

## Section One: **General Narratives**



**What is the Annual Action Plan?  
Annual Actions for the 2003 Program Year  
Project Summary**

## What Does This Section Contain?

The *2003 Annual Action Plan* describes how Anchorage intends to invest its Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) funds for the 2003 program year. It also identifies actions that the Office of Planning, Development, and Public Works's Community Development Division and other local organizations may use to further the strategies in the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007*.

### What Does This Mean to Me?

This section answers the following questions:

- What are the goals, strategies, and performance measures?
- What actions does the Municipality plan to take in the coming year regarding homelessness, fair housing, and other issues?
- How do the projects and actions planned for 2003 help address the needs found in the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007*?
- What are the Affirmative Marketing procedures and Outreach to Minority and Women-owned Businesses?

## What is the Annual Action Plan?

The *Anchorage Housing and Community Development Consolidated Plan for 2003-2007* adopted broad strategies and objectives to address a broad range of priority needs related to affordable housing, public housing, homelessness, and non-housing community development. The *2003 Annual Action Plan* covers the first of the five program years covered by the Consolidated Plan.

The U.S. Department of Housing and Urban Development requires cities and counties to complete a Consolidated Plan to receive funds for the CDBG, HOME, and ESG programs. The Consolidated Plan contains six major components:

1. A housing market analysis.
2. An assessment of affordable housing, public housing, homelessness, community development, and other related needs.
3. A description of the priority needs selected by the Municipality.
4. A strategic plan to address priority needs.
5. An explanation of how the Community Development Division will work with its partners in the public, private, and nonprofit sectors to carry out the strategic plan.

6. An Annual Action Plan describing the proposed projects and activities that the Community Development Division plans to undertake in the coming program year to carry out the long term strategies to address priority needs.

The *2003 Annual Action Plan* describes the projects and activities planned for the upcoming program year in relation to the Consolidated Plan's strategies, objective, and performance goals.

No later than 90 days after the program year-ends, the Community Development Division is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) that reports on the status of the projects, activities, and strategies in the Consolidated Plan. Consult the Citizen Participation Plan (Section I of the Consolidated Plan) for details on how to review and comment on the Annual Action Plan and the CAPER.

### **Annual Action Plan Elements**

In accordance with HUD regulations, the *2003 Annual Action Plan* includes the following components:

1. **Standard Form 424 (SF-424).** The Appendices contain this required Federal form.
2. **Geographic Distribution:** A description of the areas of the Municipality (including areas of low- and moderate-income concentration) in which Anchorage will provide assistance in the coming program year—along with the rationale for the priorities for allocating investment geographically.
3. **Annual Actions for the Coming Program Year:** A description of the Municipality's proposed actions and projects to carry out the 5-year strategies and objectives in its Consolidated Plan. Many of these actions are projects funded by CDBG, HOME, and ESG. Other actions are required that may not be funded by these programs. The proposed actions must be in the following categories:
  - 1) **Actions for the Homeless and Special Needs Populations:** A description of the activities that the Municipality proposes to undertake during the coming program year to:
    - Address emergency and transitional housing needs of homeless individuals and families.
    - Prevent low-income individuals and families from becoming homeless.
    - Help homeless persons make the transition to permanent housing and independent living.
    - Address the special needs for persons who are not homeless.
  - 2) **Housing and Community Development Actions:** A description of the actions proposed for the coming program year to address:

- Obstacles to meeting underserved needs.
  - Fostering and maintaining affordable housing.
  - Evaluating and reducing lead-based paint hazards.
  - Reducing the number of poverty level families.
  - Enhancing the Municipality's housing and community development delivery system (institutional structure).
  - Overcoming impediments to fair housing choice.
  - Enhancing coordination between public and private housing and social service agencies.
- 3) **CDBG, HOME, and ESG-funded Actions:** A description of the proposed projects to be funded with CDBG, HOME, and ESG for the coming year to address the priority needs and objectives identified in the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007*.
4. **Resources:** A description of the resources (Federal, State, local, and private) that are reasonably expected to be available to address the priority needs and specific objectives identified in the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007*.
5. **Specific CDBG narratives** that describe certain components of the Municipality's CDBG program.
6. **Specific HOME narratives** that describe certain components of the Municipality's HOME program.
7. **Specific ESG narratives** that describe certain components of the Municipality's ESG program.
8. **Required certifications.** Certifications to conduct certain actions such as to "affirmatively further fair housing."

### **How the 2003 Annual Action Plan is Organized**

The *2003 Annual Action Plan* presents this information in five sections. Section One contains the general information that applies to all three programs. It provides the geographic distribution of funding and explains how proposed projects are related to the 5-year strategies in the Consolidated Plan. It also summarizes proposed projects and presents proposed actions for the coming year.

Sections Two, Three, and Four present the information required for CDBG, HOME, and ESG. Section Five describes the proposed projects to be funded by these programs.

## **Geographic Distribution and Rationale**

The Municipality primarily makes CDBG, HOME, and ESG funds available throughout the Municipality, following income guidelines as required. The Community Development Division designs the programs to maximize their geographic impact due to the dispersion of residents across a wide geographic area. Any exceptions to this practice will be programs developed specifically to serve the needs of certain target clientele or neighborhoods.

The *2003 Annual Action Plan*, as well as the CDBG, HOME, and ESG projects under it, covers the Anchorage bowl, the area from Girdwood to Eklutna. The Action Plan includes activities receiving new funding for this period and current activities that were funded with previous entitlement funds.

As we review the minority concentration map, located in Appendix 1 of this plan we find that census tract 6 and 9.01 have the highest concentration (50-75%) of the non white population in residence. These census tracts cover the neighborhoods more readily identified as Government Hill, The Central Business District, Mountain View, Fairview and Airport Heights. Of equal significance is that census tracts stretching from the Northeast Community Council, across Russian Jack, and as far as Turnagain and Spenard, we find from 0 to 50% of the non white population residing. This would suggest that while there is a higher concentration of minorities residing in census tracts 6 and 9.01, there are as many if not more concentrated throughout the Anchorage community. Further, indications are that if this community is segregated at all, it is on the basis of economic status rather than on the basis of race.

The intent of the entitlement funding is to provide benefit not on the basis of race but rather on the basis of economic ability. To that end, significant effort has gone into creating programs and making those programs available city wide so as to broaden the net to capture a greater number of low income families and provide them with an opportunity to reside anywhere in the city rather than contributing to the creation of ghettos that isolate the poor.

## **Annual Actions for the 2003 Program Year**

Anchorage's Consolidated Plan strategies, objectives, activities, and proposed projects for the 2003 program year must meet one of the three national objectives. These national objectives are:

- Eliminate Slum and Blight.
- Assist low and moderate income persons/households.
- Urgent need.

The Municipality developed priority strategies and objectives to meet the housing and community development needs described in earlier sections. It also set other strategies regarding some specific issues.

## Consolidated Plan Goals

The Municipality's strategies, objectives, and activities for the Consolidated Plan must meet Federal goals. The statutes for the grant programs set forth three basic goals, each of which must *primarily benefit low-and very low-income persons* (people with incomes below 80% of Median Family Income (MFI):

The Municipality of Anchorage's goals listed in order of priority are:

- 1. To provide decent housing:** First, the programs are to provide decent housing. Included within this broad goal are the following: assist homeless persons to obtain affordable housing; retain the affordable housing stock, increase the availability of permanent housing that is affordable to low-income people without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity
- 2. To provide a suitable living environment.:** This includes programs aimed at improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating low housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic architectural or aesthetic reasons and conserving energy resources
- 3. To expand economic opportunities:** This goal includes creating jobs accessible to low and very low income persons; providing access to credit for community development that promotes long term economic and social viability; and empowering low and very income persons in federally assisted and public housing to achieve self sufficiency.

The principles associated with the above stated goals follow in order of priority:

*Priority shall be focused on developing and preserving housing for those with the greatest needs.*

- Those with the greatest need include people who are homeless, living in dangerous environments or in substandard housing that violates safety codes.
- Those with the greatest needs also includes people who have historically had limited access to housing and those particularly vulnerable to housing loss. Among these are very low include single parents, youth, people leaving foster care, the elderly, members of racial/ ethnic/cultural minorities, refugees and persons who have mental or physical disabilities.

*To make the best use of existing affordable housing resources, a continuum of services must be available to assist individuals and families in locating, obtaining, and maintaining decent stable affordable housing.*

- Persons with the greatest needs should receive supportive services that will enable them to stay in housing.
- Supportive services should be designed to promote the greatest degree of economic independence and self sufficiency appropriate for the individual.

- Services for locating, obtaining, and maintaining decent stable, affordable housing should be readily available.

*Both public and private resources are required to meet community housing need.*

- Public Housing resources should be directed toward housing for those with the greatest needs.
- Public money may also be used to stimulate private investment and fill affordability gaps.
- Participation of the philanthropic sector in public private partnerships should be encouraged
- Market driven private financing should be the primary source for meeting all other housing needs.

*There should be a direct relationship between the amount of public investment and the amount of units affordable for a minimum of 60 years thus establishing the availability of affordable housing in perpetuity.*

- Maximizing the number of unit years of affordability is an important use of public investment.
- As a condition of receiving public investment, designated affordable units should remain affordable for a minimum of 60 years.
- The number of rental units designated to remain affordable should be balanced with a subsidy to the project so that programs are marketable to private for profit and not-for-profit developers.
- Preference should go to programs that increase or preserve the affordable housing inventory, rather than programs that subsidize ongoing cost.
- Sufficient public resources should be invested to assure that affordable housing is designed, constructed, managed, and maintained so that it will be an asset to the community over the long term.

*The goals of public investment in non-housing community development should be economic vitality; safe and stable neighborhoods; thriving families; and access to opportunity for all residents.*

- Public investment in community development at the neighborhood level should focus on neighborhoods that have not shared in the recent economic expansion and on residents who have faced or are facing involuntary displacement as a result of neighborhood revitalization.
- Public investment in community development should focus on removing barriers to employment, retaining jobs in neighborhoods and providing adults and youth with access to opportunities to earn at least a living wage.
- Public investment in community development should support the goal of having essential goods and services available to low income in their local communities.
- Public investment in community development should support asset-building programs to build the wealth of low and very low income residents (household income 0 to 60% MFI (median family income))

### **The Municipality's Priority Strategies**

Through the citizen participation and consultation process described in the Section on Consolidated Plan Development, the Community Development Division developed seven top-level strategic goals to meet the priority needs in rank order based on the Citizen Participation Plan, the Housing and Community Development Survey (see Appendix A), the Town Center meetings, the Focus Groups meetings and other input from housing and non-profit agencies. It will invest its CDBG, HOME, and ESG funds according to these strategies based on the ranked priority needs:

1. Expand and preserve affordable rental housing opportunities, particularly for low-income persons.
2. Increase and preserve affordable homeownership opportunities, particularly for low- and moderate-income persons.
3. In collaboration with the Homeless Services Forum the Municipality will employ a Continuum of Care approach that will reduce the frequency and duration of homelessness.
4. Strengthen the safety net of housing and services for persons with special needs.
5. Promote livable neighborhoods and community redevelopment
6. Enhance job training and employment opportunities for low- to moderate-income persons.
7. Use CDBG funds to leverage other funding sources and sponsor economically viable projects with large public benefits.

The Community Development Division will only provide CDBG, HOME, and ESG funds to projects that help meet the above strategies during one or more of the five program years covered by the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007*.

### **Other Strategies**

CDD must also develop strategies to carry out specific national Consolidated Plan objectives. These include strategies to:

- Address impediments to fair housing.
- Reduce lead-based paint hazards.
- Move low-income persons to self-sufficiency (called an *anti-poverty strategy* in the regulations).
- Address barriers to affordable housing.

- Monitor all projects and programs.

Therefore, the Community Development Division developed the following four additional strategies:

1. Work with the public, private, and nonprofit sectors to identify impediments to fair housing choice and develop strategies to overcome them.
2. Collaborate with State and local agencies, nonprofit groups, and the private sector to reduce housing-related lead-based paint hazards, especially for low-income families and children.
3. Support State and Municipality efforts to move low-income persons to economic self-sufficiency.
4. Encourage collaboration among the organizations providing housing, community development, and economic development programs and services in the municipality.

Although Consolidated Plan regulations require CDD to carry out these other strategies during the years covered by the Consolidated Plan, they do not require it to fund specific projects related to these goals.

### **Performance Measures**

Even with the level of targeting, which has always existed with the city's community development efforts, it has become clear that the funds available are not adequate to make significant long term change in these low/moderate income neighborhoods. Performance measures are subsequently difficult to determine since the need to address the priorities of affordable housing is much greater than can be achieved during the next five years.

*Target:* Part of the performance measures are listed in the Action Plan's **Table 3, Consolidated Plan Listing of Projects**. The other performance measures can be found in the Consolidated Plan in **Tables 1A-C** and **Tables 2A-3**

*Measure:* Number of units positively impacted by Community Development's programs, or the number of persons assisted through these programs.

*Target:* To maintain timely expenditure of annual entitlement funds to meet the spend-down ratio required by HUD.

*Measure:* The percent of Entitlement funds drawn down from IDIS and applied to PeopleSoft expenses on a quarterly basis.

## **Summary of Proposed Projects for 2003**

The Community Development Division will only provide CDBG, HOME, and ESG funds to projects that meet the above strategies during one or more of the five program years covered by the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007*.

The following summarizes the Municipality's proposed CDBG, HOME, and ESG-funded projects in terms of the national goals for the Consolidated Plan, its 5-year strategies, and its objectives. CDD will update this information in each year's CAPER to reflect accomplishments.

For more details on this year's proposed projects or ongoing projects funded with funds from previous year(s), see the more specific project descriptions in Section Five of this Action Plan. Please also note that funding in one year does not guarantee funding in subsequent years; CDD must often respond to new opportunities and urgent needs.

## **Helping the Homeless and Special Needs Populations**

### **Helping the Homeless**

During the coming program year, the Community Development Division will continue to help the Municipality's Homeless Services Forum employ a Continuum of Care approach to reduce the frequency and duration of homelessness. It will carry out this strategy by funding projects and engaging in other actions to help homeless people.

### **Project Funding**

The Community Development Division will fund three activities to help the homeless in the current program year utilizing the Emergency Shelter Grant Program. Descriptions of these are in Section Five, projects 39-41.

### **Other Actions to Help the Homeless**

The Community Development Division will continue as lead for the Municipality's Continuum of Care process. A CDD staff person will attend Homeless Services Forum meetings as appropriate. At these meetings, CDD will communicate priorities, share information, and support the efforts of the Homeless Services Forum and other groups to coordinate critical services to the Municipality's homeless population.

HUD has required a comprehensive, community-based Continuum of Care strategy as an exhibit in McKinney Program Homeless Assistance funding applications since 1996. Anchorage's collaborative planning effort has been very successful in obtaining grant funding for homeless programs through this process.

Anchorage's Continuum of Care system provides the fundamental components of prevention, outreach, intake and assessment, transitional housing with necessary support and rehabilitative services, and permanent housing or permanent supportive housing. The Consolidated Plan illustrates that there are many gaps that exist and there is a shortage of facilities and services for almost every component.

The homeless gaps analysis table from the annual Continuum of Care application is included in the Consolidated Plan's priority needs analysis. Using this analysis strengthens the linkage to the broader human service, housing and community development planning

processes. Identifying gaps and priorities is an integral part of the Continuum of Care development process.

Alaska Housing Finance Corporation will continue its point-in-time surveys to obtain accurate unduplicated counts of the number of homeless people in the Municipality as of a given date. The Community Development Division will continue to work with the Homeless Services Forum to enhance planning and service delivery.

### **Addressing the Special Needs of Persons Who Are Not Homeless**

During the coming program year, the Community Development Division will continue to help strengthen the safety net of housing and services for persons with special needs. CDD's commitment to serving persons with special needs includes incorporating their needs into each year's Action Plan. Please note that by Federal Law, the Municipality can only use a maximum of 15 percent of its CDBG funds for public services, including those for projects that help the homeless.

CDD will fund three activities with CDBG funds to help persons with special needs (who are not homeless) in the current program year:

- Domestic Violence Family Safety Program, #26
- Disabled Access Program, #6
- Child Advocate Program (STAR), #23

See Section Five for project descriptions. Besides these programs, many of the CDD's other projects can serve persons with special needs. The CDD's efforts to provide affordable housing can help many of these families move more quickly to economic self-sufficiency by providing additional assistance to enable them to devote scarce resources to other needed items. Rental housing development and housing rehabilitation will be accessible and adaptable as required. Additionally, some of CDD's non-housing community development activities such as the bus token program can serve special needs populations.

### **Addressing Obstacles to Meeting Under-Served Needs**

The Annual Action Plan must describe the Municipality's proposed actions for the coming program year to address obstacles to meeting under-served needs. The *2003 Annual Action Plan* includes strategies and actions to enhance coordination and address gaps in the housing and community development delivery system, which are obstacles to meeting under-served needs. Therefore, the Municipality's proposed actions in the affordable-housing, assisted housing and public-housing and resident initiatives categories help address obstacles to meeting under-served needs.

### **Fostering and Maintaining Affordable Housing**

The Annual Action Plan also describes the Municipality's proposed actions for the coming program year to foster and maintain affordable housing. The Consolidated Plan examined affordable housing, public housing, and other assisted housing needs.

The Municipality's top priority for the use of CDBG and HOME funds is to support the production and preservation of affordable housing. The actual allocation of these funds reflects this priority. For purposes of the Consolidated Plan, "affordable housing" means that which is affordable at 30 percent of household income and meets the CDBG and HOME program guidelines for low- to moderate-income households.

### **Affordable Housing**

CDD will fund several projects that foster and maintain affordable housing in the current program year:

- Affordable Homeownership Program (Habitat), #4
- Disabled Access Program, #6
- Emergency Repair Program (ER), #7
- Mobile Home Dislocation Program, #8
- Property Acquisition for Affordable Housing Program, #9
- Anchorage Communities Home Ownership Resource (AnCHOR)” Program, #34
- Homeowner Rehabilitation Program, #35
- Tenant-Based Rental Assistance (TBRA) Program, #36
- Housing Acquisition and Rehabilitation Program (HARP), #37
- Anchorage Housing Initiatives (AHI) (CHDO), #38

Refer to Section Five for project descriptions.

### **Public Housing and Resident Initiatives**

Anchorage currently has no Municipal public housing authority, nor does it plan to establish one. However, two housing authorities own and operate assisted housing projects within the Municipality: the Alaska Housing Finance Corporation (AHFC), a public housing authority, and the Cook Inlet Housing Authority (CIHA), a Regional Housing Authority.

Neither of these two agencies is a “troubled” housing authority. HUD’s Public Housing Division scores AHFC annually through the Public Housing Management Assessment Program on a series of indicators. AHFC rates 100 percent for all of the indicators and is therefore considered a “high” performer. Cook Inlet Housing Authority continues to be a high performer as well.

As required by the Quality Housing and Work Responsibility Act of 1998, the Community Development Division is coordinating the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007* and the *2003 Action Plan* with these two organizations. Development of the Consolidated Plan and this Annual Action Plan included consultation with staff and residents of both organizations. The Community Development Division will continue working with both organizations to help them achieve the goals and objectives in their Public Housing Plans, which are consistent with the goals and objectives of the *Anchorage Housing and Community Development Consolidated Plan for 2003-2007*.

### **Other Assisted Housing**

In addition to the Alaska Housing Finance Corporation and Cook Inlet Housing Authority, the Community Development Division consulted with other assisted housing providers as part of its Consolidated Planning process.

## **Evaluating and Reducing Lead-Based Paint Hazards**

HUD regulations require that the 5-year Consolidated Plan examine lead-based paint hazards and develop a strategy for reducing them. The Annual Action Plan describes the Municipality's proposed actions for the coming program year to evaluate and reduce lead-based paint hazards.

The Community Development Division's strategy is to collaborate with State and local agencies, nonprofit groups, and the private sector to reduce housing-related lead-based paint hazards, especially for low-income families and children. The Community Development Division has funded a lead based paint program and developed lead-based paint policies and procedures that insure compliance with 24 CFR Part 35—Lead-Based Paint Poisoning Prevention in Certain Residential Structures. The Lead-Based Paint Program is incorporated into the acquisition, rehabilitation, and rental-assistance programs funded by CDBG and HOME.

## **Reducing the Number of Poverty Level Families**

HUD regulations require that the Consolidated Plan contain an "Anti-Poverty strategy." Each Annual Action Plan describes the Municipality's proposed actions for the coming program year to reduce the number of poverty level families. The Community Development Division's strategy is to help families move to economic self-sufficiency by utilizing the following strategies:

**Affordable Housing:** Providing low-income households with housing assistance allows them to live in safe, decent, attractive housing. It provides a base for them to maintain employment, provides a nurturing environment to raise children, and helps them become a part of the community where they work. The affordable housing projects funded by the Community Development Division for low-income renters and homeowners directly supports the anti-poverty strategy. Homeownership also helps families build individual wealth by building home equity.

**Job Training:** Education and training are important for a low-income person to gain the skills needed to obtain and maintain employment. The Job Ready Program #27, funded by CDBG this year, serves as one example.

**Support Services:** Enables people to prepare for, find, and keep a job. Families that are moving from welfare to work need a variety of services to help them find and keep employment and successfully transition off of assistance. This year, many of the CDBG-funded public services and the ESG-funded Safe Cities program help with this goal.

**Safe, Affordable Child Care:** is necessary if families are to move from the welfare rolls to the job rolls. The legislature allocated additional child-care funds to meet the needs of the increasing number of parents who are employed or engaged in mandated work-activities. However, additional funds were not allocated to meet needs of low-wage workers who require childcare assistance in order to remain in the job market.

**Transportation:** Lack of transportation is one of the most common barriers to employment. The most frequently authorized transportation services are bus passes to enable lower income people to travel to job locations and schools. This year, CDD is continuing to use CDBG to fund a free bus token program (project #22) that helps lower income people get the transportation they need to work and supportive services.

The projects listed above may help in reducing the number of poverty level families in the current program year by assisting the families gain employment and higher paying jobs.

## **Enhance the Municipality's Housing and Community Development Delivery System (Institutional Structure)**

The 5-year Consolidated Plan examined the effectiveness of the Municipality's housing and community development system. It also analyzed gaps in the delivery system and possible strategies to enhance collaboration. The Annual Action Plan also describes the Municipality's proposed actions for the coming program year to enhance the Municipality's housing and community development delivery system (institutional structure).

In the strategic plan, the Community Development Division adopted a 5-year strategy to address gaps in the institutional structure and foster collaboration. CDD's focus on the institutional structure is a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors. The division is taking a leadership role in three areas:

- Vision.
- Collaboration, including communication and coordination.
- Leveraging of Resources, including education and outreach.

## **Enhance Coordination between Public and Private Housing and Social Service Agencies**

The Annual Action Plan describes the Municipality's proposed actions for the coming program year to enhance coordination between public and private housing and social service agencies. The Consolidated Plan is based on collaborative processes and consultations to develop a unified vision for meeting housing and community development needs. Extensive outreach has been made to public and private agencies, organizations, and the general public to solicit input on housing, neighborhood revitalization, economic development, and homeless and human services needs.

The following are actions between public and private housing and social service agencies:

- Continue to host town and public meetings to inform the public and to allow public input and comment.
- Continue participation in the Anchorage Continuum of Care by helping coordinate and facilitate the annual application in cooperation with Continuum members. Continue to develop the homeless and special needs sections of the Consolidated Plan and Annual Action Plan in concert with its development of the Continuum of Care. The Continuum itself consists of partnerships with several private and nonprofit social service providers throughout Anchorage.

The Community Development Division consults closely and coordinates activities with the following:

- The local HUD Field Office--Provides advice and assistance with statutory and regulatory requirements; technical assistance, training, and capacity-building; and marketing and outreach efforts to promote community development and affordable housing.
- Alaska Housing Finance Corporation (AHFC)--Administers the public housing units and the Section 8 rental assistance programs in Anchorage; administers the State's technical assistance grant; and is the source of critical statistical data. AHFC administers Housing Opportunities for Persons with AIDS (HOPWA) statewide, including the Municipality of Anchorage with the majority of Alaskans with HIV/AIDS.
- Cook Inlet Housing Authority (CIHA)--CIHA is an Alaska Regional Housing Authority based in Anchorage which operates numerous affordable housing programs within Anchorage. CIHA programs include senior and family rental housing, affordable home loans, tenant-based rental assistance, and assistance with emergency repairs, accessibility improvements and weatherization upgrades. Additionally, CIHA is an active partner with the Municipality, administering its Rental Rehabilitation Program and Homeowner Rehabilitation Program. CIHA partners with other service providers within Anchorage, providing emergency, homeless, and transitional housing; and youth programs for safety and crime prevention.
- Community Councils--Councils representing the neighborhood revitalization area are encouraged to participate in the assessment and prioritization of needs and the development of appropriate revitalization strategies.
- Anchorage Assembly--The eleven elected members of the Anchorage Assembly review and approve the Consolidated Plan, Action Plans, and the allocation and award of grant funds. The Assembly must also appropriate grants. Each of these actions includes a public hearing before the assembly.
- Housing and Neighborhood Development (HAND) Commission--The eleven appointed members of the HAND Commission advise the Municipality in the development of the Consolidated Plan and Action Plans. It also serves as a forum for

public hearings and the acceptance of public testimony for the Municipality's CDBG and HOME programs.

- There are many other non-profits and public agencies that partner and participate in the administering of the CDBG and HOME programs and providing other services to the low- and moderate-income persons/households in Anchorage.

## **Overcome Impediments to Fair Housing Choice**

Federal regulations issued by HUD governing the Consolidated Plan require jurisdictions to complete an analysis of impediments to fair housing choice. This analysis must also set strategies and actions to overcome the impediments.

The Annual Action Plan describes the Municipality's proposed actions in the coming program year to overcome impediments to fair housing choice. For the 2003 program year, CDD plans to do the following:

### **1. Conduct an Analysis of Impediments to Fair Housing Choice and develop collaborative strategies to address them.**

Anchorage last conducted an Analysis of Impediments (A.I.) to Fair Housing Choice in 1996. The Community Development Division therefore plans to conduct a new one in the coming year to more accurately understand and address fair housing issues. CDD will use the amendment process described in the Citizen Participation Plan to incorporate the impediments found in its new A.I. along with the strategies developed to overcome them.

### **2. Work with the Anchorage Equal Rights Commission (AERC) to educate the community on Fair Housing issues and to enforce anti-discrimination laws.<sup>1</sup>**

### **3. Support the AERC's efforts to organize a Fair Housing Conference in Anchorage.**

Some of the topics to be covered may include a focus on Fair Housing issues in Urban and Rural Alaska, Fair Lending Laws, the Americans with Disabilities Act and Fair Housing, new construction issues, and "Reasonable Accommodation."

### **4. Support the AERC's efforts to organize an *Anchorage Fair Housing Alliance*.**

The AERC, the Community Development Division, the HAND Commission, and the Department of Health and Human Services will provide representatives to participate. The Department of Housing and Urban Development and the Alaska Housing Finance Corporation will provide technical assistance to the group. Alliance members will receive training in municipal, state and Federal fair housing laws at the meetings. The Alliance may hold monthly (or bi-monthly) meetings at the AERC to discuss citywide fair housing issues, receive training on fair housing laws, plan a citywide conference, and develop local fair housing materials.

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<sup>1</sup> According to written testimony provided by Rural CAP, Inc., AERC Fair Housing Alliance should also include representation from housing providers and professional and trade associations.

## **Overcome Barriers to Affordable Housing**

The Annual Action Plan describes the Municipality's proposed actions for the coming program year to overcome barriers to affordable housing. The Community Development Division found in the Consolidated Plan public process that two of the most prevalent barriers to production of affordable housing are the lack of developable land and the lack of affordable housing.

CDD's subsidy of affordable rental and homeownership units will help overcome these barriers. Its emphasis on collaboration and leveraging will help stretch scarce affordable housing funds farther. The Property Acquisition for Affordable Housing program will insure that some of the limited available land will be utilized for affordable housing. And furthermore, the Municipality is working toward the development of a Community Land Trust.

## **Monitoring**

The Community Development Division continues to increase its focus on program accountability and monitoring of CDBG and HOME contractors, subrecipients, grantees and CHDOs. CDD plans to monitor the expenditures of funds and the progress of projects through monthly/quarterly reports from each of the above. Staff also plans to carry out site visits to inspect work in progress/completed and review records to ensure that all program requirements are complied with. Areas to be reviewed during site visits include agency financial management systems, client eligibility, labor standards, equal opportunity, lead-based paint regulations, procurement practices, etc. Any findings or concerns arising from site visits will be followed up through correspondence, and, if necessary, repeat visits. Contractors are required to submit copies of their annual audits, and these are reviewed for possible weaknesses in financial management and internal controls. Technical assistance will be provided as needed.

## **Affirmative Marketing**

The Community Development Division's policy is to broadly disseminate information to the public regarding fair housing laws, as well as its own guidelines for participation in the HOME Program. It will follow the policies and procedures as outlined below:

CDD will inform the public, owners, and potential tenants about Federal fair housing laws. For lenders and organizations participating in the homeownership and TBRA programs, records must be retained on the household size, family type, income, and ethnicity of all families assisted with HOME funds. These participants will also have to comply with all fair housing laws and use the Equal Housing Opportunity Logo in all newspaper advertisements.

## **Minority and Women-Owned Businesses**

The Community Development Division's policy is to afford minorities, women, and small businesses equal opportunity in all procurement and contracting programs. The Municipality of Anchorage has a Disadvantaged Business Enterprise (DBE) and Women-Owned Business Enterprise (WBE) program which meets the requirements of the local law, AMC 7.60, and the federal Department of Transportation regulations (49 CFR 23). This is managed by the D/WBE Officer in the Office of Equal Opportunity (OEO).