

# Municipality of Anchorage



## Housing and Community Development 2020 Action Plan

February 8, 2022

Substantial Amendment #1



Municipality of Anchorage

# Housing and Community Development 2020 Action Plan

**Dave Bronson, Mayor**

**Anchorage Health Department**

**Joe Gerace, Director**

**Human Services Division**

**David D'Amato, Division Manager**

**Community Safety and Development**

Project Team:

**Kelly Isham**

***Community Systems Program Manager***

**Jed Drolet**

*Senior Neighborhood Planner*

Gina Riggs-Kaiser  
*Senior Staff Accountant*

Lawrence M. Stokes  
*Housing Programs Specialist*

Valerie Madison  
*Senior Office Associate*

Anchorage Health Department  
Human Services Division  
Community Safety and Development  
P.O. Box 196650  
Anchorage, AK 99519-6650  
Phone: (907) 343-4876  
Email: [valerie.madison@anchorageak.gov](mailto:valerie.madison@anchorageak.gov)

---

# ANCHORAGE DAILY NEWS

## AFFIDAVIT OF PUBLICATION

Account #: 269723 Order #: 0001441778 Cost: \$522.90

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Leilisi Misa  
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 April 3

August 22, 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 *AM*

Subscribed and sworn to before

me this 13 day of Sept

20 19

*Jade L. Nowling*

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

7/14/2020

STATE OF ALASKA  
NOTARY  
PUBLIC  
Jade L. Nowling

**PUBLIC NOTICE**  
**Municipality of Anchorage**  
**2020 Annual Action Plan**  
**Notice of Public Hearing and the 30 Day Public Comment Period**

The Anchorage Health Department announces that the Housing and Community Development 2020 Action Plan is in the planning phase and a 30 day public comment is being accepted on potential projects to be funded in 2020 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. HTF activities are subject to 24 CFR Part 93. The 2020 Action Plan is the third of five annual plans to the 2018-2022 Consolidated Plan. The 2020 Action Plan projects anticipated federal HUD allocations of CDBG \$1,720,000, HOME \$633,000, ESG \$146,000, and HTF \$633,000 for a total \$3,132,000.

The 30 day public comment period starts August 22, 2019. Comments received by 10:00 AM, September 23, 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@anchorageak.gov](mailto:James.Boehm@anchorageak.gov)

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 4, 2019, 4:00 – 5:30 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 James Boehm two days before the public hearing by telephone at 343-4822, fax at 249-7858, or e-mail [James.Boehm@anchorageak.gov](mailto:James.Boehm@anchorageak.gov).

Published: August 22, 2019

Categories 6300-6453

Categories 1000-1850

Legals & Public Notices  
301

Legals & Public Notices  
301

Legals & Public Notices  
301



**PUBLIC NOTICE**  
**Municipality of Anchorage**



**Draft 2020 Annual Action Plan**  
**2021 Annual Action Plan**  
**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 noted above is available for review and public comment. 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), Emergency Shelter Grant (ESG) and National Housing Trust Fund (HTF) HUD programs. 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. HTF activities are subject to 24 CFR Part 93.

The 2020 Action Plan projects federal HUD allocations are CDBG \$1,818,770; HOME \$723,361; HOME program income \$134,600, ESG \$151,146 and HTF \$550,000 for a total of \$3,243,277. There is also \$134,600 of HOME Program Income available for funding. The total 2020 funding available is \$3,377,877. The draft Plan is available at: <https://tinyurl.com/AHD-CSD>.

The 2021 Action Plan is the fourth of five annual plans included in the 2018-2022 Consolidated Plan. The 2021 Action Plan projects anticipated federal HUD allocations of CDBG \$1,818,770, HOME \$723,361, and ESG \$151,146 for a total \$2,693,277. This is the introduction for the 2021 Action Plan to obtain public input before the draft is produced.

The 30-day public comment period for the two plans starts January 15, 2021. Comments received by 10:00 AM, February 16, 2021 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: 907-343-4107  
Email: [James.Boehm@anchorageak.gov](mailto:James.Boehm@anchorageak.gov)

A virtual public hearing on the Plans will be held:

Wednesday, February 3, 2021, 4:00 – 5:30 PM

Information and how to participate in the meeting in the public hearing is posted on the website: <https://tinyurl.com/AHD-CSD>. The access for the Teams Meeting and the call in number are listed in the right column for the HHAND Commission meeting.

Due to the COVID-19 pandemic, the Municipality of Anchorage has shifted the public meeting for the Action Plans to a virtual meeting on Wednesday, February 3, 2021, 4:00 – 5:30 PM.

All public comments received during the public meeting and through the website 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 15, 2021



# ANCHORAGE DAILY NEWS

## AFFIDAVIT OF PUBLICATION

Account #: 269723 Order #:0001457682 Cost: \$789.35

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Leilisi Misa  
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

January 15, 2021

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.

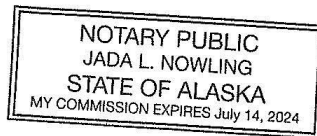
Signed *[Signature]*

Subscribed and sworn to before  
me this 4 day of Feb  
20 21

*[Signature]*

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

7/14/2024







## 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.

**Published: February 8, 2022**

---



# Table of Contents

AP-05 Executive Summary .....	1
PR-05 Lead & Responsible Agencies .....	8
AP-10 Consultation .....	10
AP-12 Citizen Participation.....	26
AP-15 Expected Resources .....	34
AP-20 Annual Goals and Objectives.....	41
AP-35 Projects - 91.220(d).....	46
AP-38 Project Summary Information .....	51
1. CDBG Administration, Planning, and Grant Management .....	51
2. HOME Administration, Planning, and Grant Management.....	52
3. Mobile Home Repair Program - Rural Alaska Community Action Program .....	54
4A. Covenant House Bridge to Success Construction .....	55
4B. Alaska Literacy Program (ALP) - Rehabilitation.....	56
5. Activity Delivery Costs .....	57
6. CDBG Public Services – <b>Nine Star Net2Ladder</b> .....	58
7. CDBG Public Services – Rural Alaska Community Action Program - Case Management Sitka Place .....	59
8. CDBG Public Services – Alaska Legal Services Corporation .....	59
9. CDBG Public Services – Rural Alaska Community Action Program – Homeless Outreach .....	60
10. Rental Housing Development – Cook Inlet Housing Authority - SASH .....	62
11. HOME CHDO Housing Program - Habitat for Humanity Anchorage .....	64
12. Tenant-Based Rental Assistance - NeighborWorks Alaska.....	65
13. CHDO Operating Assistance – Habitat for Humanity Anchorage.....	66
14. ESG Anchorage – Municipality of Anchorage and Catholic Social Services .....	67
15. 2020 HTF Anchorage – Rental Housing Development TBD .....	68
AP-50 Geographic Distribution - 91.220(f) .....	69

---

<b>AP-55 Affordable Housing.....</b>	<b>71</b>
<b>AP-60 Public Housing.....</b>	<b>73</b>
<b>AP-65 Homeless and Other Special Needs Activities - 91.220(i) .....</b>	<b>77</b>
<b>AP-75 Barriers to Affordable Housing.....</b>	<b>83</b>
<b>AP-85 Other Actions - 91.220(k) .....</b>	<b>92</b>
<b>AP-90 Program Specific Requirements - 91.220(l)(1,2,4) .....</b>	<b>96</b>
<b>Appendix A - Municipality of Anchorage (Municipality) Citizen Participation Plan .....</b>	<b>Error!</b>
Bookmark not defined.	
<b>Appendix B - Public Comments .....</b>	<b>127</b>
<b>Appendix C - Assembly Resolution - AR 2021-84 &amp; AM 176-2020.....</b>	<b>Error!</b>
Bookmark not defined.	
<b>Appendix E - SF-424s .....</b>	<b>Error!</b>
Bookmark not defined.	
<b>Appendix F - Written standards for providing ESG assistance</b>	<b>Error!</b>
Bookmark not defined.	
<b>Appendix G – Housing, Homeless, and Neighborhood Development Commission Resolution 2019-001.....</b>	<b>137</b>

---

## List of Tables

Table PR-05.1. - Responsible Agencies.....	8
Table AP-10.1. - Agencies, groups, organizations and others who participated in the process and consultations .....	15
Table AP-10.2. - Other local/regional/state/federal planning efforts considered when preparing the Plan: .....	24
Table AP-12.1. - Citizen Participation Outreach .....	27
Table AP-15.1. - HUD Funding Allocation.....	34
Table AP-15.2. - Anticipated Resources 2020 – Priority Table .....	37
Table AP-20.1. - Goals Summary Information .....	41
Table AP-20.2. - Goal Descriptions .....	42
Table AP-35.1. - 2020 Projects.....	47
Table AP-50.1. – Geographic Distribution.....	69
Table AP-55.1. - One Year Goals for Affordable Housing by Support Requirement .....	72
Table AP-55.2. - One Year Goals for Affordable Housing by Support Type .....	72
Table AP-90.1. – CDBG Program Income.....	98
Table AP-90.2. - Estimated Percentage of National Objective Benefits .....	98

---



## AP-05 Executive Summary

---

### 1. Introduction

This document is the third 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 Con 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 and approve. In addition to the submission of a five-year plan, the Municipality is required to submit an Annual Action Plan (AP) that reflects funding for specific activities and projects that meet Con Plan goals for each year thereafter.

The 2020 AP projected allocations for the Municipality include the following federal programs: CDBG \$1,818,770; HOME \$723,361; and ESG \$151,146 for a total of \$2,693,277. The 2020 AP also includes a budget of \$134,600 in HOME Program Income. The Municipality will also receive \$550,000 of 2020 Housing and Urban Development (HUD) funding for the National Housing Trust Fund (HTF) through Alaska Housing Finance Corporation (AHFC). The 2020 AP details the distribution of HUD funding as guided by the Municipal Mayor and Assembly and three public comment hearings. It is anticipated that the Municipality will receive the 2020 HUD funding late in 2021 and will begin the proposed projects in 2021 or 2022.

The 2020 Action Plan Substantial Amendment #1 revisions are highlighted in this red. It reallocates \$85,896 from CDBG Public Services – TBD to CDBG Public Services – Nine Star Net2Ladder project.

### 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.**

Each activity in the 2020 AP corresponds to one of the following two HUD-designated objectives:

1. Suitable Living Environment
  2. Decent Affordable Housing
-

In addition, each activity in the 2020 Action Plan corresponds to one of the following three HUD-designated outcome categories:

1. Availability/Accessibility
2. Affordability
3. Sustainability: Promoting Livable or Viable Communities

The AP-35 Projects section of the 2020 AP details respective objectives and outcomes for each of the activities proposed. The Municipality has also been allocated funding authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act from HUD, but those projects are included in the 2019 AP.

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

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

The relatively flat HUD funding allocations to the Municipality in the face of increasing needs and rising costs makes the process of setting goals a challenge. Because of relatively flat budgets for CDBG and HOME programs, the goals laid out in the 2018-2022 Con Plan have been set to reflect the level of available funding, recognizing that there will still be unmet need.

In 2018, the Municipality, the Anchorage Coalition to End Homelessness, the United Way, the Rasmuson Foundation, other stake holders, and their partners released Anchored Home: 2018-2021, an update of the 2015 Anchorage Community Plan to End Homelessness. The four pillars of the plan are:

- Prevention and Diversion led by the United Way of Anchorage,
- Housing and Support Systems led the Anchorage Coalition to End Homelessness,
- Public Health and Safety led by the Housing and Homelessness Coordinator from, the Municipality of Anchorage; and
- Advocacy and Funding led by the Rasmuson Foundation.

Link to Anchored Home 2020 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 (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. The HHAND Commission also held listening sessions with representatives from various groups working on the Anchored Home pillars including the Housing and Homelessness Coordinator for the Municipality, the Community Action Policing Team, and the Mobile Intervention Team.

This 2020 AP represents the third year of implementation of the objectives set forth in the 2018-2022 Con Plan. The Anchorage Health Department (AHD) staff met multiple times and conducted additional research to determine the appropriate mix of projects for the

---



2020 AP. We decided to focus most of the HOME funds on a Community Housing Development Organization (CHDO) homebuyer development project. In recent years, we have had difficulty in identifying viable CHDO projects. By combining 2020 HOME funds with unallocated 2018 and 2019 HOME funds, we were able to provide funding sufficient for acquisition and rehabilitation of four low/moderate income housing units with the possibility of additional units in the future. The Municipality anticipates awarding 2020 TBD CDBG funds for public service activities to prepare, prevent, and respond to the COVID-19 Pandemic.

In recent years, the Municipality has provided recurring annual funding to a small number of agencies with CDBG public service funds. For the sake of continuity, we will continue to fund those agencies through FY2020 while also informing them of our intent to broaden the use of public service funding in the future.

The Municipality submitted the 2019 Consolidated Annual Performance Evaluation Report for the programs covered by the second year of the current Consolidated Plan on March 27, 2020.

#### **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 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 2020 AP for various groups such as non-profit organizations and the general public.

An advertisement was placed in the Anchorage Daily News (ADN), a newspaper based in Anchorage with statewide distribution, on August 22, 2019 to announce the beginning of the 2020 AP process, public hearing, and the comment period.

A discussion with the opportunity for public comment to gather ideas for the 2020 AP was held at the HHAND Commission meeting on September 4, 2019 in the AHD Conference Room #423, 825 L Street, Anchorage, from 4:00 PM to 5:30 PM.

A second advertisement was placed in the ADN on January 15, 2021 to announce the availability of the 2020 AP for review, 30-day public comment period and the February 16, 2021 public hearing. The public hearing was held from 4:00 PM to 5:30 PM with a virtual meeting on Microsoft Teams at the HHAND Commission meeting.

The comment period for the above public notice was from January 15, 2021 to 10:00 AM, February 16, 2021. Copies of the draft 2020 AP were available at the Municipality AHD, at 825 L Street, Room 506, and through the AHD web site at: <https://tinyurl.com/AHD-CSD>.

A summary of public comments received is included below and were considered in finalizing the 2020 AP. The final public hearing was held before the Anchorage Municipal Assembly on April 14, 2021. No public comments were received at the Assembly meeting.

---

To help the Municipality broaden public participation in the development of the draft 2020 AP, the AP was posted on the Municipality's website, emailed to over 350 addresses on the citizens participation list maintained by the AHD, emailed to the 40 community councils, emailed to the news media, emailed to the ACEH 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 February 8, 2022 to announce the availability of the 2020 Action Plan Substantial Amendment #1 for review, a 30-day public comment period and a public hearing on February 15, 2022. The public hearing was to be 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.

Comments regarding the above public notice were accepted from February 8, 2022 to 4:00 PM March 10, 2022. Copies of the draft 2020 Action Plan SA#1 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>

## 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 4, 2019 Public Hearing and Public Comment Period.

**Ruth Schoenleben, Nine Star Education & Employment Services** – Ms. Schoenleben would like to see some thought given to the four pillars of the Anchor Home document, and especially to Pillar 1 which is prevention and diversion. She would like the Municipality to find a way to build into the Community Plan funding for Prevention and Diversion services that would ultimately support housing projects.

**Jeff Judd, Cook Inlet Housing Authority** – Mr. Judd said CIHA support the Municipality's efforts via the Annual Action Plan to provide Federal HOME, CDBG, NHTF, and perhaps other federal funds to much needed affordable housing within our community. They would like the opportunity to pursue 2020 and 2021 the Municipality's HOME and NHTF funds for their development projects.

### February 3, 2021 Public Hearing and Public Comment Period.

**Lori Pickett, Alaska Literacy Program** – Ms. Pickett explained what the Alaska Literacy Program does. Ms. Pickett mentioned that after the pandemic hit, the Municipality of Anchorage partnered with them to ensure that limited English proficiency was not a barrier to residents in need of relief. Ms. Pickett then discussed their CDBG capital project, the benefits to their program, and hopes the MOA will approve the Work Plan (funding) which will enable their project to be completed.

---

**Jamar Hill, Gamers/RBI Alaska** – Mr. Hill spoke about their Indoor Facility Project. Mr. Hill spoke about the cost of the project, funds committed and raised, and their notable accomplishments.

**Curtis Ecklund and Robert Marx, RurAL CAP** – Rural Alaska Community Action Program, Inc. (RurAL CAP) would like to express support for continued funding for unsheltered homeless outreach. They would express how the funding for Sitka Case Management is so invaluable for the successful transition of chronic homeless individuals from unsheltered life to stable Permanent Supportive Housing at Sitka Place. RurAL CAP is also in support of continuation of the funding for the Mobile Home Repair Program (MHRP) at the current level of \$400,000. They provided information on these programs and their benefits.

**Peter Taylor, Habitat for Humanity Anchorage** – Habitat for Humanity appreciates the opportunity to submit comments on the Municipality of Anchorage (Draft) 2020 Annual Action Plan for funds in the HOME Investment Partnership. Mr. Taylor provided information on Habitat and what they do. Mr. Taylor also discussed the past funding from the Municipality and supports proposed funding for Habitat for Humanity in the 2020 Action Plan.

**Alison E. Kear, Covenant House Alaska** – Covenant House Alaska (CHA) would like to express our continued support of the Municipal Action Plan's strategies and projects, including the \$470,700 in CDBG funds allocated towards "Covenant House Construction". Ms. Kear provided information on their Bridge to Success Project. She also stated that there is currently no public dollar investment in their dedicated emergency shelter for youth and young adults (ages 13 to 21) who are experiencing homelessness, exploitation and trafficking in Anchorage. It is important to recognize that an ESG investment will be a fundamental investment in our effort to keep community's young people safe, housed and on a path to stability so that we can stop cycles of poverty and chronic homelessness.

CHA is grateful for their partnership with the Municipality and appreciates the opportunity to participate in community initiatives and conversations. CHA will continue to advocate for vulnerable young people in Anchorage, and with the support of the Municipality, they can continue to work towards our goal of making young people's experience of homelessness brief, rare and non-recurring.

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

**Ruth Schoenleben, Nine Star Education & Employment Services** – Ms. Schoenleben would like to see some thought given to the four pillars of the Anchor Home document, and especially to Pillar 1 which is prevention and diversion. She would like the Municipality to find a way to build into the Community Plan funding for Prevention and Diversion services that would ultimately support housing projects. The Municipality is working with many agencies to determine projects to be funded through CARES Act funding and the 2021 and 2022 Action Plans.

**Jeff Judd, Cook Inlet Housing Authority** – Mr. Judd said CIHA support the Municipality's efforts via the Annual Action Plan to provide Federal HOME, CDBG, NHTF, and perhaps other federal funds to much needed affordable housing within our community. They

---

would like the opportunity to pursue 2020 and 2021 the Municipality's HOME and NHTF funds for their development projects. The Municipality is working with many agencies to determine projects to be funded through CARES Act funding and the 2021 and 2022 Action Plans. The Municipality is working with CIHA to determine possible projects and an RFP will be made available for 2020 HTF funds in the summer of 2021.

**Lori Pickett, Alaska Literacy Program** – Ms. Pickett explained what Alaska Literacy Program does. Ms. Pickett mentioned that after the pandemic hit, the Municipality of Anchorage partnered with them to ensure that limited English proficiency was not a barrier to residents in need of relief. Ms. Pickett then discussed their CDBG capital project, the benefits to their program, and hopes the MOA will approve the Work Plan (funding) which will enable their project to be completed. The additional CDBG funding needed has been proposed for their project in the 2020 AP.

**Jamar Hill, Gamers/RBI Alaska** – Mr. Hill spoke about their Indoor Facility Project. Mr. Hill spoke about the cost of the project, funds committed and raised, and their notable accomplishments. No Municipal funding has been appropriated for their project at this time. If funding is made available through an RFP, Mr. Hill will be notified.

**Curtis Ecklund and Robert Marx, RurAL CAP** – Rural Alaska Community Action Program, Inc. (RurAL CAP) would like to express support for continued funding for unsheltered homeless outreach. They would express how the funding for Sitka Case Management is so invaluable for the successful transition of chronic homeless individuals from unsheltered life to stable Permanent Supportive Housing at Sitka Place. RurAL CAP is also in support of continuation of the funding for the Mobile Home Repair Program (MHRP) at the current level of \$400,000. They provided information on these programs and their benefits. The requested funding is included in the 2020 Action Plan.

**Peter Taylor, Habitat for Humanity Anchorage** – Habitat for Humanity appreciates the opportunity to submit comments on the Municipality of Anchorage (Draft) 2020 Annual Action Plan for funds in the HOME Investment Partnership. Mr. Taylor provided information on Habitat and what they do. Mr. Taylor also discussed the past funding from the Municipality and supports proposed funding for Habitat for Humanity in the 2020 Action plan. The Municipality included funding for Habitat of Humanity in the 2020 Action Plan.

**Alison E. Kear, Covenant House Alaska** – Covenant House Alaska (CHA) would like to express our continued support of the Municipal Action Plan's strategies and projects, including the \$470,700 in CDBG funds allocated towards "Covenant House Construction". Ms. Kear provided information on their Bridge to Success Project. She also stated that there is currently no public dollar investment in dedicated emergency shelter for youth and young adults (ages 13 to 21) who are experiencing homelessness, exploitation and trafficking in Anchorage. It is important to recognize that an ESG investment will be a fundamental investment in our effort to keep community's young people safe, housed and on a path to stability so that we can stop cycles of poverty and chronic homelessness.

---

CHA is grateful for their partnership with the Municipality and appreciates the opportunity to participate in community initiatives and conversations. CHA will continue to advocate for vulnerable young people in Anchorage, and with the support of the Municipality, they can continue to work towards our goal of making young people's experience of homelessness brief, rare and non-recurring.

The Municipality is working with many agencies to determine projects to be funded through CARES Act funding and the 2021 and 2022 Action Plans.

## **7. Summary**

As evidenced by the Con Plan, there are many housing, homelessness, and community development needs in the Municipality. The Municipality has identified projects to fund in the 2020 AP to help maintain and develop affordable housing and for homeless prevention. The 2020 AP 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.

---

## PR-05 Lead & Responsible Agencies

---

### 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:

Fax number: 907-249-7858

E-mail: [Jedediah.Drolet@anchorageak.gov](mailto:Jedediah.Drolet@anchorageak.gov)

---



---

This Page Intentionally Blank

---

## AP-10 Consultation

---

### 1. Introduction

This section provides a summary of the activities the Municipality of Anchorage (Municipality) conducted during development and review of the 2020 Action Plan (AP) to collect input from other public and private agencies that provide housing, health services, and social services.

The Municipality published an advertisement in the Alaska Daily News, a newspaper with statewide distribution, on August 22, 2019 for the Draft 2020 AP to obtain guidance, data, and comments. A second advertisement was placed in the ADN on January 15, 2021 to announce the availability of the 2020 AP for review, 30-day public comment period and the February 16, 2021 public hearing. The public hearing was held from 4:00 PM to 5:30 PM with a virtual meeting on Microsoft Teams at the HHAND Commission meeting.

The comment period for the above public notice was from January 15, 2021 to 10:00 AM, February 16, 2021. Copies of the draft 2020 AP were available at the Municipality AHD, at 825 L Street, Room 506, and through the AHD web site at: <https://tinyurl.com/AHD-CSD>.

Email notices were sent to all agencies on the Community Safety and Development and the Anchorage Coalition to End Homelessness (ACEH) email lists announcing the public hearing and comment period. ACEH was previously co-located with the AHD Community Safety and Development program on the 5th floor of the AHD building until January 1, 2021. ACEH has since moved from the AHD building.

#### **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 the Municipal government and regional government (state and federal) 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), the AHD, 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 AHD supports and participates in various local committees and commissions including the ACEH, Housing, Homeless and Neighborhood Development (HHAND) Commission, Senior Citizens Advisory Commission, Americans with Disabilities Act Advisory Commission, The Committee on Housing and Homelessness, and the Health and Human Services Commission.

---

The AHD coordinates with past AP subrecipients that include Rural Alaska Community Action Program (RurAL CAP), NeighborWorks Alaska (NWA), Covenant House Alaska (CHA), Habitat for Humanity Anchorage, Cook Inlet Housing Authority, Anchorage Community Mental Health Services, Alaska Legal Services Corporation (ALSC), Catholic Social Services (CSS), 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 AHD 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. Community, Safety, and Development (CSD) has an extensive email lists that include the general public, agencies, the HHAND Commission, the Municipal Assembly, Community Councils, and the news media. Emails are sent out to provide public notice for public hearings and public comment periods. Emails are sent out to provide notice of funding availability. CSD also works with the housing providers to fund new projects. CSD staff also attend the HHAND Commission meetings to provide support and information on the funding, projects, programs, and reports.

CSD staff consults with the State of Alaska, Department of Health and Social Services, Division of Public Health, Section of Epidemiology. The State's refers the Municipality 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, indicates zero occurrences. CSD staff monitors the State's 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 Municipality, and in particular the AHD, actively participates with the ACEH, which serves as the Continuum of Care for Anchorage. In order to increase collaboration between the two organizations, ACEH was previously co-located with the AHD Community Safety and Development program on the 5<sup>th</sup> floor of the AHD building until January 1, 2021.

---

ACEH has since moved from the AHD building. Nicole Lebo, AHD Human Services Division Manager serves on the ACEH Homeless Response System Advisory Council.

Homelessness is a high priority issue for the Anchorage Mayor, Assembly, and AHD. The AHD collaborates with multiple social services agencies – including Rural CAP, Catholic Social Services, and Alaska Legal Services – to support homeless individuals and families as well as those at risk of homelessness. The AHD also houses the Aging and Disability Resource Center (ADRC) which operates an Emergency Solutions grant (ESG) funded homeless prevention program.

ACEH implements Coordinated Entry with housing and supportive service providers. Coordinated Entry is designed to coordinate and prioritize access to housing and homeless programs for households experiencing homelessness and to ensure that clients - regardless of race, color, national origin, religion, sex, age, familial status, disability, actual or perceived sexual orientation, gender identity, or marital status - have an opportunity to be referred to a housing provider. ACEH is currently in the process of re-envisioning their Coordinated Entry system to provide enhanced support for homeless prevention and diversion. AHD staff have met with ACEH to understand their plans and provide input related to program needs.

The Municipality is one of the lead agencies in the development and implementation of the Anchored Home Plan to Solve Homelessness in Anchorage: 2018-2021. The other lead agencies are the Anchorage Coalition to End Homelessness, the United Way, the Alaska Mental Health Trust Authority, and the Rasmuson Foundation.

The Municipality funds the following programs to support individuals and families who are homeless or at risk of becoming homeless:

- At Risk of Homelessness Individuals and Families Program – ALSC provides direct legal assistance to households at risk of becoming homeless. This legal assistance is aimed at immediately increasing an at-risk individual's or 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.
  - Tenant Based Rental Assistance – Through this program, NWA administers rental assistance to very low-income households who experience homelessness and include at least one individual with a physical or mental disability, substance abuse or chronic health condition. The families assisted by this program live in scattered sites across Anchorage
  - Permanent Supportive Housing Case Management –RurAL CAP provides 55 units of single-occupancy affordable Permanent Supportive Housing (PSH) at Safe Harbor Sitka Place. Sitka Place tenants are chronically homeless individuals, and many with co-occurring disorders (mental health and substance use disorder as diagnosed in the Diagnostic and Statistical Manual of Mental Disorders (DSM-V). MOA funds case management services for this project in order to increase the ability of these extremely low-income, hard to serve individuals to remain housed.
-

- Homelessness Prevention - The ADRC, housed in the AHD, provides housing relocation and stabilization services through the Homeless Prevention Program funded by ESG. To be eligible for this program, individuals or families must be at risk of homelessness with income at or below 30% of the area median income (AMI) and lack immediately available resources or support networks to prevent them from needing to move into an emergency shelter. Match derived for the ESG Homelessness Prevention grant provides utility assistance to very low-income households.
- Rapid Rehousing – CSS administers the ESG Rapid Rehousing Program for the Municipality. Rapid Rehousing is designed to move people experiencing homelessness to permanent housing through housing relocation and stabilization services and short and/or medium-term rental assistance. CSS uses the Coordinated Entry System to identify families who match the program criteria.

The Municipality also coordinates the emergency cold weather shelter plan and activates an overflow warming center as needed.

**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.**

In addition to the ACEH Board of Directors, the ACEH governing representation includes a second layer of governance, the Anchorage Homeless Prevention and Response System Advisory Council. The Advisory Council oversees the health of the Anchorage Homeless Response System including the Continuum of Care (CoC) design and support, the annual Anchorage community needs prioritization (Gap Analysis), Coordinate Entry redesign, HMIS governance, and the Built for Zero and Anchored Home initiatives. This added governance layer allows more input and oversight for operation, administration, and development of policies and procedures. The AHD Human Services Division Manager serves on the ACEH Homeless Prevention and Response System Advisory Council. Municipal representatives also participate in the CoC project application process.

The AHD Community Safety and Development Program (CSD) Manager, who oversees the HUD CDBG, HOME, and ESG grants, the AHD Housing and Homelessness Program Manager, and the AHD ADRC Program Manager, who oversees the ESG funded Homeless Prevention project, consult with the ACEH staff periodically regarding the current and future Coordinated Entry systems. ACEH, in consultation with AHD, is in the process of updating current Coordinated Entry policies and procedures to provide more robust support for homeless prevention, reporting, and coordination.

AHD staff also meet with ACEH to discuss how to best address the needs of people experiencing homelessness across the Municipality and to devise solutions to challenges as they arise. AHD and ACEH have coordinated with and participated in the Municipality's response to the risk associated with COVID-19 in the homeless community.

---

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 Mobile Intervention Team.

**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 2020 AP.





**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 Other government - Local	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. 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 (ADVSAIP) funding for providing emergency financial assistance to women and their children who are victims of domestic violence and may be experiencing homelessness. AWAIC participates in bi-monthly ADVSAIP meetings with CSD, which include discussions of housing and service needs.

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?
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.
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 2022.
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. AHD participates on the ACEH Homeless Prevention and Response System Advisory Council. AHD coordinates with ACEH on its allocation of ESG funding.

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. Catholic Social Services (CSS)	Housing Services-Elderly Persons Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs - Veterans 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. CSS also receives CDBG Public Service funding for providing beds at a shelter for homeless individuals. CSD staff communicate periodically with CSS regarding staffing challenges, service needs, and other possible projects.
8. 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.

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. 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, HOME, and HTF funding for construction and rehabilitation of rental housing for low-income individuals and families. CSD communicates throughout the year with CIHA to understand capacity and interest in future projects that will benefit low/moderate income residents. CIHA currently has 3 open rental development projects with the Municipality.
10. 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 and their interest in future projects that will benefit low/moderate income residents. 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. Habitat is currently funded to construct 4 homeowner units and is being funded more additional unit in this 2020 Action Plan.
11. 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 and their interest in future projects that will benefit low/moderate income residents. Anticipated outcome is that NWA receives HOME funding for the Tenant-Based Rental Assistance program for the chronically homeless and possibility other affordable housing projects.

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. 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/HTF 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. CSD staff communicate periodically with RurAL CAP regarding staffing challenges and service needs. CSD has funded RurAL CAP HTF funds for the rehabilitation of Karluk Manor that started in 2020.
13. 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 (ADVSAIP) funding for providing emergency financial assistance to women and men who are victims of sexual assault and are experiencing homelessness. STAR participates in bi-monthly ADVSAIP meetings which include discussions of housing and service needs.

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?
14. 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 was 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. No new funding is planned in 2020.
15. 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?
16. 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 (ADVSAIP) funding for providing emergency financial assistance to women and men who are victims of interpersonal violence and may be experiencing homelessness. VFJ participates in bi-monthly ADVSAIP meetings which include discussions of housing and service needs.
17. 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 America 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?
18. 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.

---

---

This Page Intentionally Blank

---

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

The Municipality made effort to include many interested community members and agencies in the 2020 AP process by holding three public hearings and posting the draft 2020 AP on the Municipal 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:**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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, prison, hospital systems and foster care to avoid homelessness.

Anchored Home Plan	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 Continuum of Care application, increase in the number of permanent supported housing units, and increase in case management and supportive services. The Coalition provides input to the Municipal Actin Plans and CAPERs. 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. The Coalition attends HHAND Commission meetings and presents updates on their progress.
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.

## **AP-12 Citizen Participation**

---

### **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 of Anchorage (Municipality) uses a variety of media to notify community members and agencies of various activities associated with the allocation of HOME Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), Emergency Solutions Grant (ESG), and Housing Trust Fund (HTF) funds. Public meetings regarding the 2020 Action Plan (AP) were advertised in the Anchorage Daily News (ADN), a newspaper of general circulation, and posted on the Municipal website. Comments received on the 2020 AP 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. Comments and the specific concerns mentioned are addressed by the proposed AP projects.

---

**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 ADN on August 22, 2019 for the 2020 AP Public Hearing on September 4, 2019 and a 30 day public comment period.	None	N/A	<a href="https://tinyurl.com/AHD-CSD">https://tinyurl.com/AHD-CSD</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 4, 2019 - AHD Conference Room #423, 825 L Street, Anchorage.</p> <p>The hearing discussed the amount of assistance the Municipality expected to receive in 2020, 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="https://tinyurl.com/AHD-CSD">https://tinyurl.com/AHD-CSD</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 ADN on January 15, 2021 for the Public Hearing on February 3, 2021 on the draft 2020 AP. Public Comment period was January 15, 2021 to 10:00 AM February 16, 2021.	None	N/A	<a href="https://tinyurl.com/AHD-CSD">https://tinyurl.com/AHD-CSD</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 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>	On February 3, 2021, a virtual public hearing at HHAND Commission meeting. The Public Hearing provided an opportunity for the public comment on the draft 2020 AP.	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="https://tinyurl.com/AHD-CSD">https://tinyurl.com/AHD-CSD</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. Third 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 Residents of Public and Assisted Housing</li> </ul>	Public Hearing held at the Anchorage Assembly meeting on April 14, 2021 following a 14 day notice period.	None	N/A	<a href="https://tinyurl.com/AHD-CSD">https://tinyurl.com/AHD-CSD</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. 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>	<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 2020 Action Plan Substantial Amendment #1. Public Comment period was February 8, 2022 until 4:00 PM March 10, 2022.</p>	NA	NA	<a href="https://tinyurl.com/AHD-CS0">https://tinyurl.com/AHD-CS0</a>

---

This Page Intentionally Blank

---

## AP-15 Expected Resources

---

### 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. While community need continues to outstrip funding, available HUD funding enhances the ability of public and private agencies to assist individuals and families, and to leverage resources for State or other funding.

The allocated funding resources that the Municipality of Anchorage (Municipality) for 2020 are \$1,818,770 for Community Development Block Grants (CDBG), \$723,361 for HOME Investment Partnerships Program (HOME), \$151,146 for Emergency Solutions Grant (ESG), and \$550,000 Housing Trust Fund (HTF). The Municipality anticipates receiving the 2020 funding from HUD late in 2021 and expects to begin the proposed projects in late 2021 or 2022.

Table AP-15.1 lists current and past HUD allocations. The Expected Amount Available Year 3 columns in Table AP-15.2 shows the projected annual funding resources for 2020, but it does not include funding from prior resources mentioned in prior Action Plans. The Expected Amount Available Remainder of Consolidated Plan column is the estimate amount the Municipality expects to receive for 2021-2022.

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

Program Year	CDBG	HOME	ESG	HTF
2020	\$1,818,770	\$723,361	\$151,146	\$550,000
2019	\$1,720,154	\$663,207	\$146,461	0
2018	\$1,726,068	\$733,068	\$145,198	\$733,068
2017	\$1,612,907	\$543,890	\$144,598	\$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

The 2020 CDBG funds will be used to expand the supply of decent and affordable housing and create suitable living environments for very low- and low- to moderate-income individuals and families through rehabilitation of low- and moderate-income rental and homeowner housing and improvement of public facilities. These funds are also used to support 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 2020 HUD funding and Program Income. HUD regulations allow up to 15% of the CDBG annual fund allocation to 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.

This funding potentially leverages additional funding from the private sector through non-profit agencies contributions, Alaska Housing Finance Corporation (AHFC) grants, Low-Income Housing Tax Credits and foundations.

When program Income is generated by the Municipality and subrecipients, funding will be used to support CDBG program as per HUDs requirements.

### **HOME Narrative Description**

The 2020 HOME funds will be used to fund a Rental Housing Development project with Cook Inlet Housing Authority (CIHA), fund a CHDO Housing Program with Habitat for Humanity Anchorage, and fund Tenant-Based Rental Assistance (TBRA) with NeighborWorks Alaska. 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 2020 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.

This funding potentially leverages additional funding from the private sector through non-profit agencies contributions, AHFC grants, Low-Income Housing Tax Credits, and foundations.

The Municipality has an established resale provision that safeguards the properties 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 HUD's requirements.

### **ESG Narrative Description**

The 2020 ESG funds 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 2020 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 salary and benefits for an ESG intake specialists labor costs through the Municipality's Anchorage Health Department (AHD) Aging and Disability Resource Center (ADRC); AHFCs 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. These are both voluntary programs that provide the opportunity to help members of our community who are risk of having their electricity or water disconnected.

### **HTF Narrative Description**

In 2021, the 2020 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 2020 – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3			
			2020 Annual Allocation	Program Income	Total	Expected Amount Available Remainder of Con Plan
CDBG	Public-Federal	Administration and Planning	\$363,754	\$0	\$363,754	\$3,637,540
		Activity Delivery Costs	\$125,000	\$0	\$125,000	
		Housing Programs	\$400,000	\$0	\$400,000	
		Public Facility	\$657,210	\$0	\$657,210	
		Public Services	\$272,806	\$0	\$272,806	
		<b>Total:</b>	<b>\$1,818,770</b>	<b>\$0</b>	<b>\$1,818,770</b>	
HOME	Public-Federal	Administration and Planning	\$72,336	\$13,460	\$85,796	\$1,446,722
		CHDO Operating Assistance	\$36,168	\$0	\$36,168	
		Housing Programs	\$333,057	\$121,140	\$454,197	
		Tenant-Based Rental Assistance	\$281,800	\$0	\$281,800	
		<b>Total:</b>	<b>\$723,361</b>	<b>\$134,600</b>	<b>\$857,961</b>	
ESG	Public-Federal	Administration and Planning	\$11,335	\$0	\$11,335	\$302,292
		Rapid Re-housing	\$61,889	\$0	\$61,889	
		Homeless Prevention	\$77,922	\$0	\$77,922	
		<b>Total:</b>	<b>\$151,146</b>	<b>\$0</b>	<b>\$151,146</b>	
HTF	Pass Thru Federal	Administration and Planning	\$55,000	0	\$55,000	\$1,100,000
		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**

The following is an overview of federal, State, and local public and private sector resources expected to be available to address identified needs in 2020. We anticipate a similar pattern of leveraging will be used for the following two years (2021-2022).

The Municipality will continue its efforts to coordinate housing resources with other community funders such as AHFC, CIHA, 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 to prevent homelessness or the risk of homelessness for individuals and families. The ESG Homeless Prevention program provides essential supportive services to individuals and families through rental and utility assistance. The ESG Rapid Re-housing program 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.

The Municipality's local funds provide for an ESG intake specialist's labor and benefits costs through the Municipality's AHD ADRC. AHFC's Basic Homeless Assistance Program further assists people experiencing homelessness and at risk of homelessness 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 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 2020 Action Plan (AP) 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 \$10.04 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 2020.

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

**2020 Action Plan**

The anticipated program income for CDBG for 2020 is \$0 and for HOME is \$134,600. No program income is expected for ESG or the HTF.

The HOME funds allocated to the South Anchorage Senior Housing (SASH) project by Cook Inlet Housing Authority will leverage the following funds:

---

Other: Federal Energy Solar Credit	\$20,493.08
LIHTC Sale Proceeds Anticipated	\$7,399,040.82
1st Deed of Trust (source: NRB CIA Loan)	\$2,191,280.69
2nd Deed of Trust (source: RF PRI Loan [Hard])	\$350,000.00
3rd Deed of Trust (source: CIRA PI Loan)	\$165,000.00
4th Deed of Trust (source: CIHA NAHASDA)	\$734,000.00
5th Deed of Trust (source: CIHA FHLB AHP)	\$750,000.00
6th Deed of Trust (source: CIHA SCHDF Loan)	\$875,000.00
7th Deed of Trust (source: CIHA MOA HOME Loan)	\$205,768.00
<b>Total project cost:</b>	<b>\$12,690,582.59</b>

The CIHA Municipal HOME Loan includes 2019 HOME \$85,768 and 2020 HOME \$120,000 for a total \$205,768.

It is unknown at this time what the other funding sources the CHDO Housing Program by Habitat for Humanity Anchorage (HFHA) will provide. The HFHA model relies on volunteers who are a source of extensive donated labor.

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

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

The Brother Francis Shelter fence project, located on Municipal property, was funded in 2019 and expected to be installed in 2021 or 2022. There are no other publicly owned land or property located within the Municipality of Anchorage that will be used to address the needs identified in the 2018-2022 Consolidated Plan or the 2020 AP.

**4. Discussion**

The Municipality will continue to work with housing and supportive service agencies to develop strategies where funding can be coordinated to support mutually identified goals and outcomes that assist low- and moderate-income individuals and families. The Municipality will also facilitate cross-department conversations to better understand how funding can be used to support existing and emerging community development and transportation plans.

---

This Page Intentionally Blank

---

## AP-20 Annual Goals and Objectives

---

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

The following goals tables show the goals established in the 2018-2022 Consolidated Plan. These are the goals for the 2020 Action Plan (AP).

**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	2020	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	HOME: \$120,000	Rental units constructed: 3 Household Housing Units
2.	Public Services	2020	2022	Homeless	Anchorage	Public Services	CDBG: \$272,815	Public Service for Low/Moderate Income Housing Benefit: 350 Households Assisted & 200 Homeless Assisted
3.	Mobile Home Rehabilitation	2020	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	2020	2022	Homeless	Anchorage	Homeless Populations	ESG: \$139,811	Homelessness Prevention 40 Persons Assisted and Rapid Re-housing: 35 Households Assisted
5.	Tenant-Based Rental Assistance	2020	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	HOME: \$281,903	Tenant-Based Rental Assistance: 36 Households Assisted

---

6.	CHDO Operating Expense Assistance	2020	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	HOME: \$36,168	Other: 1 Other
7.	Homeowner Development Program	2020	2022	Affordable Housing	Anchorage	Low-Income & Housed Populations	HOME: \$213,057	Other: 4 Household Housing Units
8.	Public Facilities	2016	2022	Non-Housing Community Development	Anchorage	Low-Income & Housed Populations People Experiencing Homelessness	CDBG: \$657,210	Other: 20 Transitional Housing Units 500 Households Assisted

**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 - \$120,000 HOME funds (South Anchorage Senior Housing (SASH) project) 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>	<b>Nine Star – Net2Ladder</b> - \$85,896 CDBG funds 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 \$77,922 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 - \$281,800 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>	Habitat of Humanity Anchorage - \$36,168 HOME funds
	<b>Outcome</b>	Affordability
	<b>Objective</b>	Provide decent affordable housing
7	<b>Goal Name</b>	Affordable Homeownership
	<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. Habitat for Humanity Anchorage - CHDO Housing Program – \$108,504 Habitat for Humanity Anchorage – HOME funds - \$104,553
	<b>Outcome</b>	Affordability

	<b>Objective</b>	Provide decent affordable housing
8	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Alaska Literacy – Originally funded in 2016. Covenant House – Construction of transitional housing
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Create suitable living environments

---



**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 will continue to support Habitat for Humanity Anchorage with HOME funding that will be used for site development, design/engineering and project management, and new construction/rehabilitation for 4 housing units. The project includes scattered sites in Anchorage and will assist new LMI homeowners with incomes at or below 80% of the area median 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 continue assisting the current 16 households and assist an additional 7 households in 2020. The TBRA targets the homeless and low-income (50% AMI or less) households that include at least one member who experience a physical or mental disability, substance abuse, or disabling chronic health condition.

The Municipality will provide Cook Inlet Housing Authority HOME funds for the new construction of 3 HOME units in the South Anchorage Senior Housing (SASH) project. The SASH project will construct a total 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.

The Municipality plans to fund additional new housing projects with 2020 HTF funds in 2021 that have not yet been determined.

---

## AP-35 Projects - 91.220(d)

---

### Introduction

The Municipality expects to receive Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Trust Funds (HTF) funds for program year 2020. The programs that are planned for program year 2020 are discussed in this section. The Municipality of Anchorage (Municipality) anticipates receiving approval from HUD for the 2020 Action Plan in 2021 and to start funding projects in 2021. This section describes the projects the Municipality intends to support with these 2020 funds.

### HUD Programs Addressed in the 2020 Action Plan

#### CDBG

- Mobile Home Repair Program – Rural Alaska Community Action Program
- CDBG Project – Covenant House
- CDBG Project – Alaska Literacy Project
- 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

#### HOME

- Rental Housing Development – Cook Inlet Housing Authority
- CHDO Housing Program – Habitat for Humanity Anchorage
- Tenant-Based Rental Assistance - NeighborWorks Alaska
- CHDO Operating Expense Assistance – Habitat for Humanity Anchorage

#### 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. - 2020 Projects**

	<b>Projected Sources</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HTF</b>	<b>Total</b>
	2020 Allocation	\$1,818,770	\$723,361	\$151,146	\$550,000	<b>\$3,243,277</b>
	Program Income	\$0	\$134,600	\$0		<b>\$134,600</b>
	Total Sources	<b>\$1,818,770</b>	<b>\$857,961</b>	<b>\$151,146</b>	<b>\$550,000</b>	<b>\$3,377,877</b>
<b>#</b>	<b>Project Name</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>		<b>Total</b>
	<b>Administrative</b>					
1	CDBG Administrative	\$363,754				<b>\$363,754</b>
2	HOME Administrative		\$85,796			<b>\$85,796</b>
14	ESG Administrative			\$11,335		<b>\$11,335</b>
15	HTF Administrative				\$55,000	<b>\$55,000</b>
	<b>CDBG</b>					
3	Mobile Home Repair Program - RurAL CAP	\$400,000				<b>\$400,000</b>
4A	Covenant House Construction	\$470,700				<b>\$470,700</b>
4B	Alaska Literacy Project	\$186,510				<b>\$186,510</b>
5	Activity Delivery Cost	\$125,000				<b>\$125,000</b>
6	Public Services – <b>Nine Star Net2Ladder</b>	\$85,896				<b>\$85,896</b>
7	Public Services - Case Management Sitka Place - RurAL CAP	\$71,560				<b>\$71,560</b>
8	Public Services – Homeless Prevention - Alaska Legal Services Corporation	\$72,255				<b>\$72,255</b>
9	Public Services – Homeless Outreach - RurAL CAP	\$43,095				<b>\$43,095</b>
	<b>HOME</b>					
10	Rental Housing Development – Cook Inlet Housing Authority - SASH		\$120,000			<b>\$120,000</b>
11	Habitat for Humanity Anchorage		\$104,553			<b>\$104,553</b>
11	Habitat for Humanity Anchorage PI		\$121,140			<b>\$121,140</b>
11	CHDO Housing Program – Habitat for Humanity Anchorage		\$108,504			<b>\$108,504</b>
12	Tenant-Based Rental Assistance - NeighborWorks Alaska		\$281,800			<b>\$281,800</b>
13	CHDO Operating Expense Assistance - Habitat for Humanity Anchorage		\$36,168			<b>\$36,168</b>
<b>14</b>	<b>Emergency Solutions Grant</b>					
14	Homeless Prevention – Municipality of Anchorage			\$77,922		<b>\$77,922</b>
14	Rapid Re-housing - Catholic Social Services			\$61,889		<b>\$61,889</b>
<b>15</b>	<b>HTF</b>					
	Rental Housing Development TBD				\$495,000	<b>\$495,000</b>

	<b>Total Uses</b>	<b>\$1,818,770</b>	<b>\$857,961</b>	<b>\$151,146</b>	<b>\$550,000</b>	<b>3,377,877</b>
--	-------------------	--------------------	------------------	------------------	------------------	------------------

---

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

The relatively flat HUD funding allocations to the Municipality in the face of increasing needs and rising costs makes the process of setting goals a challenge. Because of relatively flat budgets for CDBG and HOME programs, the goals laid out in the 2018-2022 Consolidated Plan (Con Plan) have been set to reflect the level of available funding recognizing that there will still be unmet need.

The allocation priorities for the 2020 Action Plan (AP) 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 in the 2018-2022 Con Plan; 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.

In 2018, the Municipality, the Anchorage Coalition to End Homelessness, the United Way, the Rasmuson Foundation and their partners released Anchored Home: 2018-2021, an update of the 2015 Anchorage Community Plan to End Homelessness (ACEH). The four pillars of the plan are Prevention and Diversion, Housing and Support Systems, Public Health and Safety, and Advocacy and Funding.

The Anchored Home 2020 priorities include (1) improving community health, safety and emergency systems through increased year round overflow shelter capacity, increased day shelter options, and better communication channels with the general public through Community Councils; (2) increasing quantity, quality, and efficacy of Housing and Support services through permanent supportive housing, rapid re-housing, and continued enhancement of the Coordinated Entry system.

Link to Anchored Home 2020 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 (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. The HHAND Commission also held listening sessions with representatives from various groups working on the Anchored Home pillars including the Housing and Homelessness Coordinator for the Municipality, the Community Action Policing Team, and the Mobile Intervention Team.

---

This 2020 AP represents the third year of implementation of the objectives set forth in the 2018-2022 Con Plan. The Anchorage Health Department (AHD) staff met multiple times and conducted additional research to determine the appropriate mix of projects for the 2020 AP. We decided to focus most of the HOME funds on a Community Housing Development Organization (CHDO) homebuyer development project. In recent years, we have had difficulty in identifying viable CHDO projects. By combining 2020 HOME funds with unallocated 2018 and 2019 HOME funds, we were able to provide funding sufficient for acquisition and rehabilitation of four low/moderate income housing units with the possibility of additional units in the future. The Municipality anticipates awarding 2020 TBD CDBG funds for public service activities to prepare, prevent, and respond to the COVID-19 Pandemic.

In recent years, the Municipality has provided recurring annual funding to a small number of agencies with CDBG public service funds. For the sake of continuity, we will continue to fund those agencies through FY2020 while also informing them of our intent to broaden the use of public service funding in the future.

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.

---

## AP-38 Project Summary Information

---

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

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Affordable Housing CHDO Rental Housing Development Homeless Facilities Homeowner Rehabilitation Mobile Home Rehabilitation Public Facilities and Improvements Public Services
<b>Needs Addressed</b>	Homeless Populations Low-Income & Housing Populations Public Facilities Public Services
<b>Funding</b>	CDBG \$363,754, 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 2020 and include the following:</p> <ul style="list-style-type: none"> <li>A. General management of the CDBG and HOME 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 2020, 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>
<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>	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.

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

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Affordable Homeownership Rental Housing Development Tenant Based Rental Assistance
<b>Needs Addressed</b>	Low-Income & Housing Populations
<b>Funding</b>	HOME \$85,796, Sources: \$72,336 Grant and \$13,460 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/Request for grant proposal (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 2020, 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>	12/31/2022
<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, 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>	12/31/2022 (third-year funding with two 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.

#### 4A. Covenant House Alaska – Bridge to Success

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Facilities
<b>Needs Addressed</b>	Homeless Populations
<b>Funding</b>	CDBG \$470,700, Source: Grant
<b>Description</b>	<p>The current Covenant House Alaska (CHA) facility can serve 40 with Emergency Shelter beds (a reduction of 20 due to COVID-19) for adults 13-20.</p> <p>This project will expand the youth engagement center (YEC) by the addition of 22-25 Micro units. The purpose of the project is to provide supportive housing options that act as a bridge between the YEC and Permanent Housing. Program participants will not be allowed to stay in the program beyond their 25<sup>th</sup> birthday.</p> <p>With youth moving to a separate location, the CHA youth engagement center will be able to increase age of service 18-24.</p> <p>Because of COVID it will only be a net gain at CHA of 10 possibly 13 beds.</p>
<b>Target Date</b>	12/31/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low/Moderate-Income Persons
<b>Location Description</b>	755 A Street, Anchorage, AK 99501
<b>Planned Activities</b>	Construction of housing for homeless young adults.

---

#### 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><u>Original 2016 Action Plan</u> \$124,635</p> <p><u>2016 AP SA #2</u> \$88,741 to the Alaska Literacy Program</p> <p><u>2016 Action Plan SA #5&amp;6</u> reprogramming \$9,089.31 from RurAL CAP Mobile Home Repair Program and \$10,922.50 from United Non-Profit LLC Rehabilitation Project (total \$20,011.81) to Alaska Literacy Program Rehabilitation Project.</p> <p><u>2017 Action Plan SA #4</u> \$26,827.43 from RurAL CAP-MHRP to Alaska Literacy Project</p> <p><u>2019 AP SA #1</u> From TBD \$12,615.36</p> <p><u>2020 Action Plan</u> \$186,510.00</p> <p>-----</p> <p>\$124,635 \$88,741 \$20,011.81 \$26,827.43 \$12,615.36 <u>\$186,510.00</u> Total \$459,340.60</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>	12/31/2022

<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

### 5. Activity Delivery Costs

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Affordable Housing Homeowner Rehabilitation Mobile Home Repair Program Rental Housing Development Tenant-Based Rental Assistance Public Facilities
<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>	12/31/2022
<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 570.201 (k) - Housing services. Housing services, as provided in section 105(a)(21) of the Act (42 U.S.C. 5305(a)(21)).</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>
---------------------------	--

#### 6. 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 \$85,896, 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>	<ol style="list-style-type: none"> <li>1. 75 job seekers will enroll in Net2Ladder job-readiness activities. GET A JOB!</li> <li>2. 50 job seekers will obtain new or improved employment. GET A JOB!</li> <li>3. 35 job seekers will agree to participate in KEEP A JOB! behavioral health activities.</li> <li>4. 50 newly employed Alaskans will receive follow-up coaching to help them ADVANCE ON THE JOB!</li> </ol>
<b>Location Description</b>	730 I Street, Anchorage, AK 99501

<b>Planned Activities</b>	570.201(e) – Public Services.
---------------------------	-------------------------------

**7. 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>	12/31/2022
<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.

**8. 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>	12/31/2022
<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.

### 9. 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>	<p>RurAL CAP will provide a bridge to homeless services in the community to ensure that individuals experiencing homelessness have access to needed resources and relate to 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 have a high vulnerability rating.</p> <p>This population frequently experiences co-occurring disorders (mental health and substance use disorders), as diagnosed in the Diagnostic and Statistical Manual of Mental Disorders (DSM-V).</p>

---



<b>Target Date</b>	12/31/2022
<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.

---

**10. Rental Housing Development – Cook Inlet Housing Authority (CIHA) - SASH**

<b>Target Area</b>	Anchorage																				
<b>Goals Supported</b>	Rental Housing Development																				
<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>	<p>Rental Housing Development – South Anchorage Senior Housing (SASH) project. Construction of 50 new units. There will be 25 units that are restricted to households below 50% of the AMI with rents not exceeding the 50% AMI LIHTC restricted unit rent. Three will be HOME units.</p> <p>CIHA contracted with a general contractor on April 20, 2020.</p> <table border="1"> <tr> <td>Federal Energy Solar Credit</td> <td>\$20,493.08</td> </tr> <tr> <td>LIHTC Sale Proceeds Anticipated</td> <td>\$7,399,040.82</td> </tr> <tr> <td>1st Deed of Trust (source: NRB CIA Loan)</td> <td>\$2,191,280 .69</td> </tr> <tr> <td>2nd Deed of Trust (source: RF PRI Loan [Hard])</td> <td>\$350,000.00</td> </tr> <tr> <td>3rd Deed of Trust (source: CIHA PI Loan)</td> <td>\$165, 000.00</td> </tr> <tr> <td>4th Deed of Trust (source: CIHA NAHASDA)</td> <td>\$734,000.00</td> </tr> <tr> <td>5th Deed of Trust (source: CIHA FHLB AHP)</td> <td>\$750,000.00</td> </tr> <tr> <td>6th Deed of Trust (source: CIHA SCHDF Loan)</td> <td>\$875,000.00</td> </tr> <tr> <td>7th Deed of Trust (source: CIHA MOA HOME Loan)</td> <td>\$205,768.00</td> </tr> <tr> <td></td> <td><b>\$12,690,582.60</b></td> </tr> </table>	Federal Energy Solar Credit	\$20,493.08	LIHTC Sale Proceeds Anticipated	\$7,399,040.82	1st Deed of Trust (source: NRB CIA Loan)	\$2,191,280 .69	2nd Deed of Trust (source: RF PRI Loan [Hard])	\$350,000.00	3rd Deed of Trust (source: CIHA PI Loan)	\$165, 000.00	4th Deed of Trust (source: CIHA NAHASDA)	\$734,000.00	5th Deed of Trust (source: CIHA FHLB AHP)	\$750,000.00	6th Deed of Trust (source: CIHA SCHDF Loan)	\$875,000.00	7th Deed of Trust (source: CIHA MOA HOME Loan)	\$205,768.00		<b>\$12,690,582.60</b>
Federal Energy Solar Credit	\$20,493.08																				
LIHTC Sale Proceeds Anticipated	\$7,399,040.82																				
1st Deed of Trust (source: NRB CIA Loan)	\$2,191,280 .69																				
2nd Deed of Trust (source: RF PRI Loan [Hard])	\$350,000.00																				
3rd Deed of Trust (source: CIHA PI Loan)	\$165, 000.00																				
4th Deed of Trust (source: CIHA NAHASDA)	\$734,000.00																				
5th Deed of Trust (source: CIHA FHLB AHP)	\$750,000.00																				
6th Deed of Trust (source: CIHA SCHDF Loan)	\$875,000.00																				
7th Deed of Trust (source: CIHA MOA HOME Loan)	\$205,768.00																				
	<b>\$12,690,582.60</b>																				
<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 and site improvements. The housing must be permanent or transitional housing. The specific eligible costs are set forth in sections 92.206 through 92.209.
---------------------------	---

---

## 11. HOME CHDO Housing Program - Habitat for Humanity Anchorage

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Housing Program
<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 - \$108,504 2020 HOME - \$104,553 2020 HOME Program Income - \$121,140 Total: \$500,746
<b>Description</b>	Develop and support affordable homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation. Down payment 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.

**12. 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 \$281,800, Sources: Grant
<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 call-outs, emergency room and hospitalization, and Anchorage Safety Center/Safety Patrol encounters. The goal is to continue assisting the current 16 households and assist an additional 7 households in 2021.
<b>Target Date</b>	12/31/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	23 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.

### 13. 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 \$36,168, 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

---

#### 14. 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>	2020 ESG \$151,146, Source: Grant Municipality of Anchorage - Homeless Prevention \$77,922 Catholic Social Services - Rapid Re-housing \$61,889 Administration \$11,335
<b>Description</b>	Homeless Prevention activities and Rapid Re-housing for rent and utility assistance
<b>Target Date</b>	12/31/2022
<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>	576.103-576.105 Rapid Rehousing and Homeless Prevention

**15. 2020 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>	2020 HTF Administrative - \$55,000 2020 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 2020 HTF Allocation Plan is part of the 2020 Action Plan and must be approved by HUD.
<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>	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

---



## 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 were directed throughout the 2020 calendar year.

The geographic area of the Municipality of Anchorage (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% of the area 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. According to 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
- 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

To help comply with Fair Housing, 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. In 2010, the median income

---

in Anchorage was \$85,200. In 2016 the median income in Anchorage inched 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.

### **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. All the programs funded benefit low/moderate income individuals and households. Therefore, the Municipality has chosen not to limit by geography because LMI individuals and households are found throughout the Municipality.



## AP-55 Affordable Housing

---

### Introduction

The Municipality of Anchorage (Municipality) has identified goals in the 2020 Action Plan (AP) that provides decent housing by preserving the affordable housing stock and increasing the availability of affordable housing. The 2020 AP lists specific goals and actions that are funded with HOME Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), Emergency Solutions Grant (ESG), and Housing Trust Fund (HTF) funds to work towards achieving these goals. For this section of the Action Plan, affordable housing is rental housing and homeownership. The estimated numbers do not include emergency shelter, transitional housing, or social services.

In the 2020 AP, 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 homes whose owners have low- to moderate-incomes (80% Area Median Income or less).

The Municipality will continue to support Cook Inlet Housing Authority (CIHA). The Municipality will provide CIHA HOME funds for the new construction of three HOME units in the South Anchorage Senior Housing (SASH) project. The SASH project will construct 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 Low-Income Housing Tax Credit restricted unit rent. Three will be HOME units.

In the 2020 AP, the Municipality will continue to support Habitat for Humanity Anchorage with HOME funding that will be used for site development, design/engineering and project management, and new construction/rehabilitation for four housing units. The project is scattered sites in Anchorage and will assist new homeowners at or below 80% of low/moderate-income.

The Municipality will continue providing HOME funds to support NeighborWorks Alaska's Tenant-Based Rental Assistance, (TBRA) a rental assistance program that will continue assisting the current 16 households and assist an additional seven households in 2020. The TBRA program is permanent housing and 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 following tables show the goals for affordable housing projects funded with FY 2020 funding.

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

<b>One Year Goals for the Number of Households to be Supported.</b>	
Homeless:	23
Non-Homeless:	37
Special Needs:	0
Total:	60

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance:	28
The Production of New Units:	7
Rehab of Existing Units:	25
Acquisition of Existing Units:	0
Total:	60

**Discussion**

The Municipality is providing affordable housing assistance to renters and homeowners who may be homeless and non-homeless. The programs include the MHRP, the SASH Rental Housing Development project, the HOME CHDO Housing program, the TBRA program, and the HTF.

## AP-60 Public Housing

---

### 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 Multi-family Housing Program units, of which 240 serve elderly/disabled populations exclusively;
- 48 affordable housing units that 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 Multi-family 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 that offer family self-sufficiency and educational resources as well as youth educational activities; and
- 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. Their mission is to provide the people of Alaska access to safe and sustainable housing options through innovative strategies and programs. As of January 1, 2020, in Anchorage there were over 2,570 families on the Housing Choice Voucher waiting list and over 2,228 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 units 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 to meet the needs of low-income Alaskans and increase the number of affordable housing units.

In the coming year, AHFC will continue 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 the Councils 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 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. All homeowners participating at that time kept their assistance. AHFC simply closed the program to new applicants. 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, 2019, of the 1,201 families admitted into housing programs, 977 (81.3%) were extremely low-income and 212 (17.7%) 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)**

---

### **Introduction**

The Municipality of Anchorage (Municipality) has identified goals in the 2020 Action Plan (AP) that provide decent housing by transitioning homeless persons and families into permanent housing and increasing the supply of supportive services. The 2020 AP lists specific goals and actions that are funded with HOME Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), Emergency Solutions Grant (ESG), and Housing Trust Fund (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 significantly increased its funding and coordination efforts directed toward unsheltered individuals. In addition to funding the Anchorage Coalition to End Homelessness, who leads the Continuum of Care to coordinate unsheltered outreach efforts, it not only increased the number of outreach workers connecting clients to resources and referrals, but also started funding those workers with flexible housing funds to move unsheltered and newly sheltered individuals into housing.

Moreover, in terms of a COVID-19 response, in the summer, the Anchorage Health Department (AHD) collaborated with the Anchorage Coalition to End Homelessness to generate safety protocols for Outreach workers; and later in the fall, AHD coordinated on the means and methods to test Outreach workers and clients.

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

In past years, the Municipality coordinated various levels of emergency response efforts to address people experiencing homelessness (PEH) in this harsh winter climate. In particular, there had been an Emergency Cold Weather Shelter program that was triggered at a certain temperature to ensure (1) overflow space if the shelter census exceeded available beds and (2) families would have a separate location away from single, adult PEH.

In 2019, municipal code was changed to reflect the growing concern of the lack of available shelter beds. Chapter 16.120 Emergency Shelter Plan for Persons Experiencing Homelessness was updated to reflect implementation of measures to coordinate public and private resources when a lack of available shelter options poses an immediate danger to the life and health of unsheltered people within the municipality. It reflected the ability of the AHD Director to declare a public health emergency based on the lack of available shelter beds.

In this event, locations not currently serving as shelters could become temporary shelters contingent upon the providing entity submitting an approved application to the Health Department. This code update removes several barriers: emergency shelters beds are no longer limited to the winter determined by temperatures and instead expands to year-

---

round options determined by shelter census numbers; local zoning regulations barring shelter services are lifted in this declared emergency, making more of the community available to host these social services; and the public process that often rejects service providers into their neighborhoods was also lifted.

Moreover, during 2020 and 2021, due to the mitigation measures of six-foot spacing in response to the COVID-19 Pandemic the Municipality saw a dramatic decrease in bed capacity across the shelter system. To remedy this, the municipality stood up two emergency congregate shelters as well as multiple non-congregate shelter options serving specialized people experiencing homelessness (PEH) populations, including families; those qualifying for future permanent supportive housing units; those the CDC deemed at high-risk for health; and those in isolation and quarantine.

**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:**

One of the biggest challenges to helping homeless persons transition to permanent housing is lack of affordable housing. The Municipality is funding two affordable housing projects and a transitional housing project in 2020 and plans to fund an additional one or more through an application process. There will be a substantial amendment to the 2020 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 20 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 misuse, and chronic health condition.

The Municipality provides two Emergency Solution Grants types: Rapid Re-Housing and Homeless Prevention. The ESG programs provide short- 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 three 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.

The Municipality works with the Continuum of Care (CoC) to assist homeless persons, especially the chronically homeless individuals, veterans and their families, as well as 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 (CSS) 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 healthcare 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, and persons with HIV and their families; in addition to 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 CoC 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 standards, program evaluations, and coordinating housing services funding for homeless families and individuals.

With ESG Rapid Re-Housing (RRH) 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 three months, if there are extenuating circumstances and funds are available, assistance up to six months may be considered. Community Based case management provides intensive case management and limited financial resources and referrals to additional community resources. RRH services limits the family's contribution towards rent, capping contribution at 30% of income.

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 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 is conducted every six 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 three months to one 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. In 2020, however, the municipality started prioritizing more of its operational dollars towards homelessness, both funding projects as well as funding a new work group in the Anchorage Health Department to focus on housing and homeless services. The Municipality will continue the following activities to help end homelessness in Anchorage.

---

- Coordinate with partners to support community efforts that link veterans to case management and housing services.
  - Coordinate with the CoC 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

---

### 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 (ADU) regulations
- Zoning ordinance regulations limiting the size, type, and number of residences
- Building codes
- Fees and charges
- Parking and driveway 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 (2040 LUP). One of the main objectives of 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 municipal 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, which the Municipality rezoned to mixed-use to accommodate a forecast 200+ dwelling units along with commercial and community uses. Private property owners have also rezoned lands designated in the 2040 Land Use Plan for compact housing, including the Dimond/Sand

Lake Polen Park rezoning in 2019 that added 7.5 acres of buildable R-2M zoned land with a forecast capacity of 50+ duplex/attached dwelling units. A rezoning of the former Native Hospital site on 3rd Avenue from PLI to B-2C is anticipated to accommodate a mix of community, commercial, and residential uses.

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. Actions 4-1 through 4-19 in the Plan are focused on housing. Of 70 near-term Actions in the plan to occur within the 2022 Consolidated Plan horizon, more than a dozen housing-related actions have been completed or are underway. For example, 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 as 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. In the last several years, both attached and detached ADUs have become a permitted use in all residential districts in the Anchorage Bowl. The Planning Department began tracking ADU permits in 2017 and the objective is to promote an increase in production from approximately 20-25 annually (2015-2019) to 1,000 total ADUs by 2040.

**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 by housing type 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 currently preparing amendments to the district-specific development regulations in several multifamily zoning districts, such as the R-2M and R-4A zones, to address the housing needs identified in the 2040 Land Use Plan adopted in 2017.

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. The zoning ordinance does not set minimum building size requirements.

**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 graduated 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 avoid making 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?**

Yes, 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?**

Yes, 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. Some of these efforts, listed in order of most recent first, include:

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.

The Municipality is also currently preparing amendments to the zoning ordinance to reduce minimum parking requirements and driveway width requirements in urban parts of the city, including areas with sidewalks and frequent transit service; to allow even further parking reductions by-right for affordable housing projects; and to adjust building height

and other dimensional standards in the R-2M, R-3, R-4A, and DT (Downtown) zoning districts to reduce barriers to housing.

In 2015-2017 the Municipality updated major parts of its 2012 analysis of housing demand in Anchorage. The 2017 adopted 2040 LUP updates the 2012 housing capacity and needs analysis through the year 2040. It corroborated the 2012 Analysis that there is a continued 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 2012 and 2015 analyses identified regulatory processes as one of several factors that local government could directly and quickly correct. The 2040 LUP 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.

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 current Administration has also 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.

**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 or are underway 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 Municipality is also in the process of studying the establishment of a stormwater utility, which would handle maintenance and improvements to the city's aging stormwater pipe infrastructure. The stormwater utility, once established, is anticipated to have a beneficial effect on housing development costs as more infrastructure is maintained or repaired in a systematic way, as opposed to new developments having to make off-site improvements in order to have adequate stormwater management.

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. These apply in the two highest-density residential zoning districts. 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.

Floor area/height bonuses are also provided in return for household living uses in the central business district (DT) zones. These bonuses are being updated as part of an ongoing set of projects to update the DT zoning regulations. The bonuses will be calibrated to reflect existing housing development costs as well as the additional public value of affordable (as opposed to market-rate) housing.

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. In response to inquiries by local developers and the general public, the Municipality researched its development permit review times relative to those of other cities in the U.S., and found that the Municipality has one of the fastest permit review times for a jurisdiction of our size in the nation. For example, residential project applicants receive zoning plan review comments in 5 days or less, and commercial project applicants receive zoning comments in 10 days or less.

**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 expanding these with an Anchorage 2040 Land Use Plan (2040 LUP) target of 1,000 accessory-dwelling-units (ADUs) over next 25 years. An amendment to the ADU regulations was adopted by the Anchorage Assembly in 2018. ADU units are now allowed in all residential zoning districts as well as an increase in the maximum allowed size of the

---

ADU. Further amendments and ADU assistance are under consideration under the umbrella of 2040 LUP Actions 4-7 and 4-9.

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

**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 public process for the 2040 LUP, and its adoption in 2017 and implementation by the Anchorage Assembly and Administration, has helped this community prioritize specific housing targets, goals, and strategies in an integrated framework for action. A range of actions specifically designed to produce and preserve more housing are prioritized by this plan, with more than a dozen actions either completed or underway. Recent improvements include allowing ADUs in all residential zones, allowing innovative small-lot housing subdivisions such as “unit lot subdivisions”, and passing tax incentives for housing in strategic areas of town. Current projects to reduce parking and driveway requirements, adjust multifamily zoning district-specific dimensional standards, update the Downtown zoning regulations, establish reinvestment focus areas, establish a stormwater utility, and allow more kinds of compact housing are anticipated to have positive effects.

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)**

---

### **Introduction**

The limited amount of funding provided to the Municipality of Anchorage (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 (ACEH), Continuum of Care (CoC) partners, State Department of Health and Social Services, Alaska Mental Health Trust Authority, Alaska Housing Finance Corporation (AHFC) 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 is the lack of funding. The limited 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. For all projects in the 2020 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 2020 Action Plan (AP), 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 HOME Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), and Housing Trust Fund (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 2020 AP, the Municipality will reduce the number of poverty-level families by funding two programs. The Tenant-Based Rental Assistance (TBRA) 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.

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

The Anchorage Health Department (AHD) administers the CDBG, HOME, Emergency Solutions Grant (ESG), and Housing Trust Fund (HTF) funds for the Municipality. The Community Safety and Development (CSD) Program within the Human Services Division directly administers these grants.

The Municipality coordinates monthly with the Housing Homeless and Neighborhood Development (HHAND) Commission, Anchorage Women's Commission, Anchorage Senior Citizens Advisory Commission and the Anchorage American's With Disabilities Act Advisory Commission. The Division Manager sits on the Board of Directors for the ACEH (CoC).

The Division and Program coordinate with other Municipal departments including Project Management and Engineering (PME), Real Estate (RE), and Planning in planning for future housing and public service projects. CSD also works with Purchasing and Risk Management to establish subrecipient agreements as needed.

The Anchorage Health Department (AHD), Emergency Preparedness Program administers the Municipality's Operations Plan that provides guidance for disaster preparedness, protection, response, and recovery from public health related disasters that occur in or impact the Municipality. Following the magnitude 7.1 earthquake that hit Southcentral Alaska on November 30, 2018, Anchorage Health Department representatives met multiple times with the Municipal Emergency Management Department to discuss earthquake recovery needs and plan for the possibility of the state and/or the Municipality receiving CDBG-Disaster Recovery funds.

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

The ACEH (CoC), a non-profit organization comprised of providers of homeless services that come together to address homelessness as a partner with the Municipality.

In 2020, the Municipality continued to coordinate its efforts with the HHAND Commission, the ACEH, CoC 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**

The Municipality is continually looking for ways to improve institutional structure and meeting underserved needs. Every effort is made to enhance coordination between public and private housing and social service agencies.



---

This Page Intentionally Blank

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

---

### **Introduction**

The jurisdiction must describe activities planned with Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Trust Fund (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 Home funds.
- Public Facilities – Suitable living environments and non-housing community development
- CDBG, HOME and HOME CHDO Housing Program(s)
- 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(l)(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
Total Program Income	\$0

**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(I)(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 down payment 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 down payment 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 down payment 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 2019, AWWU provided utility assistance \$8,109.52 to 22 AWWU households through their “Coins Can Count” program and CEA provided \$62,329 to 210 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 (AHD) 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 AHD 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 entry system.

Updates and input from the ACEH 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.

### **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 2 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.

**(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, 2021 for 2020 HTF funds.

All 2020 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
<b>Unit Info. - 10 Pt. Max</b>	Units with bedrooms (1 or more)	1
	Furnished	1
	In Unit Kitchen Design	1
	In Unit Laundry	1
	Accessibility Beyond Required	1
	Comparability to Market Units	1
	Broadband/Wi-Fi	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	5
	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>		150

**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 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.

---



## **Appendix A - Municipality of Anchorage (Municipality) Citizen Participation Plan**

---

The Municipality must develop and follow a Citizen Participation Plan to receive federal funds for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) and National Housing Trust Fund Grant (HTF) programs. The Citizen Participation Plan (CPP) covers the five-year Consolidated Plan (Con Plan), the Assessment of Fair Housing (AFH) as part of the Con Plan, each subsequent Annual Action Plan (AP), each year's Consolidated Annual Performance and Evaluation Report (CAPER), and any amendments to the Plans.

### **1. Purpose**

This Citizen Participation Plan sets forth the policies and procedures for citizen participation in Anchorage's Con Plan process. The Municipality is responsible for the citizen participation process.

This Citizen Participation Plan encourages citizens to participate in the Con Plan process from the beginning. It outlines the procedures for community approval of the Con Plan, for addressing concerns and complaints, and for making amendments to the plan after approval.

### **2. Opportunities**

The Municipality urges citizens to voice their concerns and share their ideas concerning CDBG, HOME, ESG and HTF program funds. It welcomes comments and suggestions regarding the CPP, Con Plan, AFH, APs, and CAPERs.

To encourage citizen participation, the Municipality will undertake the following activities each year.

- Hold at least four public hearings at different times during the program year;
- Offer public comment periods for the draft versions of the Con Plan, AFH, APs, and CAPERs;
- Consult with various groups to review needs, strategies, actions, projects, and performance;
- As soon as practical after HUD makes AFH-related data available to the Municipality, the Municipality will make such information and any other supplemental information the Municipality plans to incorporate into the AFH available to the public, public agencies, and other interested parties (24 CFR 91.105(b)(1)(i));
- Distribute notice of availability of copies of the draft Con Plan, AFH, APs, and CAPERs to the Housing, Homeless and Neighborhood Development Commission, Anchorage Coalition to End Homelessness (Continuum of Care), Federation of Community Councils, Alaska Housing Finance Corporation, other public and private

agencies that provide assisted housing, health services, and social and fair housing services, Municipal residents, and other groups as appropriate and upon request; and

- Provide the public with notice of citizen participation opportunities through email distribution lists kept for this purpose, and announcement of public hearing dates through newspaper publication a minimum of one week before date of public hearing. Related information will be posted on the Municipal website.

### **3. Public Hearings and Meetings**

The Municipality will hold at least two public hearings per year to obtain public comments on needs, strategies, actions, projects, and performance. If a need exists and resources permit, the Municipality will include other public meetings in addition to the hearings. The Municipality will hold public hearings and provide opportunities for public comment. To encourage the participation of public housing residents, the Municipality will try to hold one public meeting in a public housing community or in a place convenient to one or more public housing communities.

The Municipality will hold hearings covered by this Citizen Participation Plan at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities (24 CFR 91.105(f)). The Municipal Assembly may hold additional public hearings to approve plans and substantial amendments, appropriate grants, and allocate and award grant funds.

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 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-CV required public comment period is reduced to not less than 5 days and the public hearing may be virtual.

#### **Public Hearing #1—Proposed Needs, Strategies, and Projects**

The Municipality will hold the first public hearing each year to obtain citizens’ views and to respond to proposals and questions. It will be held before the 30-day public comment period begins for the Con Plan, AFH and an AP (24 CFR 91.105(e)(iii)). The public hearing will contain a discussion of the following items:

- The amount of assistance the Municipality expects to receive in the coming program year for the CDBG, HOME, ESG and HTF programs, including Program Income.
-

- The range of activities that the Municipality may undertake, including the estimated amount that will benefit low- and moderate-income persons.
- Address the proposed strategies and actions for affirmatively furthering fair housing consistent with AFH.
- The priority needs in the Con Plan.
- The five-year strategies in the Con Plan designed to address those needs.
- A discussion of the programs and activities necessary in the upcoming program year to carry out those strategies.

### **Public Hearing #2—Annual Action Plan or 5-Year Con Plan**

The Municipality will hold the second public hearing each year to obtain citizens' views and comments on the draft AP or five-year Con Plan. This public hearing will be held during the 30 day public comment period.

### **Public Hearing #3— Annual Action Plan or 5-Year Con Plan**

The third public hearing of each year will be conducted at the Municipal Assembly during the official approval of the AP or five-year Con Plan; this meeting occurs after the 30-day comment period on the draft has ended.

### **Public Hearing #4— Consolidated Annual Performance and Evaluation Report (CAPER)**

The Municipality will hold the fourth public hearing no later than one week before the CAPER is due to HUD.

## **4. Public Comment Period**

To provide Anchorage's residents with maximum feasible input into the Con Plan, AFH, APs and CAPERs, the Municipality provides the following public comment periods:

- Citizens may comment on the draft Con Plan, AFH, APs and substantial amendments for 30 days from the publication date.
- Citizens may comment on draft CAPERs for 15 days from the publication date.

To make comments on these documents, citizens may send written comments to the address under "Contact Information"; send an email to email address under "Contact Information"; or attend the public meetings and hearings described above. The participation of all citizens is encouraged and reasonable accommodation will be made for those persons with disabilities who need auxiliary aids, services, or special modifications and non-English speaking persons.

The Municipality will include a summary of citizen comments regarding each document and a summary of any comments not accepted (and the reasons why particular comments were not accepted). Public comments are any oral or written testimony provided at any public hearings, or any written testimony provided during the citizen comment period.

## **5. Consultation Activities**

The Municipality will consult with other groups as appropriate, including but not limited to the Anchorage Coalition to End Homelessness (the Continuum of Care), Federation of Community Councils, community councils, and social service agencies. For the AFH, the Municipality will consult with other public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, organizations that represent protected class members and organizations that enforce fair housing laws (24 CFR 91.100(a)(1). Additionally, the Municipality will consult with the Alaska Housing Finance Corporation regarding public housing agency needs, comprehensive grant program activities, neighborhood improvement programs, and resident programs and services (24 CFR 91.100(c)(1).

These groups may provide comments on the draft Con Plan, AFH and APs, including needs and proposed strategies, actions, projects, and substantial amendments.

## **6. Distribution of Draft Documents**

The Municipality will make the Con Plan, AFH, APs and CAPER available in both print and electronic versions as requested. Draft plans and reports will be posted on the Municipality website. The Municipality will also make these documents available in a format accessible to persons with disabilities or non-English speaking persons upon request.

## **7. Notification of Public Participation Opportunities**

The Municipality will provide citizens with reasonable opportunities for comment on the Con Plan, AFH, APs and CAPERs. The Municipality will place a public notice concerning the availability of these documents in one newspaper of general circulation. Citizens may send a request to Community Safety and Development to be added to the email distribution list.

The Municipality may also provide notice in a variety of additional ways that include the following:

- Notice may also be sent out by email;
- Electronic notification via facsimile;
- Direct mailing;
- Posting of notices on bulletin boards, public counters, and flyers in public agencies and community facilities; and
- Posting on the Municipality's website.

## **8. Amendments to the Consolidated Plan and Annual Action Plans**

Con Plan regulations (24 CFR 91.505) indicate that the Anchorage Housing and Community Development Plan (including the Con Plan, AFH and APs) may be changed in two ways after it is adopted by the Municipality and approved by HUD. The process used depends upon whether the change will be a non-substantive, or a substantial amendment.

---

The Municipality must amend its approved Con Plan, AFH or APs before it may make any of the following changes.

- A change in the allocation priorities or a change in the method of distributing funds.
- The addition of a new activity, using CDBG, HOME, ESG and HTF funds (including Program Income), not previously described in an AP.
- A change in the purpose, scope, location, or beneficiaries of an activity previously approved in an AP.
- The material change(s) in circumstances in Anchorage that affects the information on which the AFH is based, to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances (24 CFR 91.105(c)(ii)) and (24 CFR 5.164).

The Municipality will make the amendment public and will notify HUD about the amendment. The Municipality will ensure that all amendments are contained in the CAPER submitted to HUD after the end of the program year. The Municipality reserves the right to make non-substantive changes to the Con Plan, AFH or an AP without opening a public comment period.

#### **Non-Substantial Amendments**

A non-substantial amendment includes any changes to an AFH or AP not considered a substantial amendment.

#### **Substantial Amendments**

Con Plan, AFH and AP regulations consider certain amendments to be substantial amendments that require a public comment period and additional citizen participation. A substantial amendment would be triggered by any of the following activities.

- Changes in the use of CDBG funds from one HUD, CDBG eligible activity to another (24 CFR 91.05(c)(1)). Budget increases or decreases, by themselves, do not constitute a substantial amendment.
- Any new project not previously included in the Con Plan or an AP.
- A change in project location if the project moves outside of previously identified geographical boundaries or results in a different service area.
- The target population benefiting from an activity or project changes from the previously identified target population.
- An increase or reduction in the amount budgeted for a project or activity by more than 50% of the original budget or by more than \$100,000, whichever is greater.
- The material change(s) in circumstances in Anchorage that affects the information on which the AFH is based, to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances (24 CFR 91.105(c)(ii)) and (24 CFR 5.164).

## **Public Participation and Approval Process for Substantial Amendments**

If the Municipality should need to make a substantial amendment to its approved Con Plan, AFH or AP, it will follow the public participation and approval process below, which is substantially like that for an AP.

### **Notification of Substantial Amendment**

The Municipality will notify the community of any proposed substantial amendment that is available for comment. Notification will be provided, at a minimum, by placing a public notice in one newspaper of general circulation and by distributing the notice to interested parties through Community Safety and Development's email distribution list. Interested parties may be added to the email distribution list by sending an email request to Community Safety and Development.

### **Public Comment Period of Substantial Amendment**

The public will be invited to comment on the proposed substantial amendment for a minimum of 30 days. During the public comment period, the Municipality will hold at least one public hearing to allow the public to make comments in person. Comments will also be accepted in writing during the public comment period.

### **Consultations**

Depending on the nature of the amendment, the public participation process may also include consultation with other organizations.

### **Comments Considered**

The Municipality will consider any comments received in writing or at the public hearing. It will make any appropriate changes to the amendment in response to the comments and consultation(s) and attach a summary of these comments along with a summary of the Municipality's response to them, to the substantial amendment.

### **Final Approval**

The substantial amendment will be submitted to the Municipal Assembly for approval.

## **9. Obtaining Citizen Comments**

The Municipality will summarize oral comments from public hearings and any written comments it receives concerning the Con Plan, AFH, APs or CAPER. The Municipality will consider all comments received during the public comment period, make any appropriate changes to the subject document in response to the comments, and attach a summary of the comments, along with a summary of the Municipality's response to them, to the document. Members of the public may obtain copies of the full version of written or public hearing comments by contacting Community Safety and Development.

## **10. Outreach to Persons with Disabilities and Non-English-Speaking People**

To provide full access to programs under the Con Plan, AFH, APs or CAPERs for non-English speaking persons (24 CFR 91.105(a)(4)), the Municipality may undertake the following actions:

---

- Communicate with organizations serving various ethnic groups to insure adequate involvement with this community;
- Disseminate program materials and public hearing notices to nonprofit organizations serving the Municipality's culturally diverse population;
- Publish notices of public hearings, information availability, and citizen meetings for the proposed Con Plan and any substantial amendments in non-English publications available within the Anchorage community; and
- Provide interpreters (if available) at public hearings when the Municipality expects a significant number of non-English speaking residents to attend, or upon request.

To provide full access to programs under the Con Plan, AFH, APs or CAPERs for persons with disabilities, the Municipality will undertake one or more of the following actions:

- Select only sites for public hearings that are accessible for persons with physical disabilities;
- Provide a verbal summary or recorded summary of the Con Plan to persons with visual impairments;
- Provide sign-language interpreters or written translation at public hearings when the Municipality expects a significant number of people with hearing loss to attend, or upon request; and
- Conduct outreach to community organizations that represent persons with disabilities as part of the Con Plan process.

Non-English-speaking residents, persons with a hearing impairment, sight-impaired and blind individuals, and other persons with physical disabilities and special needs may call, write, fax, in person, or send an email to Community Safety and Development; PO Box 196650, Anchorage, AK 99519-6650 (mail); (907) 343-4881 (telephone); (907) 343-6831 (fax); [Valerie.Madison@anchorageak.gov](mailto:Valerie.Madison@anchorageak.gov) (email); or (907) 343-4468 (TTY/TDD).

## **11. Public Information and Access to Records**

Citizens, public agencies, and other interested parties may review information and records relating to the Con Plan. The Municipality will provide public access to information about the HUD programs under its Con Plan, including the following documents that the Municipality maintains on file.

- Federal Laws: Summary of the Housing and Community Development Act of 1977; Title I of the Housing and Community Development Act of 1974, as amended: The National Affordable Housing Act (as amended)
- Federal Regulations: CDBG, HOME, ESG and HTF Program regulations; related issuances and provisions (i.e. Uniform Relocation Assistance)
- Con Plan, Assessment of Fair Housing, APs and Consolidated Annual Performance and Evaluation Reports

- Information about the Municipality’s CDBG, HOME, ESG and HTF programs
- Anchorage’s Citizen Participation Plan for 2018–2022
- The Municipality’s HUD information: grant agreements, audit records, evaluation reports, approval letters, and related correspondence
- The Municipality’s public meeting records: public meetings, informal meetings with civic and neighborhood groups, and related notifications pertaining to programs under the Con Plan

Individuals may access many of these documents at no cost by the Internet at the Municipality’s website <http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx>, at Community Safety and Development’s office, Municipal libraries, or by contacting Community Safety and Development staff. Many federal documents may be accessed at [www.hudclips.org](http://www.hudclips.org).

To locate records and arrange space for viewing, the Municipality requests written notice a minimum of 2 days before review. Review of records that are at least 2 years old will require a 5-day notice. Requests for multiple copies of the same documents may be subject to a per page copying charge that will not exceed the copying charge to the Municipality.

## **12. Technical Assistance**

Upon request, the Municipality may provide technical assistance to neighborhood groups, nonprofit organizations, and other organizations representative of low- and moderate-income people who wish to develop proposals for funding assistance under any programs covered by the Con Plan. The Municipality will determine the level and type of technical assistance on a case-by-case basis.

Additionally, Municipal staff will work with organizations funded under an AP to ensure that funds are being spent for their intended purpose and within the rules and regulations of the federal government.

## **13. Complaints**

Municipal Code Title 7 – Purchasing and Contracts and Professional Services governs the submission of complaints regarding the competitive award of funding. Residents should file such complaints with the Municipal Purchasing Department according to procedures described in procurement documents.

Citizens should submit all other complaints to the Municipality, which will provide a substantive written response to every written citizen complaint related to the Citizen Participation Plan, the Con Plan, AFH, APs, substantial amendments to APs and CAPERs within 15 working days (24 CFR 91.105(j)). Send formal complaints to address under “Contact Information”.

Complaints  
Municipality of Anchorage  
Anchorage Health Department

---



Human Services Division  
Community Safety and Development  
P.O. Box 196650  
Anchorage, Alaska 99519–6650

Such substantive complaints must address the following issues (specified in HUD regulations).

- The Municipality’s description of needs and objectives in its Con Plan is plainly inconsistent with available facts and data.
- The Municipality’s proposed activities are plainly inappropriate in meeting the needs and objectives identified by the Municipality.
- The Municipality’s application does not comply with HUD requirements regulating programs under the Con Plan or other applicable laws.
- The Municipality’s application proposes activities that are otherwise ineligible as specified in applicable HUD regulations.

The Municipality will attach a summary of citizen comments and complaints and a summary of any comments not accepted (and the reasons why the Municipality did not accept them) to the final Con Plan, AFH, APs, CAPERs, or substantial amendment.

#### **Contact Information**

Municipality of Anchorage  
Anchorage Health Department  
Human Services Division  
Community Safety and Development (CSD)  
825 L Street, Room 506  
Anchorage, AK 99501  
Mail: P.O. Box 196650  
Anchorage, Alaska 99519-6650  
Phone: 907-343-4881  
FAX: 907- 249-7858  
E-mail: [ahdcspdplans@anchorageak.gov](mailto:ahdcspdplans@anchorageak.gov)

---

This Page Intentionally Blank

---

## Appendix B - Public Comments

---

### **Cook Inlet Housing Authority**

**Jeff Judd**

**9-26-2019**

We support the MOA's efforts via the Annual Action Plan to provide Federal HOME, CDBG, NHTF, and perhaps other federal funds to much needed affordable housing within our community. Given other non-Action Plan resources which provide opportunities for Home Ownership Down Payment Assistance we advocate that the Action Plan funding be focused on supporting affordable rental and special needs housing development. These types of developments experience significant development funding gaps and would greatly benefit from these Action Plan funding resources.

Cook Inlet Housing Authority has several affordable housing developments in its pipeline for the 2020 and 2021 development seasons and we are currently seeking the funding resources that would lead to these developments beginning construction in 2020 and 2021. In 2020 for instance, CIHA proposes to construct a 50-unit affordable housing project in South Anchorage. We would like the opportunity to pursue MOA HOME and NHTF funds investment in that development. Additionally, we would like to acquire several parcels in the Spenard and 36th Avenue area as part of a larger assemblage of parcels already acquired by CIHA for an significant redevelopment of blighted properties and ultimately the construction of an affordable housing development in 2021. We seek your interest in those development opportunities for the greater community benefit that they provide to Anchorage citizens.

Sincerely,  
Jeff Judd  
CIHA  
(907) 793-3021

---

### **NINE STAR EDUCATION & EMPLOYMENT SERVICES**

**Ruth Schoenleben – President & CEO**

**9-26-2019**

I recognize that comments for the community plan are due this morning, so here are my thoughts:

I would really like to see some thought given to the four pillars of the *Anchor Home* document, and especially to Pillar 1 which is prevention and diversion. This is an important piece of work that will make the other pieces of housing work well.

I do have documents that show Nine Star's success in this area, but I assume this is not the venue for that. So, I guess I leave my public comment to this...

Please, find a way to build into the Community Plan funding for Prevention and Diversion services that would ultimately support housing projects.

Let me know if you have any questions. Thanks.

Ruth Schoenleben – *President & CEO*

[NINE STAR EDUCATION & EMPLOYMENT SERVICES](#)

730 “I” Street, Anchorage, AK 99501

office 907-279-7827 · cell 907-301-4332 · fax 907-279-3299

[www.ninestar.org](http://www.ninestar.org) · [Facebook](#)

---

**Alaska Literacy Program**  
**Pickett the Executive Director**  
**2-3-2021**

Thank you for your time. I am Lori Pickett the Executive Director of Alaska Literacy Program and I’m joined today by Jim Anderson our Board Treasurer who is closely working with us on this project. I appreciate your consideration for additional critical funding to allow us to continue to provide essential service in a safe and accessible facility.

The mission of the Alaska Literacy Program is to *change lives through literacy*. Since 1974, ALP has been providing literacy services to Anchorage residents and individuals throughout the state. We moved to our current site in 1986. Over the years we have continued to grow currently supporting eight classrooms and one computer literacy lab on site.

ALP provides year-round programs for adults and families. While COVID-19 has presented challenges to our service delivery we are continuing to provide all of our services remotely and one-on-one.

At ALP we work to strengthen the community by providing individuals and families with the skills necessary to become culturally competent, self-reliant member of our community.

ALP concentrates on those most in need: beginning learners in reading and English, primarily serving low-income immigrants and refugees through several programs.

ALP’s Volunteer Program recruits, trains, certifies, and supports volunteer teachers who work in a classroom setting teaching reading, writing and speaking English to adults. Citizenship classes and our Health Education classes may also be taught by a combination of volunteers and staff.

Our Integrated English Training Program incorporates the teaching of English while focusing on specific job and career pathways often taught in a team with a content expert alongside an ELL instructor. Examples of these classes include CPR/BLS and pre CAN classes.

Family Literacy supports the education of families with young children including a pre-school that runs concurrently to adult English classes allowing for families to attend together.

---

ALP's Peer Leader Navigator initiative identifies multicultural, multilingual community leaders to train as navigators within their peer community. These Peer Leader Navigators (PLNs) are primarily from the refugee and immigrant community in Anchorage. They undergo a year long training to develop the necessary knowledge and skills to provide information on access to health care, mental health care and disaster preparedness for Anchorage community members.

After the pandemic hit, the Municipality of Anchorage partnered with us to ensure that limited English proficiency was not a barrier to residents in need of relief. PLNs are working on a daily bases to helping keep families housed and fed undergoing intense training with the municipality and other community partners to provide food, access to rental and mortgage assistance, and information about childcare, healthcare, and other critical services in this time of crisis. We are continuing to work on access to COVID-19 testing and accurate information addressing vaccine hesitancy.

The additional funding being requested for our CDBG capital project allows us to continue to full fill our mission. The project scope includes adding a fire suppressant system (i.e.sprinklers), enhancing the water line to accommodate this new system, adding a single story lift, building an Arctic entryway and installing some new floor covering. These improvements would improve the functioning of our space as well resolve the zoning questions. But most importantly will ensure safety to our pre-school and more than 200 students that attend classes in our building. With the bulk of our English classrooms located on the second level the lift will allow much needed improved access for our students, volunteers and staff.

COVID-19 has been hard on us all and this project is no exception. We have run into delays and cost overruns and additional funding is critical for us to move forward. We want to express our gratitude to the Municipality's staff who have guided us through this process, to date.

It is the philosophy of Alaska Literacy Program that adults have the right to be free from the burden of illiteracy - free to function as independent, productive citizens. We hope you will approve the Work Plan which will enable our project to be completed. Thank you.

---

-----  
**Jamar Hill**  
**President Gamers/RBI Alaska**  
**(907)231-5056**  
**2-3-2021**

**Public Testimony**

Indoor Facility Project- Gamers/RBI Alaska is a Non-Profit (Legal Name Gamers Sport Travel) supporting underserved kids in Alaska through baseball and softball. We are proposing an indoor facility project in the Mountain View Neighborhood of Anchorage on

Pine St across from Mountain View Lions Park. This project will offer athletic, academic, and positive mentorship opportunities for area kids during the winter months while supporting sustainable positive activity in Mountain View Lions park during the summer months. We've attracted MLB, GCI, and Alaska Airlines as business partners along with The Rasmuson Foundation to support our programming which will allow us offer subsidized sports programing and academic support for low income kids through this facility

**Total Cost of the Project**

\$1,000,000

**Funds Committed**

\$110,000

**Funds Raised**

\$100,000 (April 2021)

**Notable Accomplishments**

- Past Variance (Jan 2020)
- Purchased Land through the Non Profit (Feb 2020)
- Past Administrative Site Plan (Jan 2021)
- R & M Consultants Donated Civil Work (50K value)

**Letters of Support**

- Anchorage School District Superintendent
- Mountain View Boys and Girls Club
- GCI
- Mountain View Community Counsel (Pending)
- Anchorage Downtown Assembly (Pending)

-----  
-----

**RurAL CAP**

**Curtis Ecklund and Robert Marx**

**2-3-2021**

RurAL CAP would like to express support for continued funding for unsheltered homeless outreach. This funding for outreach has enabled the RurAL CAP outreach members to increase relationships for the unsheltered of Anchorage. The funding has been a reason why there has been so much success in addressing COVID in the homeless population. They have worked with partnerships across the town, both in outreach, housing providers, as well as the Sullivan Arena staff and have been able to obtain housing. Just this week, in an outreach meeting, Anchorage Coalition to End Homelessness employees commented on the quality of the relationships RurAL CAP staff had with so many unsheltered last week while completing the Homeless Individual Count. Just last quarter alone, this funding alone allowed one staff member to do 46 Coordinated Entry assessments.

In the same vein, the funding for Sitka Case Management is so invaluable for the successful transition of chronic homeless individuals from unsheltered life to stable Permanent



Supportive Housing at Sitka Place. The funding for this position allows a staff member to work with chronic homeless who are now housed, and to stabilize in housing, working on independent living skills, recovery skills, harm reduction skills, increased physical and mental health interventions when needed, and at times even job skills. The position allows staff to teach money management skills, and to help obtain increased resources.

Rural Alaska Community Action Program, Inc. (RurAL CAP) is in support of continuation of the funding for the Mobile Home Repair Program (MHRP) at the current level of \$400,000.

There is a demonstrated need for the program based on past participation and current waitlist, and RurAL CAP has the resources to continue to successfully implement this program.

Starting in 2014 through December 31, 2020, RurAL CAP successfully completed 123 projects, expending all of the funds available.

MHRP has been an extremely successful program and has greatly improved the mobile home housing stock in the greater Anchorage area.

MHRP funds have allowed improvements to be made on homes that may have otherwise gone neglected and have significantly extended the useful life of these structures.

Many health and safety issues are addressed using MHRP funds including potential fire and carbon monoxide hazards and poor indoor air quality.

These improvements allow low to moderate income residents to continue to live more comfortably and safely in their homes for the foreseeable future.

The current waitlist for MHRP has secured clients for the next two grant years at the current funding level.

In order to keep the waitlist achievable, RurAL CAP temporarily suspended intake for this program but will begin accepting new applications for 2022 later this month. Historically the waitlist has filled up very quickly for this program, demonstrating the high demand for the services.

RurAL CAP requests the opportunity to continue the Mobile Home Repair Program at the \$400,000 funding level allowing improvements to be made that will increase the useful life span of this valuable housing resource in the greater Anchorage area.

RurAL CAP is extremely grateful for the partnership RurAL CAP has with the municipality. The funding that comes from this relationship is of such great value in RurAL CAP's mission to address the needs of chronic homeless and trying to provide Permanent Supportive Housing in an effort to eliminate poverty in Alaska as well as working to improve the quality of housing for those in Anchorage who remain housed in mobile home units that are so very susceptible to the elements of our Alaskan climate.

Thank you for your consideration,

Curtis Ecklund

Planning & Construction Division Director

Rural Alaska Community Action Program  
907-865-7261

Robert Marx  
Director of Community Partnerships/Supportive Housing  
Rural Alaska Community Action Program  
907-538-2002







February 12, 2021

Mr. James Boehm  
Municipality of Anchorage, Anchorage Health Department  
Human Services Division, Community Safety and Development  
PO Box 196650  
Anchorage, AK 99519

Dear Mr. Boehm,

Habitat for Humanity appreciates the opportunity to submit comments on the Municipality of Anchorage (Draft) 2020 Annual Action Plan for funds in the HOME Investment Partnership.

Habitat for Humanity is a global nonprofit housing organization that seeks to bring people together to build homes, community, and hope. Since 1976, Habitat has served more than 600,000 families by welcoming people of all races, religions, and nationalities to construct, rehabilitate or preserve homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions.

Since 1992, Habitat for Humanity Anchorage has served 108 families through our affordable homeownership program. Habitat homeownership would not be possible without public sector investment. Federal funding is often the first source of funding for a Habitat project and leverages a significant return on investment through private support from individual donors, congregations, foundations, and corporations. In response to the draft action plan, Habitat supports the Anchorage Health Department's recommendation to award \$500,746 in HOME CDHO Housing Program funds and \$36,168 in CHDO Operating Assistance.

Habitat for Humanity Anchorage is committed to providing affordable homeownership options to those in need and we are grateful for the opportunity to comment on such a critical plan, which has the power to offer life-changing support for those deeply impacted by poverty living conditions.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Taylor".

Peter Taylor  
Executive Director  
Habitat for Humanity Anchorage

## **Covenant House Alaska**

**Alison E. Kear, Chief Executive Officer**

**2-16-2021**

To Anchorage Health Department:

Covenant House Alaska (CHA) would like to express our continued support of the Municipal Action Plan's strategies to increase affordable housing for young people, to prevent youth homelessness, to help youth who are experiencing homelessness move out of congregate-care settings and into permanent housing quickly as possible.

### **Community Development Block Grant (CDBG) Investment**

We support the Plan's goals to invest in CHA's project that will construct 25 new affordable housing units for young adults experiencing homelessness. In the 2020 Draft Action Plan, \$470,700 in CDBG funds were allocated towards "Covenant House Construction" in section 4a. This "Bridge to Success" project is moving forward as planned with a projected start date in April 2021. This CDBG investment will leverage additional investments including an Indian Housing Block Grant, a Federal Home Loan Bank of Des Moines grant, an Alaska Mental Health Authority grant, and investments from other private funder. This project will quickly move youth and young adults who are experiencing homelessness OFF the streets, OUT of congregate-care shelter and INTO long-term stable housing. With our partner, Cook Inlet Housing Authority, all investments will be spent and project will be complete by Summer 2022.

The Bridge to Success Project will help meet our city's Anchored Home Plan Pillar 2 goal to "build and maintain a robust and coordinated system of housing, case management and other supports adequate to house the people who need it, with connections to meaningful work and community." Not only will Bridge to Success residents have their own apartment to call home, they will have full access to on-site case management, education and employment opportunities, health care, counseling and other supports offered at CHA's Youth Engagement Center, which will be attached to the Bridge to Success housing project.

This project will also help meet COVID goals of moving people out of congregate care settings and into their own homes where they can quarantine and maintain social distance as needed. The Bridge to Success design will be informed by our learnings from the COVID-19 pandemic, including how to properly design shared space, ensure the security of spaces, and implementation of proper ventilation and filtration systems. In addition, all residents will have quick access to rapid testing, diagnosis and treatment as needed at the on-site Wellness Center, operated by CHA's partner Southcentral Foundation.

### **Emergency Solutions Grant (ESG) Investment**

There is currently no public dollar investment in dedicated emergency shelter for youth and young adults (ages 13 to 21) who are experiencing homelessness, exploitation and trafficking in Anchorage. It is important to recognize that an ESG investment will be a fundamental investment in our effort to keep community's young people safe, housed and on a path to stability so that we can stop cycles of poverty and chronic homelessness.

---

Because the majority of public dollars goes towards the extremely worthwhile cause of tackling chronic homelessness, we also stress the importance of upstream interventions in order to stop chronic homelessness before it occurs. The average age at CHA's emergency youth shelter is 18, a critical point in a young person's life in which we can have a tremendous impact. At CHA, the emergency youth shelter at the Youth Engagement Center includes a full continuum of robust services to help a young person attain stability including:

- Access to a host of on-site partners including Nine Star Education and Employment Services, Volunteers of America substance abuse/mental health counseling, the Southcentral Foundation Wellness Center, an Anchorage School District on-site classroom and others,
- Comprehensive Education + Employment Services (including job placement and on-site internships)
- On-site arts, music, cultural and recreation opportunities
- Human Trafficking Prevention & Intervention program,
- Permanency Navigator long-term, community-based, mobile support for young people,
- Rapid Re-Housing to quickly move young people out of shelter and into their own apartments.

During the COVID-19 pandemic, CHA has been able to fulfill a critical need of providing a safe place for young people to stay. Since the beginning of the pandemic, CHA has implemented strict protocols including enhanced cleaning, enhanced facility filtration, mask distribution, regular weekly testing for ALL youth and staff, immediate screening and testing as needed through the Anchorage Health Department and Southcentral Foundation. CHA has spent considerable resources in setting up dedicated quarantine and isolation locations that have optimal staffing to keep young people safe.

CHA is grateful for our partnership with the Municipality and appreciates the opportunity to participate in community initiatives and conversations. We will continue to advocate for vulnerable young people in Anchorage, and with the support of the Municipality, we can continue to work towards our goal of making young people's experience of homelessness *brief, rare and non-recurring*.

Thank you for accepting these comments.

**Alison E. Kear**  
**Chief Executive Officer**



PO Box 100620  
Anchorage, AK 99510-0620  
TEL: 907-272-1255

DIR: 907-339-4203

CELL: 907-227-2096

[akear@covenanthouseak.org](mailto:akear@covenanthouseak.org)



## **Appendix G – Housing, Homeless, and Neighborhood Development Commission Resolution 2019-001**

---

**Municipality of Anchorage  
Housing, Homeless, and Neighborhood  
Development Commission**

**HHANDR 2019-001  
April 3, 2019**

**A resolution to inform the Municipality of Anchorage's Mayor and Assembly of HHAND's support and endorsement of the goals of the 2018-2021 Anchored Home Plan**

**Whereas the Housing, Homeless and Neighborhood Development ("HHAND") Commission's purpose is to advise the Mayor and Anchorage Assembly on issues affecting housing development, homelessness and land usage throughout the Municipality of Anchorage, and**

**Whereas HHAND's stated purpose #3 is to advise the Mayor and Assembly as to policies, practices and legislation which affect housing and community development issues, neighborhoods revitalization strategies, and progress related to plans and programs goals, and**

**Whereas Jasmine Khan, executive director of the Anchorage Coalition to End Homelessness ("ACEH") shared an overview of the Anchored Home plan on three occasions, including a detailed review on February 6, 2019, and**

**Whereas the HHAND Commission believes the strategic Anchored Home Plan, as a detailed supplement to the previously HHAND supported 10-point Plan to End Homelessness, will significantly advance community-wide efforts to end homelessness, and**

**Whereas the HHAND Commission feels the accountability, transparency, identified data collection, and communication laid out in the Anchored Home Plan is a significant enhancement to tangibly identify movement making homeless a rare, brief and one-time event in Anchorage,**

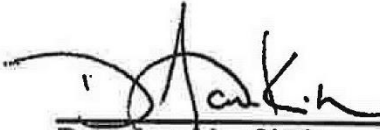
**THEREFORE BE IT RESOLVED, that the HHAND Commission supports and endorses the goals of the 2018-2021 Anchored Home Plan, and**

**BE IT FURTHER RESOLVED, that HHAND recommends a more intense focus on reporting of number of clients served, services provided, costs for those services, and outcomes of that service (the "metrics") to better provide accountability toward the goal of ending homelessness, and**

**BE IT FURTHER RESOLVED, that HHAND requests the reporting of these metrics on a quarterly basis by all agencies that benefit from Continuum of Care proceeds and that are engaged in the Coalition to End Homelessness' activities, and**

**BE IT FURTHER RESOLVED, that HHAND supports further funding of the position of the Executive Director of ACEH past the three-year contract the director is now engaged under.**

**PASSED AND APPROVED BY THE HHAND COMMISSION THIS 3RD DAY OF APRIL, 2019**

A handwritten signature in black ink, appearing to read "Doug Lamkin", written over a horizontal line.

**Doug Lamkin, Chair  
HHHAND COMMISSION**