avenue, Anchorage, AK 99501

<b>Planned Activities</b>	24 CFR 570.202 (b)(1) - Assistance to private individuals and entities, including profit making and nonprofit organizations, to acquire for the purpose of rehabilitation, and to rehabilitate properties, for use or re-sale for residential purposes.
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#### 4B. Alaska Literacy Program (ALP) - Rehabilitation

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Facilities for low/moderate-income housing benefit
<b>Needs Addressed</b>	Public Facilities
<b>Funding</b>	<p>2016 CDBG: \$213,376 + \$59,454.60= \$272,830.60</p> <p>Reprogram \$59,454.60 to Alaska Literacy Project funded in 2016.</p> <p>2016 AP SA#6 \$9,089.31 from RurAL CAP-MHRP</p> <p>2016 AP SA#6 \$10,922.50 from United Non-Profit LLC</p> <p>2017 AP SA#6 \$26,827.43 from RurAL CAP-MHRP</p> <p>2019 Action Plan \$12,615.36 from TBD Capital Project</p>
<b>Description</b>	Installation of a vertical lift, construction of an arctic entry and replacement of carpet. ALP provides reading, writing and English language instruction to adults with low literacy skills and limited English proficiency.
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 Low/Moderate-Income Persons
<b>Location Description</b>	1345 Rudakof Circle, Suite 104, Anchorage, AK 99508
<b>Planned Activities</b>	570.201 (c) Public Facilities and Improvements

#### 5A. CDBG Project TBD - TBD

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	TBD

<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	CDBG \$55,270.64, Source: Grant
<b>Description</b>	TBD
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
<b>Location Description</b>	Municipality of Anchorage - City wide (Girdwood to Eklutna).
<b>Planned Activities</b>	TBD

**5B. Brother Francis Shelter – Security Fence - Municipality**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Facilities for extremely low to very low-income housing benefit
<b>Needs Addressed</b>	Public Facilities and Homeless Populations
<b>Funding</b>	CDBG \$100,000, Source: Grant
<b>Description</b>	Install Security Fence in front of property. Administered by the Municipality.
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 Persons who are homeless

<b>Location Description</b>	1021 E 3rd Ave, Anchorage, AK 99501
<b>Planned Activities</b>	570.201 (c) Public Facilities and Improvements or Area benefit based on nature and location of activity

## 6. Activity Delivery Costs

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Rental Housing Development Affordable Housing Mobile Home Repair Program Tenant-Based Rental Assistance Homeowner Rehabilitation
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	CDBG \$125,000, Source: Grant
<b>Description</b>	Activity Delivery Costs for the Municipality
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The goal is to provide Activity Delivery Costs on active and/or previous on-going projects.
<b>Location Description</b>	Municipality of Anchorage

<b>Planned Activities</b>	<p>24 CFR 570.202 (a)(1) - CDBG funds may be used to finance the rehabilitation of privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building.</p> <p>Rental Development. 24 CFR 92.205 (a)(1) - HOME funds may be used by a PJ to provide incentives to develop and support affordable rental housing through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvement. The housing must be permanent or transitional housing. The specific eligible costs are set forth in sections 92.206 through 92.209. 24 CFR 570.202 (b)(1) - Assistance to private individuals and entities, including profit making and nonprofit organizations, to acquire for the purpose of rehabilitation, and to rehabilitate properties, for use or re-sale for residential purposes.</p>
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**7A. CDBG Public Services – Nine Star Net2Ladder**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$29,579, Source: Grant
<b>Description</b>	<p>Nine Star’s Net2Ladder (N2L) will deliver services that prevent homelessness and improve the quality of life for all Alaskans. N2L services will reduce the ranks of individuals and their families in danger of losing stable housing. The services assist clients in readiness to get a job, improvement to obtain a new or improved employment, participate in activities to keep employment, and follow-up coaching to advance in their employment.</p>
<b>Target Date</b>	12/31/2022

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>1. 75 job seekers will enroll in Net2Ladder job-readiness activities. GET A JOB!</p> <p>2. 50 job seekers will obtain new or improved employment. GET A JOB!</p> <p>3. 35 job seekers will agree to participate in KEEP A JOB! behavioral health activities.</p> <p>4. 50 newly employed Alaskans will receive follow-up coaching to help them ADVANCE ON THE JOB!</p>
<b>Location Description</b>	730 I Street, Anchorage, AK 99501
<b>Planned Activities</b>	570.201(e) – Public Services.

**7B. CDBG Public Services – Operations Support - Catholic Social Services (CSS)**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$41,534, Source: Grant
<b>Description</b>	<p>The CSS Brother Francis Shelter (BFS) is an emergency shelter for homeless men and women in Anchorage. Shelter services include access to showers, a hot meal, medical care, and case management. CDBG funds will support the CSS BFS new Information and Referral Navigator position. The Navigator will assist individuals in crisis by assessing and prioritizing their immediate needs, advocating for services for those in need, and work with community resources and partners.</p> <p>Operations Support - CSS - \$165,030 was reprogrammed with substantial amendments in December 2019. \$51,496 of 2017 funds and \$72,000 of 2018 funds were reprogrammed from the Downtown Hope Center. \$41,534 of 2019 funds were reprogrammed from Public Services Not Awarded.</p>
<b>Target Date</b>	12/31/2020

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	BFS shelters approximately 240 individuals each night, for a total of more than 86,0000 shelter nights per year. They serve over 2000 different individuals per year. The Navigator expects to work with at least 30% of BFS clients, or 600 individuals per year.
<b>Location Description</b>	1021 E 3rd Ave, Anchorage, AK 99501
<b>Planned Activities</b>	570.201(e) – Public Services.

**8. CDBG Public Services – Rural Alaska Community Action Program - Case Management Sitka Place**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$71,560, Source: Grant
<b>Description</b>	Rural Alaska Community Action Program provides case management and supportive services to homeless individuals with disabilities living in permanent supportive housing at Sitka Place.
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sitka Place will house at least 50 individuals who are chronic homeless and with disabilities and extremely low- to very low-income.
<b>Location Description</b>	Safe Harbor - Sitka Place
<b>Planned Activities</b>	570.201(e) – Public Services.



### 9. CDBG Public Services – Alaska Legal Services Corporation

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$72,255, Source: Grant
<b>Description</b>	Alaska Legal Services Corporation provides direct assistance to at-risk of homelessness individuals and families. The legal assistance is aimed at immediately increasing an at-risk individual and family's safety and stability by keeping or securing housing, obtaining orders of protection and assisting with income maintenance issues such as securing child support and public benefits.
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 low/moderate-income individuals and families
<b>Location Description</b>	1016 W. Sixth Ave., Suite 200, Anchorage, Alaska 99501
<b>Planned Activities</b>	570.201(e) – Public Services.

### 10. CDBG Public Services – Rural Alaska Community Action Program – Homeless Outreach

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$43,095, Source: Grant

<b>Description</b>	RurAL CAP will provide a bridge between homeless services in the community to ensure that individuals experiencing homelessness have access to needed resources and are connecting with housing. The target population will be homeless individuals and individuals who are in crisis, who are experiencing severe needs. Priority will be given to individuals with incomes at 50% of the Area Median Income, who have a history of hospitalization and/or law enforcement contacts, are top users of the Anchorage Safety Center, and with a high vulnerability rating and who
	often have a substance abuse diagnoses. This population will often have co-occurring disorders (mental health and substance use disorders), as diagnosed in the Diagnostic and Statistical Manual of Mental Disorders (DSM-V).
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 individuals who are chronic homeless and with disabilities
<b>Location Description</b>	Scattered sites in Anchorage
<b>Planned Activities</b>	570.201(e) – Public Services.

**11. HOME Housing Program - Cook Inlet Housing Authority – SASH**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Housing Program
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	2019 SA#2 – HOME - \$85,768, Sources: Grant 2020 HOME \$120,000, Sources: Grant Total: \$205,768
<b>Description</b>	Rental Housing Development – South Anchorage Senior Housing (SASH) project. Construction of 50 new units. There will be 25 units that are restricted to household below 50% of the AMI with rents not exceeding the 50% AMI LIHTC restricted unit rent. Three will be HOME units.
<b>Target Date</b>	12/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 households below 50% AMI
<b>Location Description</b>	13600 Old Seward Highway, Anchorage, AK 99515
<b>Planned Activities</b>	Rental Development. 24 CFR 92.205 (a)(1) - HOME funds may be used by a PJ to provide incentives to develop and support affordable rental housing through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvement. The housing must be permanent or transitional housing. The specific eligible costs are set forth in sections 92.206 through 92.209.

**11B. Rental Housing Development – HOME – Karluk Manor Repayment**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Rental Housing Development
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	HOME \$285,843, Sources: Grant
<b>Description</b>	Repayment of HOME funds to HUD for Karluk Manor to address finding of non-compliance.
<b>Target Date</b>	12/31/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	Anchorage, AK 99501
<b>Planned Activities</b>	NA

**12. HOME CHDO Housing Program - Habitat for Humanity Anchorage**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Affordable Homeownership
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	2018 SA#3 - HOME CHDO - \$109,960 2019 SA#2 - HOME CHDO - \$56,589 2020 HOME CHDO - \$108,527 2020 HOME - \$104,553 2020 HOME Program Income - \$121,140 Total: \$500,769
<b>Description</b>	Develop and support affordable homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation. Downpayment Assistance.
<b>Target Date</b>	12/31/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low/moderate incomes housing units
<b>Location Description</b>	City Wide, Anchorage, AK
<b>Planned Activities</b>	Acquisition. 24 CFR 92.205(a)(1) and (2) - HOME funds may be used by a participating jurisdiction to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of nonluxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations; to provide tenant-based rental assistance, including security deposits; to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations.

### 13. Tenant-Based Rental Assistance - NeighborWorks Alaska

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Tenant-Based Rental Assistance
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	HOME \$281,903, Sources: \$178,403 Grant and \$103,500 Program Income
<b>Description</b>	NeighborWorks Alaska will administer Tenant-Based Rental Assistance to low-income individuals and families living in scattered sites located in the Municipality. Chronic homeless and low-income households' simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition. The targeted population comprises that segment of the Anchorage homeless population that currently accounts for the highest per capita expenditure rate for police callouts, emergency room and hospitalization, and Anchorage Safety Center/Safety Patrol encounters.
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low-income households at or below 50% Area Median Income
<b>Location Description</b>	Scattered sites located in the Municipality
<b>Planned Activities</b>	92.205(a)(1) Eligible activities.

**14. CHDO Operating Assistance – Habitat for Humanity Anchorage**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Community Housing Development Organization Operating
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	HOME \$18,868, Source: Grant
<b>Description</b>	Housing development costs for administration and overhead of the CHDO agency.
<b>Target Date</b>	12/31/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Households with low/moderate-income
<b>Location Description</b>	Main office of Habitat for Humanity Anchorage
<b>Planned Activities</b>	92.208 Eligible CHDO Operating Expense and Capacity Building Costs

### 15. ESG Anchorage – Municipality of Anchorage and Catholic Social Services

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Homeless Prevention and Rapid Re-housing
<b>Needs Addressed</b>	Homeless Populations
<b>Funding</b>	2019 ESG \$146,461, Source: Grant Municipality of Anchorage - Homeless Prevention \$73,588 Catholic Social Services - Rapid Re-housing \$61,889 Administration \$10,984
<b>Description</b>	Homeless Prevention activities and Rapid Re-housing for rent and utility assistance
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 persons assisted with Rapid Re-housing with extremely low-income 40 persons assisted with Homelessness Prevention with extremely low-income
<b>Location Description</b>	Administration for ESG is at 825 L Street, Anchorage, Alaska.
<b>Planned Activities</b>	578.53 Supportive Services



## 15. ESG CV - Anchorage

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Homeless Prevention and Rapid Re-housing
<b>Needs Addressed</b>	Homeless Populations
<b>Funding</b>	ESG-CV1: of \$521,193 and ESG CV2 of \$3,774,024 for a total of ESG CV in the amount of \$4,295,217.
<b>Description</b>	<ol style="list-style-type: none"> <li>1. \$100,000 in ESG-CV funds to be awarded to Covenant House to fund shelter operations and essential services for homeless youth and transition age youth staying in emergency shelter.</li> <li>2. \$100,000 in ESG-CV funds to be awarded to Abused Women's Aid In Crisis (AWAIC) to fund shelter operations and essential services for victims of domestic violence and their children staying in emergency shelter.</li> <li>3. \$100,000 in ESG-CV funds to be awarded to Catholic Social Services to fund shelter operations and essential services for homeless women and children staying in emergency shelter at Clare House.</li> <li>4. \$100,000 in ESG-CV funds to be awarded to Salvation Army to fund shelter operations and essential services for homeless families staying in emergency shelter at McKinnell House.</li> <li>5. \$296,000 in ESG-CV funds to be awarded to Catholic Social Services to provide housing and relocation and stabilization services to homeless individuals and families as part of their Rapid Re-Housing program.</li> <li>6. \$260,000 in ESG-CV funds to be awarded to the Municipality of Anchorage Homeless Prevention program to provide short- and/or medium-term rental assistance and/or housing relocation and stabilization services to individuals and families at risk of homelessness.</li> </ol>

7. \$429,521 in ESG-CV funds to be utilized by AHD to administer the ESG-CV funding described in items 1 thru 7 above. The CARES Act allows up to 10% of ESG-CV funds to be used for administrative costs.

1. \$450,000 to Choices for unsheltered outreach and rapid rehousing. Unsheltered outreach focuses on connecting unsheltered homeless individuals and families to appropriate homeless services, including finding housing options using Housing Problem Solving resources that has housed over 60 PEH from the shelter system since November 2020.

2. \$200,000 to Catholic Social Services for Homeless Prevention and Rapid Rehousing, which includes a continuation of their Housing Problem Solving work that has thus far housed more than 30 PEH from the shelter system since January 2021. For a total of \$496,000 with the \$296,000 that was allocated in the original submission of the CARES Act Substantial Amendment updated with corrections and submitted to HUD March 3, 2021.

3. \$146,400 to the Anchorage Coalition to End Homelessness (ACEH) for unsheltered homeless outreach.

4. \$200,000 to Alaska Legal Services for education and legal services related to homeless prevention. \$225,000 to Covenant House for Emergency Shelter Essential Services and Rapid Rehousing.

5. \$225,000 to Covenant House for Emergency Shelter Essential Services at the Youth Engagement Center shelter. Covenant house is increasing the age of the population that they are serving by transitioning youth age 13-17 to a different site with current staff.

6. \$650,000 to Volunteers of America for case management and rapid rehousing targeting transition aged youths (18-24-year-olds).

7. \$188,296 to Neighborworks for case management and rapid rehousing. The activities associated with this project will act as a bridge between shelter and permanent housing.

8. \$175,000 to United Way for a landlord liaison position and landlord incentive program (often locally referred to as the “risk mitigation pool”). This project will fund a landlord liaison position that will work across entities to recruit and support landlords to increase the availability of housing options for people experiencing homelessness.

\$450,000 to United Way – Home for Good for rapid rehousing. This project will provide rental assistance for approximately 50 eligible people, prioritized for people exiting congregate temporary shelters

**The Citizen Participation Plan was amended to add:** The ESG-CV funds require no consultation and citizen participation; however, the Municipality will publish how the allocation has or will be used on the appropriate Municipal web page. The Municipality will publish the ESC-CV allocations on the Anchorage Health

<b>Target Date</b>	09/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
<b>Location Description</b>	Administration for ESG is at 825 L Street, Anchorage, Alaska.
<b>Planned Activities</b>	578.53 Supportive Services

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**16. 2019 HTF Anchorage – Rental Housing Development TBD**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Rental Housing Development
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	2019 HTF Administrative - \$55,000 2019 HTF Acquisition, New Construction, Rehabilitation and Operating Cost Assistance - \$495,000 Total: \$550,000
<b>Description</b>	The MOA plans to use the HTF for the acquisition, new construction, rehabilitation and operating cost assistance of rental housing. The MOA plans to reserve 10% of the HTF allocation funding for administrative, planning, and compliance purposes. Up to 30% of the State allocation can be used for operating cost assistance. Operating cost assistance will only be used on rental housing projects for the HTF assisted units that do not receive project-based assistance. The MOA’s 2019 HTF Allocation Plan is part of the 2019 Action Plan and must be approved by HUD.
<b>Target Date</b>	7/26/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Benefit 5 extremely low-income individuals and families with incomes at or below the poverty line, whichever is greater
<b>Location Description</b>	Administration for HTF is at 825 L Street, Anchorage, Alaska
<b>Planned Activities</b>	24 CFR Part 93.200 Eligible activities, 93.201 Eligible project costs, 93.202 Eligible administrative and planning costs

**17. CDBG-CV Emergency Cold Weather Shelter Operations – Henning, Incorporated**

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services

<b>Needs Addressed</b>	Homeless Populations
<b>Funding</b>	Source: Grant \$143,968 CDBG-CV1 \$393,324 CDBG-CV3 \$537,292 total
<b>Description</b>	This project will be non-congregate emergency cold weather sheltering at the Aviator hotel. Non-congregate sheltering takes vulnerable populations and places them into a single room with another individual rather than in a congregate facility which places individuals in a large open space.
<b>Target Date</b>	4/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This funding will benefit 100 single adults seeking non congregate shelter for 78 days.
<b>Location Description</b>	Downtown Anchorage
<b>Planned Activities</b>	570.201(e) – Public Services.

#### 18. CDBG-CV Project Activity Delivery Cost

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Facilities
<b>Needs Addressed</b>	Prevent, Prepare for, and respond to the COVID-19 Pandemic
<b>Funding</b>	CDBG—CV 1 \$100,000
<b>Description</b>	Activity Delivery Costs for the Municipality related to HUD funding authorized by the CARES Act.
<b>Target Date</b>	12/31/2025

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
<b>Location Description</b>	Municipality of Anchorage - City wide (Girdwood to Eklutna).
<b>Planned Activities</b>	TBD

### 19. CDBG-CV Project Covenant House of Alaska Acquisition

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Facilities
<b>Needs Addressed</b>	Prevent, Prepare for, and respond to the COVID-19 Pandemic
<b>Funding</b>	Source: Grant \$370,000 CDBG-CV1
<b>Description</b>	Covenant House Alaska for the acquisition of a 4-bedroom home, currently be used for quarantine, isolation, and to provide rapid rehousing to homeless youth.
<b>Target Date</b>	12/31/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless youth
<b>Location Description</b>	Municipality of Anchorage
<b>Planned Activities</b>	Acquisition for Shelter Purposes

## 20. CDBG-CV Office Renovation Standing Together Against Rape (STAR)

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Facilities
<b>Needs Addressed</b>	Prevent, Prepare for, and respond to the COVID-19 Pandemic
<b>Funding</b>	Source: Grant \$167,100 CDBG-CV1
<b>Description</b>	Construction to renovate and expand STAR's office space to satisfy distancing and COVID 19 Protocols and respond to increased need for services.
<b>Target Date</b>	12/31/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless and low to moderate income individuals
<b>Location Description</b>	Municipality of Anchorage
<b>Planned Activities</b>	Construction and Renovation

## 21. CDBG-CV Public Service New Life Development

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Facilities
<b>Needs Addressed</b>	Prevent, Prepare for, and respond to the COVID-19 Pandemic
<b>Funding</b>	Source: Grant \$75,000 CDBG-CV1
<b>Description</b>	Public service funds to be used for the operations of New Life Development facility and supportive services for residential re-entry.
<b>Target Date</b>	12/31/2025

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless and low to moderate income individuals
<b>Location Description</b>	Municipality of Anchorage
<b>Planned Activities</b>	Public Service

## 22. CDBG-CV Public Service Complex Care Facility Operations – Catholic Social Services

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Prevent, Prepare for, and respond to the COVID-19 Pandemic
<b>Funding</b>	Source: Grant \$1,200,000 CDBG-CV3
<b>Description</b>	Public service funds to be used for the operations of the Complex Care Facility.
<b>Target Date</b>	12/31/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	79 Homeless and low to moderate income individuals
<b>Location Description</b>	Municipality of Anchorage
<b>Planned Activities</b>	Public Service



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## AP-50 Geographic Distribution - 91.220(f)

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

The following is a description of the Municipality's geographic area for services, which include areas for low-income families and/or racial and minority concentrations where efforts will be directed throughout the 2019 calendar year.

According to the 2010 U.S. Census, the geographic area of the Municipality has a total land area of 1,704.68 square miles and includes Eklutna, Anchorage Bowl, Chugiak, Eagle River, and Girdwood (Turnagain Arm). The Municipality is considered a county under the U.S. Census Bureau, and is identified as a unified home rule municipality, which means city government and borough governments are merged. Anchorage is the northern most major city in the United States. According to the U.S. Census Bureau, the estimated population in 2015 in Anchorage is 298,908 residents. Anchorage is the largest city in Alaska and constitutes approximately 41% of the State's total population.

In 2010, the Census showed a total of 32,469 households resided in census tracts with a median household income below 80% of Anchorage's median income. The census tracts below 80% median income included: 3, 4, 5, 6, 7.01, 7.03, 8.01, 8.02, 9.01, 9.02, 10, 11, 14, 17.31, 18.02, 19, 20, 21, and 22.02. The Census 2010 Demographic Information for Anchorage shows: White 66.00%, Black 5.60%, American Indian and Alaska Native 7.90%, Asian 8.10%, Native Hawaiian and Other Pacific Islander 2.00%, two or more races 8.10%, Hispanic or Latino origin 7.60%, and White persons not Hispanic 62.60%.

The AK Department of Labor shows the following race by percentage (July 2016): Total 299,037, White 194,470, American Indian and Alaska Native 26,003, Black or African American 18,060, Asian 28,626, Native Hawaiian or Other Pacific Islander 7,566, two or more races 24,312, and Hispanic Origin of any race 26,786.

[www.live.laborstats.alaska.gov/pop/estimates/data/RaceHispBCA.xls](http://www.live.laborstats.alaska.gov/pop/estimates/data/RaceHispBCA.xls)

**Table AP-50.1. – Geographic Distribution**

Target Area	Percentage of Funds
Municipality of Anchorage – City Wide	100%

### Rationale for the priorities for allocating investments geographically

In 2010 the median income in Anchorage was \$85,200. In 2016 the median income in Anchorage increased to \$87,600. According to the Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, a total of 31,026 households in Anchorage have a household income below \$75,000.

The Municipality has designated the entire city as the target area. This allows low-income households to live in any neighborhood and still be eligible to receive assistance from programs based on income.

## **Discussion**

The Municipality will not prioritize the allocating of investments geographically as there is a great need for all programs citywide. To do so would prohibit individuals or families from participation in housing or programs based on where they reside.

## AP-55 Affordable Housing

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### Introduction

The Municipality has identified goals in the 2019 Action Plan that provides decent housing by preserving the affordable housing stock and increasing the availability of affordable housing. The 2019 Action Plan lists specific goals and actions that are funded with HOME, CDBG, ESG, and HTF funds to work towards achieving these goals.

In the 2019 Action Plan, the Municipality will continue to support the RurAL CAP's Safe Harbor rental housing projects. RurAL CAP will receive CDBG Public Service funds to provide case management and supportive services to homeless individuals with disabilities living in permanent supportive housing at Sitka Place.

In the 2019 Action Plan, the Municipality will continue to support the Cook Inlet Housing Authority's Duke's Downtown Housing project that will consist of 27 units of low-income rental housing units.

The Municipality will continue to support NeighborWorks Alaska's Tenant-Based Rental Assistance, (TBRA) a rental assistance program that plans to assist 25 households in 2019. The TBRA targets the homeless and extremely to very low-income (30% Area Median Income or less) households simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition.

The Municipality will continue to support the Rural Alaska Community Action Program's Mobile Home Repair Program (MHRP). The MHRP rehabilitates 20 owner-occupied mobile home owners with low to moderate incomes (80% Area Median Income or less).

The new affordable housing projects with CDBG and HOME funds in 2019 are TBD. The Municipality consults with the agencies listed in Table AP 10.1 to help prioritize projects that meet the goals of the Action Plan.

The following tables show the goals for affordable housing projects funded with FY 2019 funding.

**Table AP-55.1. - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households to be Supported.	
Homeless:	30
Non-Homeless:	52
Special Needs:	0
Total:	82

**Table AP-55.2. - One Year Goals for Affordable Housing by Support Type**

One Year Goals for the Number of Households Supported Through	
Rental Assistance:	25
The Production of New Units:	5
Rehab of Existing Units:	25

Acquisition of Existing Units:	27
Total:	82

**Discussion**

**Housing Needs Assessment**

The Municipality is providing affordable housing assistance to renters and homeowners who may be homeless and non-homeless. The programs include rehabilitation of owner-occupied mobile homes, new construction/rehabilitation of rental and home-owner properties and tenant-based rental assistance.

Mobile Home Repair Program – CDBG - rehabilitation - 20 households at 80% Area Median Income

Rental Housing Development – CDBG – acquisition/rehabilitation - 21 households at 60% AMI and 6 households at 50% AMI

Rental Housing Development – HOME CHDO – TBD - new construction/rehabilitation - 5 households at 60% AMI.

Tenant-Based Rental Assistance – Rental and down payment assistance for up to 2 years for 25 households at 50% AMI

ESG Anchorage – Rapid Re-housing for rent and down payment assistance for 35 households at 30% AMI

ESG Anchorage – Homeless Prevention for security deposits, rent or late rent and utility assistance for 40 households at 30% AMI

HTF Anchorage – rental development TBD - Production of affordable housing through acquisition, new construction, and /or rehabilitation. May include operating cost assistance. Goal is for 5 households at 30% AMI. Counted as homeless and rehabilitation in above tables.

## AP-60 Public Housing

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### Introduction

This information was gathered in consultation with Alaska Housing Finance Corporation (AHFC), the public housing agency for the Municipality. AHFC is a self-supporting public corporation with a mission to provide Alaskans with access to safe, quality, affordable housing. They:

- Provide a variety of affordable housing programs and tools, including the operation of public housing, housing choice vouchers, and project-based assistance;
- Finance housing developments through the Low-Income Housing Tax Credit program, tax-exempt multifamily loans, and the distribution of federal and state housing grants;
- Help reduce energy costs through energy efficiency education, weatherization grants, federal tax credit application assistance, special loans for weatherization, and heating assistance programs for renters; and
- Provide a variety of home loan programs for low- and moderate-income residents including first-time homebuyers.

AHFC was admitted to the HUD Moving to Work Demonstration program in 2008. All activities must meet one of the three MTW statutory goals:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Create incentives for families with children to work, seek work, or prepare for work; and
3. Increase housing choices for low income families.

Information regarding AHFC's activities can be found in its annual Moving to Work Plans and Reports at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports/>. In Anchorage, AHFC operates:

- 627 Public and Multifamily Housing Program units, of which 240 serve elderly/disabled populations exclusively;
- 48 affordable housing units which accept individuals with vouchers;
- 2,290 Housing Choice Vouchers; and
- 157 project-based voucher units.

In addition to its Public Housing, Housing Choice Voucher, and Multifamily Housing Programs, AHFC offers the following specialty programs for very low-income families in the Anchorage jurisdiction.

- Empowering Choice Housing Program – a partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault. This direct referral program offers 95

vouchers to families displaced by domestic violence, dating violence, sexual assault, and stalking. This program is limited to 36 months of rental assistance.

- Mainstream Voucher Program – a partnership with the State of Alaska Department of Health and Social Services. This direct referral program offers 10 vouchers to nonelderly persons with a disability who are at serious risk of institutionalization, transitioning from an institutional setting, at risk of homelessness, or homeless.
- Making A Home Program – a partnership with the State of Alaska Office of Children’s Services. This direct referral program offers 15 coupons to youth aging out of foster care who are participating in an Independent Living Program. This program is limited to 36 months of rental assistance.
- Moving Home Program - a partnership with the State of Alaska Department of Health and Social Services. This direct referral program offers 70 vouchers to persons with a disability receiving supportive services paid for by the State of Alaska.
- Returning Home Program – a partnership with the State of Alaska Department of Corrections (DOC). This direct referral program offers 30 coupons to persons under a DOC supervision requirement. This program is limited to 24 months of rental assistance.
- Veterans Affairs Supportive Housing – a partnership with the Alaska VA Healthcare System (AVAHS). This direct referral program offers 169 vouchers to homeless veterans with case management services provided by AVAHS.
- A partnership with NeighborWorks Alaska to provide subsidy at the Adelaide, a 70-unit Single Room Occupancy building, serving individuals who qualify as homeless under the McKinney-Vento Act.
- A partnership with Rural Alaska Community Action Program, Inc., to provide subsidy at Karluk Manor, a Housing First development, serving 46 chronically homeless persons with substance abuse or alcohol addictions.
- A partnership with Covenant House Alaska to provide subsidy and support services to 25 homeless youth at Dena’ina House.

AHFC promotes self-sufficiency and well-being for people in Anchorage through the following programs.

- After-school programs for children and youth in public housing developments;
- Heavy chore services to frail elderly or disabled families;
- Meals on Wheels program at buildings with elderly and disabled families;
- Educational scholarships;
- Summer camp scholarships for children in the Housing Choice Voucher and Public Housing programs;



- Computer labs offer family self-sufficiency and educational resources as well as youth educational activities;
- Jumpstart, an enhanced Family Self-Sufficiency Program, is available to participants of AHFC's rental assistance programs who wish to increase income from employment and decrease dependence on housing assistance;

### **Actions planned during the next year to address the needs of public housing**

AHFC Public Housing Division's vision is for an Alaska where all people have a safe and affordable place to call home. Our mission is to provide the people of Alaska access to safe and sustainable housing options through innovative strategies and programs. As of January 1, 2019, in Anchorage there were over 1,299 families on the Housing Choice Voucher waiting list and over 3,011 on the waiting list for various AHFC-owned rental assistance units.

Many times, the lack of affordable housing in Alaska is most acutely felt by low-income residents. The waiting list in Anchorage indicates that one and two bedroom waiting lists are in the highest demand, and units that provide accessible features for the disabled are also very much needed. AHFC continues to assess needs, research development and partnership opportunities, and implement strategies that will create financially sustainable housing that meets the needs of low-income Alaskans and increases the number of affordable housing units.

For the coming year, AHFC continues to modify its units with accessibility features such as enlarged door openings, grab bars in bathrooms and hallways, automatic doors, and removing carpet to facilitate wheelchair movement. For new construction, AHFC complies with ADA-504 on all new construction and renovation projects and ensures that at least five percent of the units, or one unit (whichever is greater), will accommodate a person with mobility impairments.

Lastly, AHFC offers a well-defined Reasonable Accommodation process that covers families from the application process through unit modification requests. Additionally, AHFC offers language interpretation services to those families with limited English proficiency.

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

AHFC promotes resident involvement in AHFC activities through both a Resident Advisory Board (RAB) and Resident Councils. The purpose of AHFC's RAB is to provide advice and comment to AHFC on proposed operations, the annual Moving to Work Plan, proposed construction activities, and other items of interest to AHFC's public housing and housing choice voucher clients. The RAB is composed of eleven members, and AHFC conducts four quarterly meetings each year. Minutes and comments received during meetings are reported to AHFC's Board of Directors.

AHFC also encourages the formation of Resident Councils at its Public and Multifamily Housing sites. The purpose of a Council is to encourage resident participation in the quality of life at their complex. All residents that elect to have a Council have opportunities to

improve and/or maintain a suitable, safe, and positive living environment through participation in the Council.

AHFC provides a staff person designated to assist in the formation, development, and educational needs of a Council and offer technical assistance to volunteers. Members are encouraged to conduct regular meetings, discuss resident concerns, and provide feedback to AHFC management on any issues affecting residents in the apartment communities. In the coming year, AHFC plans to invite a member of each Council's board to attend RAB meetings.

AHFC currently has 22 homeowners receiving assistance for homeownership under a monthly assistance plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded budget authority. The Board of Directors approved the permanent closure on March 9, 2011. Given the difficult financial times forecasted for future funding, AHFC does not currently plan to re-visit this program in its current form. Staff are investigating alternate methods of encouraging this activity. Further development of this activity will be tied to future leasing rates and available funds.

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

The Public Housing Authority is not designated as troubled. AHFC is considered a High Performing Public Housing Authority.

**Discussion**

AHFC is the State of Alaska's only Public Housing Authority. Their headquarters is located in Anchorage. AHFC partners with non-profits and agencies in Anchorage and provides funding for many programs/projects. Those activities are listed in its annual plans and reports as well as the detailed list of its housing activities described above.

For its fiscal year ending June 30, 2018, of the 1,005 families admitted into housing programs, 818 (81.4%) were extremely low-income and 172 (17.1%) were very low-income. AHFC will continue to provide affordable housing to extremely low-, very low- and low-income families, seniors, and disabled individuals through its various programs. It will also continue to provide a full-service approach to property management and maintenance. General up-keep and maintenance of property is important for curb appeal and resident satisfaction. Property management and maintenance staff conduct regular site inspections using standard checklists at least annually. Inspections results are used to create plans for capital improvements.

## **AP-65 Homeless and Other Special Needs Activities - 91.220(i)**

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### **Introduction**

The Municipality has identified goals in the 2019 Action Plan that provide decent housing by transitioning homeless persons and families into permanent housing and increasing the supply of supportive services. The 2019 Action Plan lists specific goals and actions that are funded with HOME, CDBG, ESG, and HTF funds to work towards achieving these goals.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The Municipality continues to meet weekly with the Anchorage Coalition to End Homelessness (Continuum of Care) on the implementation of Coordinated Entry to ensure that individuals and families who are homeless are connected to the appropriate services. Coordinated Entry is designed to coordinate and prioritize access to housing and homeless programs. Weekly coordinated entry provider meetings are held to discuss homeless individuals housing placement and supportive services delivery by Anchorage providers.

The Municipality participates in the Homeless Action & Response Team (HART) that addresses the problem of homeless camps located through Anchorage. The HART are partners from the Anchorage Police Department, Anchorage Health Department, and mental health outreach workers coordinate services to vacate the homeless camps and transition the individuals and families to housing. The Municipality funds two position at the Municipality and one position at the Rural Alaska Community Action Program to provide a bridge between homeless services in the community to ensure that individuals experiencing homelessness have access to needed resources and are connecting with housing. The target population will be homeless individuals and individuals who are in crisis, who are experiencing severe needs. Priority will be given to individuals with incomes at 50% Area Median Income, who have a history of hospitalization and/or law enforcement contacts, are top users of the Anchorage Safety Center, and with a high vulnerability rating and who often have a substance abuse diagnoses. This population will often have co-occurring disorders (mental health and substance use disorders), as diagnosed in the Diagnostic and Statistical Manual of Mental Disorders (DSM-V).

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Municipality coordinates the Emergency Cold Weather Shelter program that shelters families at emergency cold weather shelters operated by eight churches. Families are referred to an emergency cold weather shelter when the temperature is below 45 degrees. To access the shelter, families are instructed to call the Abused Women's Aid In Crisis (AWAIC) hotline which is staffed 24-hours a day in Anchorage. Once a family is identified through the AWAIC hotline, AWAIC will get in touch with the appropriate temporary cold weather shelter and estimate the arrival time of the family.

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

The Municipality plans to fund one or more affordable housing projects in 2019 through an application process. There will be a substantial amendment to the 2019 Action Plan when projects are selected.

The Municipality continues to support decent affordable housing by funding the NeighborWorks Alaska's Tenant-Based Rental Assistance program that assists 25 homeless households at 50% Area Median Income with rental and down payment assistance for up to 2 years. These are households' simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition.

The Municipality provides two (2) Emergency Solution Grants types, the Rapid Re-housing and Homeless Prevention. The ESG programs provide short-term and medium-term rental assistance to individuals and families that are homeless or at risk of homelessness by helping them regain stability in their current housing or permanent housing. Case Managers and participants create case plans with up to 3 focus areas to work on. The Try-Out Phase, is the phase the participant becomes more independent as they utilize the resources on their own. The case manager does follow up, to make sure everything is working out on both sides. The case manager then takes a step back supporting the participant when needed. In 2017, Catholic Social Services, Rapid Re-Housing program assisted 250 households with ESG funds and the matched locally funded programs for homeless families and individuals.

The Municipality works with the Continuum of Care to assist homeless persons, especially the chronically homeless individuals, veterans and their families and unaccompanied youth.

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

The Municipality funds the Rapid Re-housing program operated by Catholic Social Services to provide rent and down payment assistance to low-income households at 30% Area Median Income who are homeless or at-risk of homelessness by helping them to quickly be re-housed and stabilized.

Systems of care and publicly funded institutions discharge persons into homelessness, such as health-care and mental health facilities, foster care and corrections programs. State, local and private and public agencies work in consortium to aid homeless and at-risk of

homelessness households by assisting and counseling them. There are many services provided; such as fair housing with landlords, health and social services to children, elderly, disabled, veterans, persons with HIV and their families and other special groups affected into homeless or at risk of homelessness.

Agencies work tirelessly on the methods of distribution of assistance within the community. Homelessness is a community wide effort. Members of the Continuum of Care ranked homeless families with children and youth as the highest priorities. Efforts by government programs, non-profit agencies, businesses and the public were formulated to create standard intake processes; increases to funding for more low-cost affordable housing; better access to prevention services, and funding for medical and behavioral treatment.

ESG has benefited from the Coordinated Entry efforts by assisting in the development of policies, performance standard, program evaluations and coordinating housing services funding for homeless families and individuals.

With ESG Rapid Re-housing (RRH) services, Catholic Social Services (CSS) assists families living in shelters or in places not meant for human habitation to move into permanent housing as quickly as possible. RRH households must have a reliable income source that will sustain housing. ESG assists families for 3 months, if there are extenuating circumstances and funds are available, assistance up to 6 months may be considered. Community Based case management provides intensive case management, limited financial resources and referrals to additional community resources. RRH services does not allow the family to pay more than 30% of their income towards rent.

CSS Homeless Family Services work with multiple outside agencies and service providers to service households experiencing homelessness. Outside agencies must provide a Release of Information for each participant for open communication between parties to occur. Regular weekly check-in meeting must occur to ensure appropriate service delivery.

A Self-Sufficiency Plan or Housing Stability Plan is established for each family. Each household must be able to independently maintain permanent housing after program assistance has ended. Applicants can receive case management services up to 90 days as long as they are compliant with the rights and responsibilities outlined in the ESG program.

A review of eligibility will be conducted every 6 months. Discharge planning begins at intake. The participant will complete an After-care/Follow-up form during the intake process that specifies their desire for case management follow-up after discharge. Community partners and landlords working with the participant continue to be a part of the community partners.

CSS is in the process of revamping the RRH program model to an evidenced based model called Critical Time Intervention (CTI). CTI recognizes people need the most support during times of transition. Services can last 3 months to 1 year depending on the grant(s) and the level of the participant's self-sufficiency.

A renter household in Anchorage needs 1.5 full-time jobs at average renter wage to afford a two-bedroom unit at fair market rent. This high cost of rental housing is part of why an estimated 33 percent of all households in the Municipality of Anchorage are cost-burdened, meaning they spend more than 30 percent of their income on housing. Housing is even less affordable for the lowest income residents; to afford a two-bedroom rental unit at fair market rent, a renter earning minimum wage would need to work 102 hours per week as per 2017 Housing Assessment.

The Municipality also funds the Homeless Prevention program operated by the Municipality's Aging and Disabilities Resource Center to provide financial assistance with rent, rental and utility arrearages to approximately 40 low-income households at 30% Area Median Income. The program will prevent households from becoming homeless and regain stability in permanent housing.

It also provides housing relocation and stabilization services and short-term rental assistance as necessary to prevent the household from moving into an emergency shelter, a place not meant for human habitation or another place of the homeless definition. The cost of homeless prevention is only eligible to the extent that the assistance is necessary to help the participant to regain stability in their current housing or move into other permanent housing and achieve stability in that housing.

The Municipality funds the Public Services program operated by Alaska Legal Services Corporation that provides assistance to 350 low-income individuals and families that are at-risk of becoming homeless. The legal assistance is aimed at immediately increasing at-risk individuals and family's safety and stability by keeping or securing housing, obtaining orders of protection and assisting with income problems, such as, securing child support and public benefits.

## **Discussion**

The goals and activities described above to reduce and end homelessness in the Municipality are contingent upon stable funding from the HUD HOME, CDBG, ESG, and HTF funds. The Municipality will continue the following activities to help end homeless in Anchorage.

- Coordinate with partners to support community efforts that link veterans to case management and housing services.
- Coordinate with the Continuum of Care to seek strategies and actions that improve Coordinated Entry to housing and services.
- Work with community partners to link individuals and families to mainstream support services, such as public assistance, Medicaid/Medicare, and veterans support services.
- Reduce homelessness by increasing the availability of affordable housing, so individuals and families can move off the streets, out of shelters, and into permanent homes.

## AP-75 Barriers to Affordable Housing

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### Introduction

As mentioned in the Consolidated Plan, the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the Municipality. Such policies include:

- Title 21 zoning ordinance residential design standards
- Regulatory processes including permits and approvals
- Accessory-dwelling-units regulations
- Zoning ordinance regulations limiting the size, type, and number of residences
- Building codes
- Fees and charges
- Parking requirements
- Infrastructure standards and requirements
- Off-site improvements requirements

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

During the period of this Action Plan and the 2018-2022 Consolidated Plan, the Municipality plans to do what it can to remove or ameliorate the negative effects of public policies that may serve as barriers to affordable housing.

Since 2015, the municipal Planning Department has worked with the development community to amend the Title 21 zoning ordinance residential design standards that the development community has identified as the most costly (relative to public benefit) or difficult to adhere to. These include, amending the residential design standards, no longer requiring storage areas, and organizational changes that simplify and shorten the regulations. Menu choices and standards are becoming clearer and easier to comply with, more flexible and less prescriptive.

In 2017, the Assembly adopted the Anchorage 2040 Land Use Plan. One of the main objectives to the plan is to make sure that enough land is designated to accommodate anticipated housing needs, including more compact housing types. The Planning Department included as a factor the need for equity in the geographic distribution of compact housing types that tend to be more affordable and transit oriented. The Planning Department has assisted the Real Estate Department to evaluate the best use of the limited Municipal owned lands in the Municipality of Anchorage for housing development. . Examples of this include the former Federal archive site in Midtown and the Municipal owned lands on the southwest corner of Tudor and Elmore Road.

In 2019, the Municipality adopted a tax abatement ordinance for the Central Business District to foster new housing development in the downtown area. The tax abatement

allows for up to 12 years of tax relief for newly constructed residential units.

**Does the Municipality’s comprehensive plan include a “housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water.**

The Municipality comprehensive plan consists of a series of four overarching plans: Anchorage 2020—Anchorage Bowl Comprehensive Plan (AB 2020), Chugiak-Eagle River Comprehensive Plan (CE), Girdwood Area Plan (GAP), and the Turnagain Arm Comprehensive Plan (TA). Further amplification of these four plans may be found in area specific plans as well as functional plans addressing infrastructure, parks, open space, historic preservation, and natural resource management. The issue of housing is interwoven throughout the comprehensive plan along with such issues as future land use, transportation, and open space. The Anchorage Bowl Comprehensive Plan (AB 2020) includes Policy #56, which guides the development of the Housing & Community Development Consolidated Plan in terms of the location and density of housing development. AB 2020 calls for a more focused and compact form of development than had been traditionally found in Anchorage. Subsequent area specific plans have forwarded this focus and provide greater specificity in types of housing, density, their planned location, and the design and character of desired for new housing development.

The 2017 adopted Anchorage 2040 Land Use Plan (2040 LUP) supplements the AB 2020 Plan and is an element of the comprehensive plan. The 2040 LUP sets the stage for future growth and development, with an emphasis on future housing needs. The 2040 LUP incorporates the adopted area specific plans, public facility plans, and recent analyses regarding population, housing, commercial, and industrial needs over the next 25 years. The 2040 LUP has a housing Goal (Goal #4) to meet the housing needs of all and adds additional policies to encourage and guide the development of housing. It also includes recommended strategies to carry out the plan and manage growth including strategies to help reduce the cost of housing and alleviate the workforce housing deficit. Action 2-6 called for the development of a new mixed used zoning district. This was accomplished in 2018 through the adoption of the R-3A zoning district, which promotes mixed use development near town centers that are served or planned to be served by transit. During this same period, the Municipality amended the rules governing Accessory Dwelling Units (ADU) to allow this type of housing in more of its residential districts as well increasing the allowed size of these units. ADU’s can be attached, above a garage or detached as long as the design follows specific setback, size and parking requirements.



**If the Municipality has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle-income families, for at least the next five years?**

Chapter Two of Anchorage Bowl Comprehensive Plan (AB 2020) includes an analysis of the local population, economy, land use, forecasts for planning and infrastructure needs over a twenty-year time horizon. The Consolidated Plan estimates the housing needs of low and low-to-moderate income households.

The Anchorage 2040 Land Use Plan (2040 LUP) includes an updated housing sufficiency analysis forecasting the housing needs through the year 2040. The 2040 LUP encourages a range of housing types to meet those needs, with specific targets for compact and multifamily housing types. The 2040 LUP includes actions to review and amend zoning standards such as parking requirements, building heights, minimum lot sizes, and mixed-use regulations to further encourage housing development.

**Does the Municipality zoning ordinance and map, development and subdivision regulations or other land use controls conform to Municipality's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.)**

Title 21, Anchorage's zoning code was overhauled in 2013. Title 21 includes updated standards that promote and encourage redevelopment and infill development with higher land use densities and intensities. It provides a range of multifamily districts allowing moderate, medium, and high-density housing types—both market and affordable—by right.

The Municipality is updating the city Zoning Map incrementally to conform to the Anchorage 2040 Land Use Plan (2040 LUP) land use plan and meet the housing needs. Strategies include targeted Area Rezones that the Municipality can carry out to facilitate area-specific changes in the Zoning Map to allow more housing and mixed-use where called for in the 2040 LUP.

The Municipality is further implementing the 2040 Land Use Plan by developing the Reinvestment Focus Area (RFA) program. Once in place, the RFA will focus and coordinate municipal actions including development incentives, infrastructure investments, and implementing procedures to catalyze private sector reinvestment and support infill and redevelopment in strategic areas of Anchorage. Included is a focus on increasing new housing development on vacant infill lots and redevelopment of underused buildings and sites in or near centers and transit corridors.

**Does the Municipality’s zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?**

The building code sets minimum dwelling unit sizes, while the zoning ordinance (Title 21) sets minimum lot sizes per number/type of housing units.

**If the Municipality has development impact fees, are the fees specified and calculated under local or state statutory criteria? If yes, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?**

The Municipality does not charge impact fees but it does require off-site improvements to streets and utilities as needed and in proportion to the development’s off-site impacts.

**If the Municipality has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?**

N/A

**Has the Municipality adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis.**

Any modifications (rehabilitation) of a building must meet the International Existing Building Code. Any modification (rehabilitation) of a building for the purposes of a voluntary seismic upgrade does not have to fully meet code but it does have to move toward compliance and can’t make conditions worse.

**Does the Municipality use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA) without significant technical amendment or modification.**

The Municipality has adopted the 2012 International Building Code (IBC) with modifications. The Fire Department uses NFPA standards that are referenced in the adopted IBC and IFC. Amendments have been adopted for both codes. The IBC has not been amended to disallow the requirements for sprinklers; however, the International Residential Code has. The IRC addresses single-family and duplexes. The Fire Department has limited jurisdiction with the IRC and that does not include residential sprinklers.

**Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.**

Unknown.

**Does the Municipality's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?**

Title 21 allows manufactured and pre-fab housing by right, if it has permanent foundation and meets zoning requirements such as height limits, setbacks, etc. generally applicable to stick-built housing.

**Within the past five years, has an official (i.e., mayor, city manager, administrator, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?**

In 2012 the Municipality contracted with a local consulting firm to conduct a technical analysis of housing demand and preferences in Anchorage. The 2012 Housing Market Analysis evaluated housing demand over the 2010 to 2030 period and the financial feasibility of compact housing types. It found that there is a significant shortage of housing, especially in the multi-family and compact housing types, and recommended measures in response. Many factors affect the supply of housing in Anchorage, including the fact that overall construction costs create a significant feasibility gap for medium and high-density housing. The Analysis identified regulatory processes as one of several factors that local government could directly and quickly correct. The Municipality is working to address these regulatory process and land use codes barriers as resources allow, in part through the 2040 Anchorage Land Use Plan (2040 LUP) and its policies and action items.

In 2015 the Alaska Mental Health Trust Authority and the United Way of Anchorage funded a fair housing analysis on behalf of the Municipality. The Analysis of Impediments to Fair Housing study found that Anchorage's housing challenge affected residents at all economic levels, with lower-income and minority rental households the most seriously impacted.

The 2017 adopted 2040 LUP updates the 2012 housing capacity and needs analysis through the year 2040. It corroborates the findings of the reports above, and includes measures for housing such as making reduced parking requirements for rental housing by-right, allowing for smaller lot sizes, more compact housing, and Accessory-Dwelling-Units, facilitate redevelopment of blighted areas, and plan for the potential redevelopment of mobile home parks.

The current Administration has designated a Housing Coordinator in the Real Estate Department whose primary focus is to encourage housing development on underutilized or vacant City owned lands. The Housing Coordinator will be issuing a Request for Proposals in 2019 for a nine-acre Municipal owned site located in the Midtown area, a major employment center. This prime located site is designated under the 2040 LUP for mixed used development and will require a minimum of 20 dwelling units per acre and allow up to 40 dwelling units per acre through a bonus point system.

The Municipality is currently developing a Reinvestment Focus Area (RFA) program that furthers the goals of the 2040 LUP for housing. RFAs are key areas that are able to absorb more housing and employment density, are locations where the community wants to see growth, is served by transit, have most of the utilities needed in place, but require public partnership assistance to address site development challenges such as rights of way improvements, rezoning, platting etc.

**Within the past five years, has the Municipality initiated major regulatory reforms either because of the above study?" If yes, attach a brief list of these major regulatory reforms.**

The Municipality overhauled its zoning ordinance, called Title 21, in 2013. The new code introduced lower parking requirements, administratively available parking reductions, narrow lot housing, Accessory-Dwelling-Units, and density and parking incentives for affordable / transit supportive housing. As users have developed projects under the new Title 21, amendments have been made to address adding greater flexibility in parking standards for small lot subdivisions, and other adjustments.

The 2040 LUP, adopted in 2017, identified more than a dozen near-term housing-related changes to the development regulations. Several have been completed and an additional half-dozen are underway.

**Within the past five years has the Municipality modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?**

Some are underway and more are called for in 2040 LUP. The Anchorage Water and Wastewater Utility (AWWU) is conducting an analysis of its rate setting processes to develop greater flexibility in the approval of water and wastewater infrastructure improvements. Presently, AWWU has limited means to authorize new infrastructure technologies to significantly reduce the cost of housing.

The annual Capital Improvement Program (CIP) includes scoring and ranking nominated road, surface water and park improvements to develop each year's proposed CIP for Assembly. The Scoring process now includes a category to score how projects can better serve Reinvestment Focus Areas. By adding this Reinvestment Focus Area category to the CIP process, it will help identify those CIP projects that should be funded to support these targeted growth areas and further support housing growth as well as capitalize on other public investments that have already been made in previous years in the area.

**Does the Municipality give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, “as of right” means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)**

Title 21 offers as-of-right density bonuses for increases in floor-area-ratio (FAR) for affordable rental housing. The amount of floor area bonus is directly tied to the amount of floor area of affordable rental housing. The affordable housing receiving the bonus must meet three non-discretionary (as of right) standards: be at least partly above grade to have windows, be intermingled with market units in the project, and be indistinguishable in appearance from market units.

The Municipality is amending its parking reductions for affordable rental housing (meeting HUD affordable definitions) to make those reductions “as of right” rather than subject to the discretion of municipal officials.

**Has the Municipality established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?**

Yes these permits are administered through the building permit process. Development Services Department (Build Safety Division) receives the permit application and distributes copies to the various agencies for review, including Land Use, Fire, Traffic, etc. The Municipality can conduct concurrent reviews for some of the required permits and approvals. The 2040 LUP calls for formalizing “permit assistance teams” for housing.

The Municipality is currently developing a Small Area Implementation Plan (SAIP) process to allow for non-institutional master plans. The SAIP provides an alternative to the procedures and design standards of Title 21 (Municipal Land Use Code) for landowners seeking to develop large, complex sites with multiple buildings, transportation features, site constraints etc. An approved Master Plan will streamline future land use review processes as phased development occurs.

**Does the Municipality provide for expedited or “fast track” permitting and approvals for all affordable housing projects in Anchorage?**

Not formally, but does have this ability if requested. This strategy is planned to be considered as part of an implementation Action identified by the 2040 LUP. The MOA has one of the fastest permit review times for a jurisdiction of our size in the nation.

**Has the Municipality established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time, results in automatic approval?**

Yes.

**Does the Municipality allow “accessory apartments” either as: a) a special exception or conditional use in all single-family residential zones or, b) “as of right” in most residential districts otherwise zoned for single-family housing?**

Yes, and is during expanding these with a Anchorage 2040 Land Use Plan (2040 LUP) target of 1,000 accessory-dwelling-units (ADUs) over next 25 years. An ADU ordinance was adopted by the Assembly that amends ADU regulations. ADU units are now allowed in all residential zoning districts as well as an increase in the maximum allowed size of the ADU.

**Does the Municipality have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?**

Yes, Traffic Engineer and Planning Director may approve a 15 to 30 percent reduction to the number of required off-street parking spaces for each affordable housing unit. 2040 LUP Action 4-3 addresses parking requirements through finding ways to streamline approvals for a reduced number of parking spaces for housing developments and to create some additional reductions when certain criteria is met.

**Does the Municipality require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?**

No.

#### **Discussion**

The Municipality will continue to provide information to developers and project sponsors on how to comply with accessibility guidelines. HOME funding automatically requires the minimum of 5% accessible and 2% site and sound unit thresholds.

The Municipality grant agreements have requirements to affirmatively further fair housing.

The Municipality displays the Fair Housing Poster in its office and reasonable accommodation requests are encouraged in all communication regarding public meetings.

## AP-85 Other Actions - 91.220(k)

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### **Introduction**

The limited amount of funding provided to the Municipality through HUD programs is not sufficient to solve the affordable housing or homeless issues in Anchorage. It will take collaboration and support from several organizations to succeed with these priorities. The Municipality coordinates its efforts with the Anchorage Coalition to End Homelessness, Continuum of Care partners, State Department of Health and Social Services, Alaska Mental Health Trust Authority, Alaska Housing Finance Corporation and non-profit agencies serving individuals and families who may be low-income, homeless or a person with special needs.

### **Actions planned to address obstacles to meeting underserved needs**

The main obstacle that the Municipality has had to address for the last several years are decreases in CDBG and HOME funding. Reduced HUD funding has made it difficult for the Municipality to fund projects in the community to solve the lack of affordable housing, the chronic homeless population and supportive services to individuals and families to help them from becoming homeless. The Municipality anticipates that funding will continue to decrease in the immediate future due to the continuing federal budget cuts at HUD. For all projects in the 2019 Action Plan, the Municipality is working with partners to leverage federal and State funds to meet the underserved housing needs of individuals and families in Anchorage.

### **Actions planned to foster and maintain affordable housing**

In the 2019 Action Plan, the Municipality will foster affordable housing by funding one affordable housing project, Dukes Place. Also, the Municipality will continue to fund the Rural Alaska Community Action Program's Mobile Home Repair Program for health and safety rehabilitation to maintain mobile homes owned by low/moderate-income families.

### **Actions planned to reduce lead-based paint hazards**

Lead-based paint (LBP) in Anchorage's housing continues to be a rare occurrence. Nevertheless, all CDBG, HOME, and HTF funded programs dealing with rehabilitation of older homes include funds to address LBP according to Part 35 regulations. The Municipality will continue to collaborate as appropriate with State and local agencies, nonprofit groups, and the private sector to reduce housing related LBP hazards, especially for low-income families and children. The Municipality has developed LBP Policies and Procedures in compliance with 24 CFR 35 (LBP Poisoning Prevention in Certain Residential Structures) which are incorporated into all its programs. These include acquisition and rehabilitation programs funded by CDBG, HOME, and HTF. Where program specific policies impose funding caps per client or per unit, these caps may be waived when costs required address LBP testing, evaluations, assessments and mitigation cause the project to exceed program limits.

## **Actions planned to reduce the number of poverty-level families**

In the 2019 Action Plan, the Municipality will reduce the number of poverty-level families by funding two programs. The Tenant-Based Rental Assistance program will help the homeless individuals and families with disabilities with rental assistance to keep them housed until permanent rental assistance becomes available. The Homeless Prevention and Rapid Re-housing programs assist individuals and families who are at risk of homelessness due to short-or medium-term crisis or have been homeless for a short-term. These individuals and families need short-or medium-term financial assistance for preventing evictions, utility shut-offs or down payment for starting a new rental lease.

Poverty is so often the result of chronic struggles with hunger, addiction, housing insecurity, mental illness, unemployment, educational voids and various forms of abuse. These interconnected struggles continue year after year and often span generations. Many organizations work to meet the needs of the whole person through short and long-term assistance.

Housing insecurity and prolonged poverty are strongly linked. Many organizations offer programs to struggling men, women, children, and families. This includes overnight and emergency shelters for those finding themselves homeless for the first time to transitional living centers that help rebuild lives. Permanent housing is achieved through programs that keep a household together through counseling, coaching and maintaining a budget.

Employment assistance is part of the comprehensive approach to helping families and individuals overcome poverty, many organizations offer educational resources, job placement opportunities, and career coaching that will assist those in need of stable and gainful employment.

Bill paying assistance, help is given to struggling families and individuals by avoiding the cycle of crisis by supplanting their income with rent, utility, food and other vital payments. This assistance at times is the difference between shelter and eviction, keeping families together and off the streets.

Medical services and government health coverage has provided medical, dental and behavioral services for low-income families, elderly, veterans, chronic conditions and people with disabilities. To become eligible individuals must meet certain conditions based on income, category, age, disabilities and non-medical benefits.

## **Actions planned to develop institutional structure**

The Municipality participated in the implementation of the Anchorage Community Plan to Prevent and End Homelessness (The Plan) dated October 14, 2015. The Plan was written by the Planning Committee in partnership from the Anchorage Health Department, Housing, Homeless and Neighborhood Development (HHAND) Commission, and the Anchorage Coalition to End Homelessness. The Plan is one of the basis in setting priorities for distributing CDBG, HOME, ESG, and HTF funds in 2019.

In October 2018, the Anchorage Coalition to End Homelessness published Anchored Home, a Strategic Action Plan to Solve Homelessness in Anchorage: 2018-2021. The HHAND



Commission passed a resolution (Appendix G) in support and endorsement of the goals of the 2018-2021 Anchored Home Plan on April 3, 2019.

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

The Anchorage Coalition to End Homelessness (Continuum of Care), a non-profit organization comprised of providers of homeless services that come together to address homelessness as a partner with the Municipality. The Municipality Anchorage Health Department has a dedicated staff member that is on the board of directors.

In 2019, the Municipality will continue to coordinate its efforts with the Housing, Homeless and Neighborhood Development Commission, the Anchorage Coalition to End Homelessness, Continuum of Care partners, Alaska Department of Health and Social Services, Alaska Mental Health Trust Authority, Alaska Housing Finance Corporation and non-profit, public and private housing agencies and social service agencies.

**Discussion**

See above.

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## AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

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### Introduction

The jurisdiction must describe activities planned with CDBG, HOME, ESG, and HTF funds expected to be available during the year. All such activities are also included in the projects section.

### CDBG, HOME, ESG, and HTF

- Mobile Home Repair Program – Rural Alaska Community Action Program - Renovate owner occupied mobile homes with CDBG funding.
- Rental Housing Development – Cook Inlet Housing Authority – Acquisition/Rehabilitation of rental housing with CDBG funds.
- CDBG, HOME and HOME CHDO Housing Program(s) – TBD.
- Tenant-Base Rental Assistance – NeighborWorks Alaska – CDBG funds
- Operating Expense Assistance – NeighborWorks Alaska – HOME funds
- Homeless Prevention and Rapid Rehousing Program – The Municipality administers the Homeless Prevention Program and Catholic Social Services administers the Rapid Rehousing Program – ESG Funds
- HTF Housing Program(s) – acquisition, new construction, and/or rehabilitation. Project may include operating costs - TBD

### CDBG Public Services

- Public Services – Rural Alaska Community Action Program – Provide case management to persons who were recently homeless in Sitka Place, permanent housing, and who may have chronic alcoholism and other disabilities.
- Public Services – Alaska Legal Services Corporation – Provide direct legal assistance to individuals and families at-risk of homelessness.
- Public Services – Rural Alaska Community Action Program - Provide a bridge between homeless services in the community to ensure that individuals experiencing homelessness have access to needed resources and are connecting with housing.
- Public Services – Nine Star – Provide services to prevent homelessness and improve quality of life by assisting clients in readiness to get a job, improvement to obtain a new or improved employment, participation in activities to keep employment, and follow-up coaching to advance in their employment.

### Community Development Block Grant CDBG Reference 24 CFR 91.220(I)(1)

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

**Table AP-90.1. – CDBG Program Income**

	<b>Amount</b>
1. The total amount of Program Income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements.	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities.	\$0
<b>Total Program Income</b>	<b>\$0</b>

**Other CDBG Requirements**

**Table AP-90.2. - Estimated Percentage of National Objective Benefits**

	<b>Amount</b>
1. The amount of urgent need activities.	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00% +

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(l)(2)**

The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied:

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The Municipality does not intend to use other forms of investment beyond those identified in Section 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

**Resale/Recapture Provision**

The Municipality is only establishing a recapture provision. Resale requirements for ensuring affordability are not being implemented.

### **A. Recapture Model: Recapture Entire Amount**

Recapture applies to the downpayment and closing-cost assistance loans to homebuyers in conjunction with the Homebuyer Development Program, funded by the HOME Investment Partnerships Program (HOME) in the 2017 Annual Action Plan, being initiated with Habitat for Humanity Anchorage. The Homebuyer Development Program, a CHDO program, provides direct assistance to homebuyers through loans for downpayment and closing costs.

Loans shall be non-forgivable, at 0% interest, with the HOME loan amount due and payable upon alienation. There are no payments associated with these loans. The Municipality shall enforce the loans through deeds of trust and deed of trust notes. The loans continue past the HUD affordability periods and are not assumable. Buyers may sell at any time with no limits on the sale price.

Limitation: When repayment is initiated by a sale (voluntary or involuntary) of the property, and there are no net proceeds or the net proceeds are insufficient to repay the HOME loan balance, the amount recaptured will be limited to the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Two examples: A voluntary sale that results in insufficient funds may include a sale when changing location for a job. An involuntary sale may include foreclosure by a superior mortgage-holder.

Alienation: Alienation occurs when the homeowner ceases to live on the property for any reason including sale of the property; death of the assisted homebuyer; or vacating the property for a job change, marriage, or for any other purpose.

HOME regulations require the assisted homebuyer to live in the residence for the entire affordability period. The recapture provision is a requirement of the HOME Program that ensures the funds are assisting qualified individuals or families.

### **B. Amount Subject to Recapture**

Only the direct subsidy to the homebuyer (i.e., the downpayment and closing cost assistance) is subject to recapture. Development subsidies are not considered.

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

A description of the Municipality's guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds is the same as the description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities. See description above.

### **4. Market Conditions Indicating the Need for TBRA**

The Municipality certifies that an assessment has been completed of market factors, and because there is an ample supply of housing, a Tenant-Based Rental Assistance (TBRA) program is an effective way to expand affordable housing opportunities for the

community. The lack of affordable housing in the Anchorage area is evidenced by the very low vacancy rates which have caused rents to increase. The average rent for a one-bedroom apartment in Anchorage increased 13% from \$1,112 in 2015 to \$1,259 in 2016. (Rental Survey by Alaska Department of Labor and Workforce Development). As of June 2016, in Anchorage there were over 262 families on the Housing Choice Voucher waiting list and over 5,461 on the waiting list for various Alaska Housing Finance Corporation (AHFC) -owned rental assistance units statewide.

TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking a way out of homelessness. AHFC cannot issue TBRA vouchers in the Municipality and the rental assistance programs currently available through AHFC for chronic homeless have all been leased and have waiting lists (Moving Home Program and Veterans Affairs Supportive Housing).

The Municipality has identified the need to provide TBRA to eligible households that are at or below 50% of the median area income. Preference is given to special needs populations identified in AHFC's Moving Home Voucher Program. Case Managers have been able to successfully engage the chronically homeless and introduce the Housing First concept to them, only to be let down later over the time it takes to obtain permanent long-term rental subsidy. TBRA is intended to fill this gap by providing temporary rental assistance while waiting for an AHFC voucher to be processed or while waiting for their name to come up on the waiting list.

NeighborWorks Alaska administers Tenant-Based Rental Assistance to low-income persons living in the Municipality. Chronic homeless and low-income households' simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition. The targeted population comprises that segment of the Anchorage homeless population that currently accounts for the highest per capita expenditure rate for police call-outs, emergency room and hospitalization, and Anchorage Safety Center/Safety Patrol encounters.

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

There are no plans for refinancing existing debt with HOME funds.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

**1. Included written standards for providing ESG assistance (may include as attachment)**

Written standards for providing ESG assistance is included in the Appendix F.

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

ESG staff are required to take part in and act in accordance with the Continuum of Care (CoC) Coordinated Entry process, this includes using CoC's standard assessment tools and

practices. CoC is a community-based homeless assistance planning network whose accountabilities include effective use of mainstream programs. CoC and ESG coordinate and integrate to the extent possible, all assistance programs available to the homeless. Prioritization for Homeless Prevention and Rapid Re-housing assistance comply with CoC standards.

All applicants are assessed to determine eligibility based on homeless definitions, eligibility and assessments. ESG establishes documented intake procedures with Alaska Homeless Management Information System data collection and recordkeeping.

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

The Municipality awards an annual grant to Catholic Social Services to expend monies for the Rapid Re-Housing Program. Homeless Prevention funds will be administered by the Aging and Disability Resource Center at the Municipality Anchorage Health Department.

The Municipality works in partnership with Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU) to provide utility assistance to their members. In 2018, AWWU provided utility assistance \$8,471 to 25 AWWU households through their “Coins Can Count” program and CEA provided \$68,921 to 225 Chugach Electric households.

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

The Municipality Anchorage Health Department has a dedicated member of the Anchorage Coalition to End Homelessness (Continuum of Care) board of directors.

The Municipality initiates a Cold Weather Plan for Homeless Persons (The Plan) as authorized by Anchorage Municipal Code Title 16, Chapter 16.120 Cold Weather Plan for Homeless Persons (AMC 16.120 as amended).

The plan enables Bean’s Café to temporarily shelter clients of Brother Francis Shelter to act as a temporary overnight cold weather shelter for homeless persons. Anchorage Churches designated by the Director of the Anchorage Health Department or their designee, will act as temporary overnight shelters for families and sober individuals when “The Plan” is in effect when outside temperature is 45 degrees Fahrenheit or below, by ambient or wind chill measures.

Enable social services facilities as designated by the Director of the Anchorage Health Department or their designee, to act as temporary overnight cold weather shelters for homeless persons when “The Plan” is in effect.

The objective of the “The Plan” is to safeguard the lives of vulnerable homeless individuals by providing temporary shelter during inclement weather conditions that pose a threat to



those living without adequate shelter, especially those at higher risk of death due to exposure.

## **5. Describe Performance Standards for Evaluating ESG**

Summarized Performance Standards:

ESG funds will be used to provide short and medium-term housing for homeless and at risk of homelessness individuals and families. ESG assistance reports client data through Alaska Homeless Management Information System (AKHMIS). To receive funding under the HEARTH Act the ESG program uses a coordinated centralized assessment system, AKHMIS.

Updates and input from the Anchorage Coalition to End Homelessness will help determine if the services should be increased or decreased. This includes: (1) continued development and implementation of policies and procedures, (2) the maintenance of the ESG, (3) establishing processes for monitoring and evaluating project activities and compliance, and (4) development and facilitation of a community plan to end or reduce homelessness.

### **Discussion:**

The strategy is: (1) provide housing opportunities for individuals and families, (2) move homeless people into supportive housing as quickly as possible, (3) develop a range of housing options and services for homeless individuals and families, (4) implement the HEARTH Act provisions to maximize new ways for preventing homelessness, and (5) use Rapid Re-housing and shelter diversion activities.

## **6. Housing Trust Fund (HTF)**

**Reference 24 CFR 91.220.(I)(5)**

### **1. Distribution of Funds**

#### **a. A description of the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2)**

Section 92.205 is about housing and homeless needs. The HOME funds and other forms of investment related to the HOME

Applicants for National Housing Trust Fund (HTF) awards are required to demonstrate familiarity with the requirements of other Federal, State or local housing programs that may be used in conjunction with the HTF to ensure compliance with all applicable requirements and regulations of such programs.

The review of applicant eligibility for HTF awards will take place at the initial qualification stage in the application process and will be verified again at the final application stage.

MOA's review of applicant eligibility requires that the experience with other Federal, State and local programs be within the past 10 years.

Any substitution or change in partners or contract staff used to satisfy the experience requirements requires MOA's approval, in advance and in writing.

The specific provisions of 24 CFR 93.2 detailed in the definition of recipient listed below apply to the allocation plan and will be explicitly stated as requirements in the application instructions.

Recipient means an organization, agency, or other entity (including a public housing agency, or a for-profit entity or a nonprofit entity) that receives HTF assistance from a grantee as an owner or developer to carry out an HTF-assisted project. A recipient must:

- (1) Make acceptable assurances to the grantee that it will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- (2) Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- (3) Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
- (4) Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

**b. A description of the MOA's application requirements for eligible recipients to apply for HTF funds.**

An eligible recipient of HTF funds will be required to comply with uniform administrative requirements in 24 CFR Part 200 and 24 CFR Part 93. The MOA will only award HTF funds for rental housing and/or operating cost assistance for rental housing. Operating cost assistance may only be awarded with rehabilitation.

APPLICATION REQUIREMENTS – All required items are **threshold items**.

**(1) Application - General**

One complete application package with original signatures and three (3) additional copies must be submitted hard copy by the due date/time to:

Municipality of Anchorage  
Purchasing Department

- Application should be arranged in the order listed in the application checklist and must include each of the items listed on the application checklist.
- Include one (1) complete application package with original signatures and three (3) additional copies, all bound in three-ring binders.

- All application material should be bound in the order in which they are identified.
- Application must be organized using a cover page and a table of contents.
- Application must include numbered tabs, placed between the application and each threshold and supporting application material item.
- Application must be on 8½ x 11 inch paper. Maps on larger size paper must be folded to an 8½ x 11 size and attach to the back of the proposal.
- Application must include a thumb drive containing the complete proposal in MS Word and the application pro-forma in Excel.

No funds, HTF, Municipal or other, may be committed to a project for which the applicant has applied before the environmental review according to 24 CFR Part 93.301 and CPD Notice 16-14 is complete by MOA. Options to purchase a site executed prior to completion of the environmental review must comply with the NSP Policy Alert dated September 16, 2011. All buy/sell agreements must be reviewed and approved by Municipal staff. **If the project has begun prior to the submitted Application, the project MUST STOP ALL WORK and no further expenditures are incurred until the Application process has been completed which includes the environmental review.** All funding awards, contracts or agreements made by MOA are conditional upon successful completion of the environmental review by the Municipality. The environmental review process takes at least 45 days from the date all supporting documentation is complete.

Provide a signed letter of transmittal (A brief letter signed by a corporate officer or other individual who has the authority to bind the firm that includes a brief statement of your firm's understanding of the services to be performed, AND the name(s) of the person(s) who are authorized to make representations for your firm, their titles, address, and telephone numbers.

The Application must be complete with all questions answered, all schedules completed, and all required narratives included. An application which, in MOA's sole opinion, has not met the required submissions, will be considered non-responsive, and may NOT be considered further in this Notice of Funding Availability cycle. MOA reserves the right to request technical corrections to the application.

## (2) Signed Certifications

Applicant must certify that housing units assisted with HTF funds will comply with HTF requirements.

Certification that housing units assisted with the HTF will comply with HTF requirements.

Applicant must provide Debarment Certification [www.sam.gov](http://www.sam.gov)

## (3) Project Description

Provide a detailed project description including a description of the eligible activities to be conducted with HTF funds.

Describe ongoing services that will be provided, if any.

If project includes rehabilitation, are any new housing-units created?

Describe how the project is related to the Market Study.

Summarize the development milestones made to date.

Describe the challenges to the project development that have been encountered so far and if they have they been overcome. If so, how?

Summarize major development milestones that need to be accomplished prior to expending funds.

What foreseeable obstacles may prevent you from expending the funds in a timely manner?

Describe how this HTF project will be administered in a manner that provides housing that is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d–2000d–4), the Fair Housing Act (42 U.S.C. 3601 *et seq.*, E.O. 11063, 3 CFR, 1959–1963 Comp., p. 652) and HUD regulations issued pursuant thereto; and promotes greater choice of housing opportunities.

For new construction of rental housing or new rental housing using Project Based Vouchers (PBV), in carrying out the site and neighborhood requirements with respect to new construction of rental housing, provide narrative on how the proposed site for new construction meets the requirements in 24 CFR 983.57(e)(2).

#### **(4) Project Timeline**

Provide assurances that construction can reasonably be expected to start within 12 months of the agreement date with the MOA.

MOA and the successful applicant(s) must have an executed agreement by November 1, 2020 for 2019 HTF funds.

All 2019 HTF funds must be expended by August 26, 2024.

Projects must have initial disbursement of funds within 12 months after setup in the HUD IDIS database.

Remaining HTF funds will be reduced or recaptured.

#### **(5) Acceptable Assurances**

Provide acceptable assurances that applicant will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-

funded activities at the end of the 30-year affordability period. Provide a schedule of actions for carrying out the activities, consisting of schedules, timetables, and milestones. Provide a management plan that assigns responsibilities which in MOA's opinion adequately demonstrates the ability of the applicant to manage the proposed project.

**(6) Financial Capacity**

Demonstrate the ability and financial capacity of applicant to undertake, comply, and manage the eligible activity.

**(7) Financial Statements**

Non-Profit Organizations: Most recent audited or unaudited financial statements.

**(8) Project Financial Feasibility**

Provide evidence demonstrating the financial feasibility of the proposed project. Both development feasibility (i.e., sources of development funds equal development costs) and operational feasibility (project revenue + other operating subsidies, if any, exceed in an acceptable amount the projects operating expenses and debt service requirements) must be evident.

All applicable worksheets in the workbook must be completed.

Customized workbooks of the application and/or unapproved (by MOA) modifications to the MOA workbook will not be accepted.

Minimally, this evidence should include:

- i. Provide detailed scope write-ups in accordance with 2 CFR 200, detailed cost estimates and narratives. Follow the MOA Policies and Procedures. If rehabilitation is proposed, a comprehensive property-inspection report in accordance with 24 CFR 93.301 to include health and safety; major systems; lead-based paint; accessibility; disaster mitigation; State and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; capital needs assessments; and broadband infrastructure. Provide acceptable assurances using cash-flow analysis and narratives that applicant has adequate cash-flow for the duration of the project development period.
- ii. Data which supports estimated project-revenue (rent levels), vacancy rates, operating expenses, and debt carrying capability. If the proposal is an expansion of a prior development phase owned and/or operated by the sponsor (or related party), operating expense data (audited if available, unaudited if no audited financial area available) for the earlier and/or adjacent development(s) should be provided in the application.
- iii. Support for the reliability of other proposed project funding sources have been confirmed, i.e. letters of funding commitment, preliminary loan-

review, evidence of application for other funding sources, etc.

iv. If applying for low-income housing tax-credits (LIHTCs), applicants must provide letters of interest from potential investors in their projects. These letters of interest must identify the following:

- The amount of credit the investor is willing to purchase for the applicant's project;
- The price-per-credit the investor anticipates offering for credits awarded to the project;
- For the purpose of the subsidy layer review process, the credit price used by MOA to size the LIHTC award will not exceed the highest credit price documented by the letters of interest; and
- MOA reserves the right to use the documented credit price it determines most reasonable for the proposal, or averages of the documented credit prices, during the subsidy layer review process.

v. Reasonable assurances that the project can be successfully implemented within the proposed time frame.

#### **(9) Other Funding**

Provide documentation that all funding sources have been confirmed and/or substantiated by written documentation. Written documentation may include award letters, offer letters, final term sheets, or other commitments which are conditioned upon receipt of the HTF funds. LIHTC applicants must have received a reservation from the Housing Credit Allocator and be able to provide a good faith offer of equity investment from an investor.

#### **(10) Program income**

Program income is to be remitted to Alaska Housing Finance Corporation.

#### **(11) Market Analysis**

All project proposals must have a completed and comprehensive Market Analysis documenting the demand and need for the proposed units. The analysis must include an assessment of the current market demand in the neighborhood in which the project will be located, the experience of the applicant, the financial capacity of the applicant, and firm written financial commitments for the project.

At the minimum, the analysis shall address the following issues.

- i. Evaluate general demographic, economic, and housing conditions in the community.
- ii. Delineate the market area by identifying the geographic area from which the majority of a project's tenants are likely to come.

- iii. Quantify the pool of eligible tenants in terms of household size, age, income, and other relevant factors.
- iv. Analyze the competition by evaluating other housing opportunities with an emphasis on other affordable rental developments opportunities in the market area.
- v. Assess the market for the planned units and determine if there is sufficient demand to rent the HTF-assisted housing within 18 months of construction completion.
- vi. Evaluate the effective demand and the capture rate, usually expressed as a percentage (the project's units divided by the applicant pool). The capture rate is the percentage of likely eligible and interested households living nearby who will rent the units in the proposed project in order to fully occupy it.
- vii. Estimate the absorption period. Plan how many units can be successfully leased each month and how long it will take to achieve initial occupancy of the HTF units and stabilized occupancy for the project as a whole.

Independent or third-party studies are acceptable if they meet the standards above. Independent or third-party studies are not required, or may not be practical or cost effective for smaller projects. Program criteria may make simplified or in-house market assessment more appropriate. Assessments for projects serving special needs can often be completed using primary data from service providers whose existing client base will form the primary pool of potential tenants.

It is allowable in small projects, 1-4 units, with specifically targeted clients in a pre-approved pool, for the applicant to describe its marketing procedures. The description must ensure all units will be rented within 18 months of the completion of construction.

## **(12) Units**

- i. For all projects with 5 or more units provide documentation that a minimum of 5% of the total unit count (fractional units rounded up), specifically equipped for persons with physical disabilities. All projects with 5 or more units must provide a minimum of 2% of the total unit count (fractional units rounded up), equipped for persons with sensory impairments. Separate units must satisfy these threshold conditions. Consequently, in a six-unit project at least one unit will need to be equipped for physical disabilities and a separate unit will also need to be equipped for persons with sensory impairments.
- ii. Provide documentation that all units will be constructed or rehabilitated to the applicable standard as required by the specific program under which funds are requested and must meet the requirements of the funding

program and any of the following applicable laws:

1. Americans with Disabilities Act
  2. U.S. Fair Housing Amendments Act of 1989
  3. Alaska Statute AS 18.80.240
  4. Local Government Ordinances
  5. HTF assisted projects that are rehabilitated must comply with the rehabilitation standards noted for the HOME Investment Partnership program.
- iii. Provide documentation that the project will exclusively use certified Energy Star appliances.
  - iv. Provide documentation that all medicine cabinets in the project must include locking mechanisms.
  - v. For projects with units accessible through common hallways provide documentation that units will have secured entryways.
  - vi. Provide documentation that all projects targeting families with children must have a recreation area on-site for children which is designed and equipped with age appropriate equipment. The play area and its associated access route(s) must be compliant with the Americans with Disabilities Act.

### **(13) Capital Needs Assessment**

Provide a Capital Needs Assessment for all new construction and/or rehabilitation projects. Provide an assessment of the long-term physical needs of the project including all capital assets. In undertaking a Capital Needs Assessment, first identify the useful life of each asset. Then, calculate the payment stream necessary to replace each asset using the time-value of money. The applicant must insure the useful life of the project will exceed the compliance period for the project.

### **(14) Familiarity**

Demonstrate applicant familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs.

### **(15) Experience and Capacity**

The Applicant shall have under contract all team members (A&E, attorneys, general contractor, etc.) necessary to undertake the project prior to submitting the application. Provide information demonstrating experience and capacity of applicant to conduct an eligible HTF activity as evidenced by its ability to own, construct or rehabilitate, manage, and operate an affordable multifamily rental housing development.



Provide company history for the development entity and property management entity. Resumes for the following will be required to determine whether or not the property management firm passes the experience threshold.

Resumes Required for:

- i. Property Management firm's key staff
- ii. Programmatic operations team participants

Provide a list of all projects which have been developed in the State of Alaska by the applicant or developer. Include location, # of units, year developed and project status. Provide a brief narrative statement describing the experience the development team has in developing similar projects. Address both the organizational experience and the experience of specific individuals who will be involved in this project.

Provide a summary of the property management plan and the team's experience in managing similar projects. Indicate if team members are paid staff, hired consultants, or volunteers.

Provide a list of any other similar projects that are or will be ongoing during the timeframe of this project. Demonstrate how both projects can be undertaken with current resources.

Describe any past monitoring findings and their resolutions.

**(16) Debarment**

Provide printouts from [www.sam.gov](http://www.sam.gov) for the applicant and all team members of the applicant. Printouts must be provided for all contractors and sub-contractors.

**(17) Legal Organizational Status**

Provide evidence of legal organizational status, i.e., non-profit designation letter from the Internal Revenue Service (non-profits and municipalities) or authorizing legislation (Regional Housing Authorities).

**(18) Site Control**

Provide evidence of site control for non-acquisition projects at the time of application for funding, and that site control is maintained until the environmental review is completed.

Applicants for HTF funds must provide evidence of site control that is consistent with Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Specifically, the site control for a HTF funded project must evidence the appropriate notices regarding voluntary sale terms and the fair market value of the property being sold.

**(19) Displacement and Relocation Assistance Plan**

Provide an Anti-Displacement and Relocation Assistance Plan for all applications which propose to undertake an activity which will involve acquisition or rehabilitation of a property occupied by a “person” other than the owner of that property (i.e., tenant, [including an individual, business or non-profit organization]). Provide copies of all tenant notifications, evidence of tenant notification (such as return receipt or other signature of delivery and receipt by tenant) and copy of tenant roll (as applicable).

**(20) Affirmative Marketing Plan**

Provide a copy of the affirmative marketing plan for the project. Applicant will be required to adopt and follow the affirmative marketing procedures and requirements. The Affirmative Marketing Plan shall include the following:

- i. Methods for informing the public, owners, and potential tenants about Federal fair housing laws and the grantee’s affirmative marketing policy (e.g., the use of the Equal Housing Opportunity logotype or slogan in press releases and solicitations for owners, and written communication to fair housing and other groups);
- ii. Requirements and practices the grantee and owner must adhere to in order to carry out the Applicant’s affirmative marketing procedures and requirements (e.g., use of commercial media, use of community contacts, use of the Equal Housing Opportunity logo- type or slogan, and display of fair housing poster);
- iii. Procedures to be used by the Applicant to inform and solicit applications from persons in the housing market area who are not likely to apply for the rental housing without special outreach (e.g., through the use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies);
- iv. Records that will be kept describing actions taken by the applicant to affirmatively market rental housing units and records to assess the results of these actions; and
- v. The MOA will annually assess the success of affirmative marketing actions of the applicant and take corrective actions where affirmative marketing requirements are not met up to and including payback.

**(21) Utilities**

If any utilities other than telephone will be paid directly by the tenant, attach the utility allowance you will use to determine the amount of rent the tenant will pay and list all tenant paid utilities.

**c. A description of the criteria that the MOA will use to select applications submitted by eligible recipients.**

## Scoring the Evaluation Criteria

Below are the methodologies utilized in scoring the criteria. If a criterion is not discussed, then it will receive either all or none of the points available.

Some criteria will be scored using a mathematical formula. For example, under Project Description, the first criterion is "Target Clientele - percent of project 30% or less". This will be a straight mathematical formula where the number of households at 30% or less than the median income is divided by the total number of households. The product will be multiplied by the total points available. This methodology will be used for the following criteria.

- Project Description, Target Clientele - percent of project 30% or less
- Project Review, Percentage of Sources Committed
- Leverage, Percent to HTF funds

Other criteria are subjectively scored. Each evaluator will employ a rating scale of 0 to 100% by 10% increments, to which the total available points will be multiplied and carried to 2 decimal points. For example, under Organizational Capacity, the Development Team has a total available score of 10 points. If a reviewer rated the criterion as earning 90%, the points earned would be  $.9 \times 10 = 9$  points. The following criteria will be subjectively scored.

- Market Assessment of the Demand in the Neighborhood
- Project Description, Supporting Housing Services
- Organizational Capacity, Development Team
- Organizational Capacity, Similar Completed Projects
- Organizational Capacity, Project Management Team
- Organizational Capacity, Property Management Team
- Organizational Capacity, Organizational Financial Capacity
- Project Review, (All)

Lastly, Leverage criterion will compare the amount of HTF leverage (as determined by Municipal staff) among the proposals. The proposal offering the most leverage will receive the full 10 points. The proposal with the next highest amount of leverage will receive 8 points, and so on.

## Evaluation Summary

Criteria	Sub-Criteria	Available
<b>Project Type - Select 1, 5 Pt. Max</b>	New Construction/Rehab - Creating New Units	5
	Rehabilitation of Existing Units	1
<b>Project Description - 15 Pt. Max</b>	Target Clientele - percent of project 30% or less	5
	Target Tenants - homeless or at-risk families	3
	Supported by Market Assessment	2
	Project based rental assistance (percent of units)	5
	Units with bedrooms (1 or more)	1
<b>Unit Info. - 10 Pt. Max</b>	Furnished	1
	In Unit Kitchen Design	1
	In Unit Laundry	1
	Accessibility Beyond Required	1
	Comparability to Market Units	1
	Broadband/WiFi	1
	Nonresidential Amenities	1
	Parking Includes Accessibility to Block-Heater Plugs	1
	Cable Paid by Landlord	1
	<b>Market Assessment - 10 Pt. Max</b>	Strength of rental market in neighborhood
Location of units		5
<b>Organizational Capacity - 25 Pt. Max</b>	Development Team	10
	Similar Completed Projects	3
	Project Management Team	5
	Property Management Team	5
	Organizational Financial Capacity	2
	Similar Ongoing Projects	-3
	Monitoring Findings In Past 5 Years	-3
<b>Project Timeline - 10 Pt. Max</b>		10
<b>Project Review - 55 Pt. Max</b>	Construction/Rehab costs	10
	Development cash flow	10
	Development costs	5
	Sources	5

	Replacement schedule	5
	Income and expense	5
	Rent-up reserves	5
	Cash flow	10
	HTF funds percentage of project	5
<b>Leverage - 10 Pt. Max</b>	Percent of non-federal funding sources	10
<b>Relocation - No Tenants Within Last 9 Months 10 Pt. Max</b>		10
<b>Total Points</b>		<b>150</b>

**d. A description of the MOA’s required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low- income and minority concentration) in which the MOA will direct assistance during the ensuring program year.**

The MOA has designated the entire city as the target area. This allows low-income households to live in any neighborhood and still be eligible to receive assistance from programs based on income. The MOA will not prioritize the allocating of investments geographically as there is a great need for all programs citywide. To do so would prohibit individuals or families from participation in housing or programs based on where they reside.

**e. A description of the MOA’s required priority for funding based on the applicant’s ability to obligate HTF funds and undertake eligible activities in a timely manner.**

The largest amount of points available are for organizational capacity (25 points) and project review (55 points). There are also 10 points available based on the project timeline. These three items will be used to determine the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

**f. A description of the MOA’s required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.**

HTF funds will be made available through a special RFP. Proposals using HTF funds with project based rental assistance will receive scoring priority over proposals using HTF funds that do not include project based rental assistance.

**g. A description of the MOA’s required priority for funding based on the financial feasibility of the project beyond the required 30-year period.**

The MOA does not have any priorities for funding based on the financial feasibility of the project beyond the required 30-year period.

**h. A description of the MOA’s required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that**

**is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).**

The merits of the application in meeting the MOA's priority housing needs are rental housing projects that:

- (i) Creation of new units, either new construction or rehabilitation;
- (ii) Have units that provide better amenities;
- (iii) Target clientele whose income does not exceed 30% of the area median income, adjusted for family size;
- (iv) Target tenants that are homeless or at-risk families.

**i. A description of the MOA's required priority for funding based on the location of existing affordable housing.**

The MOA does not have any priorities for funding based on the location of existing affordable housing.

**j. A description of the MOA's required priority based on the extent to which the application makes use of non-federal funding sources.**

The MOA has allocated 10 points for projects that use non-federal funds.

**2. The MOA's application requires the applicant to include a description of the eligible activities to be conducted with HTF funds.**

**3. The MOA's application requires that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements.**

**4. Performance Goals and Benchmarks.** The MOA **has met** the requirement to provide for performance goals, consistent with the MOA's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The MOA must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The MOA's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The MOA **has attached** its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the MOA must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. The MOA **will not** use HTF funds to assist first-time homebuyers.

**7. HTF Affordable Homeownership Limits.** If the MOA intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. The MOA **will not** use HTF funds to assist first-time homebuyers.

**8. Limited Beneficiaries or Preferences.** Describe how the MOA will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. The MOA **will not** limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the MOA must not limit or give preferences to students. The MOA may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the MOA's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The MOA's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. The MOA **will not** refinance existing debt.