

## Section Five: Proposed Project Descriptions



**Funding Sources**  
**Proposed CDBG Projects**  
**Proposed HOME Projects**  
**Proposed ESG Projects**

## **What Does This Section Contain?**

The *2003 Annual Action Plan* describes the proposed projects for which Anchorage is to invest its Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) funds.

### **What Does This Mean to Me?**

This section answers the following questions:

- What are the funding sources for the 2003 Program Year?
- What projects are proposed by the Municipality to be funded with its housing and community development programs?
- What is each of these projects about?

## Housing and Community Development Resources

The Municipality will receive \$2,330,000 of Federal CDBG funds, \$1,114,921 of Federal HOME funds HOME, and \$78,000 of Federal funds for the ESG program. The 2003 Program Year (PY) is from January 1, 2003-December 31, 2003. CDBG activities for the 2003 PY will draw from both entitlement funds and program income. CDD estimates that during the 2003 PY, it will receive \$180,000 in program income from the CDBG Program, it will receive \$137,650.59 in recaptured HOME funds from prior years, and estimates it will receive \$20,000 of HOME recaptured funds. The CDD does not anticipate program income from prior years (not previously programmed or reported), nor that it will receive any program income from the ESG Program. The funds that will be available in PY 2003 will be utilized to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, especially for low- and moderate-income persons.

### Funding Sources

| <b>Entitlement Grant<br/>(includes reallocated funds)</b> |                       |
|---|-----------------------|
| <b>Program</b>  | <b>Amount</b>         |
| CDBG 2003   | \$ 2,330,000          |
| CDBG Program Income                                       | 180,000               |
| <b>Total CDBG 2003</b>                                    | <b>2,510,000</b>      |
| HOME PY2003   | 1,114,921             |
| Prior Year Recaptured Funds                               | 137,650.59            |
| HOME Recaptured Funds                                     | 20,000                |
| <b>Total HOME</b>   | <b>1,272,571.59</b>   |
| ESG PY 2003   | 78,000                |
| <b>Total ESG</b>  | <b>78,000</b>         |
| <b>Total Funding Sources</b>                              | <b>\$3,860,571.59</b> |

**Table 1-1**

Current funding levels continue to be insufficient to solve the many problems faced by low-income citizens. It is becoming more important than ever that Anchorage organizations pursue other sources of funding to maximize accomplishments and achieve goals and objectives.

Applications by local organizations for most of HUD's other programs must be consistent with the local Consolidated Plan. When an organization's application for HUD funding is aligned with the strategies of Anchorage's Consolidated Plan, the application is therefore consistent with that plan.

HUD's HOME Investment Partnership Program requires a 25 percent match from non-Federal sources. A more detailed description of all program funding sources- Federal, State, local and private- is provided in the Consolidated Plan in Section 15, Leveraging Resources. This section provides a list of all anticipated resources that public agencies,

neighborhoods, and nonprofit organizations can use to further the strategies in the Consolidated Plan.

Any change in a project as proposed herein that is necessary to bring the project into compliance and that is determined to be a “substantial” change, will require a separate, additional public process to further amend the Action Plan prior to final approval.

The slate of projects listed below in **Proposed CDBG Projects - Table 51** is the recommendation of projects to be selected and funded for PY2003. In the slate of projects, all but four programs/projects are contracted or committed through the administration budget. The four new projects proposed consist of the Property Acquisition, Rehabilitation, and Neighborhood Parks development. The rationale for the proposing the new projects is to meet the timeliness ratio of drawing down from HUD, 1.5 times the Municipality’s entitlement funds for the year, to be taken November 2, 2003. Of all types of activities, the acquisition of properties by the Participating Jurisdiction (PJ, which is the Municipality) is the most expedient way of spending funds and is typically used by PJ’s across the country when faced with spend-down issues.

**Proposed CDBG Projects - Table 5-1**

| <b>CDBG Projects</b>  | <b>Prior Budget Years \$</b> | <b>PY 2002 \$</b> | <b>PY 2003 \$</b> | <b>PY 2003 Revision \$</b> | <b>Total Balance PY 2003</b> |
|---|------------------------------|-------------------|-------------------|----------------------------|------------------------------|
| Administration, Planning, Grants Management                     | 74,649                       | 256,600           | 452,000           | 136,000                    | 919,249                      |
| Neighborhood Planning   | 0                            | 151,000           | 50,000            | (136,000)                  | 65,000                       |
| Alcohol & Substance Abuse Permanent Supportive Housing          | 0                            | 100,975           | 0                 | (51,975)                   | 49,000                       |
| Affordable Homeownership (Habitat)                              | 0                            | 51,975            | 100,000           | 43,407                     | 195,382                      |
| AWAIC - Transitional Housing                                    | 210,510                      | 800,000           | 37,600            | 0                          | 1,048,110                    |
| Disabled Access Program   | 216,163                      | 0                 | 200,000           | (146,163)                  | 270,000                      |
| Emergency Repair Program  | 403,737                      | 200,000           | 400,000           | (62,277)                   | 941,460                      |
| Mobile Home Dislocation   | 130,877                      | 180,000           | 0                 | (250,000)                  | 60,877                       |
| Rental Rehabilitation   | 0                            | 200,000           | 400,000           | 0                          | 600,000                      |
| Renaissance Zone Housing Rehabilitation                         | \$59,902                     | 0                 | 0                 | (59,902)                   | 0                            |
| Transitional/Permanent Supportive Housing                       | 0                            | 0                 | 347,950           | (347,950)                  | 0                            |
| Lead Based Paint Remediation                                    | 98,811                       | 0                 | 0                 | 0                          | 98,811                       |
| Elimination of Slum and Blight                                  | 56,514                       | 180,000           | 180,000           | 0                          | 416,514                      |
| Catholic Social Services – Pipe Dreams                          | 28,438                       | 0                 | 0                 | (3,649)                    | 24,789                       |
| Covenant House Alaska – Building Rehab                          | 8,328                        | 0                 | 0                 | 0                          | 8,328                        |
| Neighborhood Health Center – Rehab                              | 43,318                       | 0                 | 0                 | 0                          | 43,318                       |
| Quyana Clubhouse Renovations                                    | 211,788                      | 0                 | 0                 | (211,788)                  | 0                            |
| Renaissance Zone Playground Safety Package                      | 418,031                      | 0                 | 0                 | 0                          | 418,031                      |
| Neighborhood Parks  | 0                            | 0                 | 0                 | 0                          | 0                            |
| Alaska Museum of Natural History                                | 0                            | 0                 | 0                 | 535,000                    | 535,000                      |
| Anchorage Opera/Alaska Dance Theatre                            | 0                            | 0                 | 0                 | 890,000                    | 890,000                      |
| Special Olympics Alaska   | 0                            | 0                 | 0                 | 300,000                    | 300,000                      |
| Woodland Park Clubhouse - Boys & Girls Club                     | 62,126                       | 0                 | 0                 | 0                          | 62,126                       |
| Bus Token Program   | 0                            | 20,690            | 20,690            | 0                          | 41,380                       |
| Child Advocate Program (STAR)                                   | 0                            | 69,175            | 69,175            | 0                          | 138,350                      |
| Child Development Program (YMCA)                                | 0                            | 49,217            | 49,217            | (98,434)                   | 0                            |
| Multi-sensory Instruction of Illiterate Adults                  | 0                            | 89,732            | 112,790           | 0                          | 202,522                      |
| Domestic Violence Family Safety Project (Alaska Legal Services) | 0                            | 50,497            | 55,000            | 0                          | 105,497                      |
| Job Ready Program (Boys & Girls Club)                           | 0                            | 30,423            | 35,578            | 0                          | 66,001                       |
| Consolidated Un-programmed (De-obligated)                       | 536,269                      | 0                 | 0                 | (536,269)                  | 0                            |
| <b>TOTAL:</b>   | <b>2,559,461</b>             | <b>2,430,284</b>  | <b>2,510,000</b>  | <b>0</b>                   | <b>7,499,745</b>             |

## CDBG Projects Descriptions

### 1) Administration, Planning, and Grant Management

Up to 20 percent of all new CDBG funds, as allowed by HUD regulation, including program income, may be used to provide grant management, planning, and technical assistance to carrying out CDBG, HOME and selected other activities. Ten percent of HOME funds may be used for these activities as well (see project number 28 in the HOME Investment Partnership section for more details). Planning, Technical Assistance and Grant Management include functions necessary to carry out the CDBG program in a timely and orderly manner, while conforming to regulations and citizen involvement through management, coordination and evaluation systems. Activities also include monitoring subrecipient agreements and budgets, and assuring all federal and local guidelines are met, including eligibility under HUD national objectives, Davis Bacon labor requirements, environmental reviews, fair housing and affirmative marketing. The Municipality is also required to perform environmental reviews for projects initiated and funded by HUD, which are not part of the Municipality's CDBG or HOME programs.

|                                   |    |                |
|-----------------------------------|----|----------------|
| CDBG balance of funds Prior 2002: | \$ | 74,649         |
| CDBG funds (PY2002):              |    | 256,600        |
| CDBG funds (PY2003):              |    | 452,000        |
| CDBG funds (PY2003 Rev.):         |    | 136,000        |
| CDBG funds Total Balance:         | \$ | <u>919,249</u> |

### 2) Neighborhood Planning - Citywide

The Municipality, in conjunction with relevant public and private agencies and entities, will create and publish a neighborhood-planning handbook. The handbook will assist neighborhoods in developing their neighborhood plans and provide a vehicle to secure the funding required to achieve their goals and objectives in developing or redeveloping their neighborhood. The proposed funding amount will allow the Municipality to engage the services of a consultant to help produce the handbook. An RFP was advertised in May 2003. Production of the handbook will be scheduled to coordinate with neighborhood planning component of the Municipality's comprehensive plan, Community 2020.

|                                   |    |               |
|-----------------------------------|----|---------------|
| CDBG balance of funds Prior 2002: | \$ | 0             |
| CDBG funds (PY2002):              |    | 151,000       |
| CDBG funds (PY2003):              |    | 50,000        |
| CDBG funds (PY2003 Rev.):         |    | -136,000      |
| CDBG funds Total Balance:         | \$ | <u>65,000</u> |

### 3) Alcohol and Substance Abuse Permanent Supportive Housing

The Community Development Division is commissioning a study to create a conceptual framework that will provide foundation baseline-data in order to project the quantity and type of housing units needed to house the homeless. This identification and creation of baseline data may be used by the Community Development Division, non-profit agencies, housing developers, Community Housing Development Organizations (CHDOs), and other local government agencies to create and prioritize projects.

Since the project part can not be initiated until the study is complete, those funds are being reprogrammed. When it is determined what the issues are, how to address them, and the required funding, CDBG funds may be programmed in later program years.

Study (admin)

|                                   |    |               |
|-----------------------------------|----|---------------|
| CDBG balance of funds Prior 2002: | \$ | 0             |
| CDBG funds (PY2002):              |    | 49,000        |
| CDBG funds (PY2003):              |    | 0             |
| CDBG funds (PY2003 Rev.):         |    | 0             |
| CDBG funds Total Balance:         | \$ | <u>49,000</u> |

Project Cost

|                                   |    |          |
|-----------------------------------|----|----------|
| CDBG balance of funds Prior 2002: | \$ | 0        |
| CDBG funds (PY2002):              |    | 51,975   |
| CDBG funds (PY2003):              |    | 0        |
| CDBG funds (PY2003 Rev.):         |    | -51,975  |
| CDBG funds Total Balance:         | \$ | <u>0</u> |

**4) Affordable Homeownership Program (Habitat for Humanity)**

It is planned to acquire 2 to 3 sites with program year 2002 funds and 6 to 8 sites with program year 2003 funds. The sites will be acquired for the construction of affordable housing for low- to moderate-income households. This project is designed to provide more affordable housing while also generating a sustainable source of program match for the HOME program. The Municipality has been charged with creating innovative and realistic sources of match for the HOME program and with moving away from depending on “wind fall” projects that may or may not provide the consistent resources that can be used to meet our recurring match responsibilities. By partnering with Habitat for Humanity, an organization that is designed for the sole purpose of developing simple, decent affordable housing through the use of volunteer labor, a reliable annual source of match can thus be created.

Sites will be acquired using CDBG funds and the construction of new single-family housing units will be completed using other funds and volunteer labor. This program will be administered by Habitat for Humanity. Homebuyers will be required to qualify for a 0% interest loan and comply with the policies of Habitat of Humanity’s program. The homebuyer will also receive a 0% interest deferred loan for down payment and closing costs of up to \$2,500 of HOME funds from the AnCHOR Program.

As part of this project, Habitat for Humanity will be acquiring other sites and assisting more low- and moderate-income households without using CDBG funding. The home buyers for these units will also receive the AnCHOR down payment and closing costs assistance.

|                                   |    |                |
|-----------------------------------|----|----------------|
| CDBG balance of funds Prior 2002: | \$ | 0              |
| CDBG funds (PY2002):              |    | 51,975         |
| CDBG funds (PY2003):              |    | 100,000        |
| CDBG funds (PY2003 Rev.):         |    | 43,407         |
| CDBG funds Total Balance:         | \$ | <u>195,382</u> |

**5) AWAIC Transitional Housing and Expansion Project**

**100 West 13<sup>th</sup> Avenue, Anchorage, Alaska 99501:** AWAIC is building transition housing and expand their office building. The property is owned by AWAIC and is located at the above address. The transitional housing will create secure, congregate 10-bed transition housing for women who are domestic violence victims. The office expansion will provide additional space for support services for those residents, support services for other domestic violence victims in transition but not resident on AWAIC property, and outreach and prevention education. This project went through a Request for Proposal process in program year 2001 and was awarded \$210,510 from Program Year 2001 and \$800,000 from PY2002. Construction began in May 2003 and is expected to be completed in December 2003.

|                                   |    |                  |
|-----------------------------------|----|------------------|
| CDBG balance of funds Prior 2002: | \$ | 210,510          |
| CDBG funds (PY2002):              |    | 800,000          |
| CDBG funds (PY2003):              |    | 37,600           |
| CDBG funds (PY2003 Rev.):         |    | 0                |
| CDBG funds Total Balance:         | \$ | <u>1,048,110</u> |

**6) Disabled Access Program – Citywide**

The Disabled Access Program (DAP) provides assistance to renters and owners needing to modify a housing unit for increased accessibility. DAP provides up to \$15,000 of assistance to qualified applicants. Assistance is available to low- and moderate-income residents throughout the Municipality and may be provided in the form of a grant, forgivable loan, or deferred loan.

The total household income may not exceed the United States Department of Housing and Urban Development’s (HUD) established low-income limits, according to family size. Maximum grant is \$15,000. Part of the CDBG funds have been contracted to Anchorage Neighborhood Housing Services and some of the funds will be administered by the Municipality.

|                                   |    |                   |
|-----------------------------------|----|-------------------|
| CDBG balance of funds Prior 2002: | \$ | 216,162.92        |
| CDBG funds (PY2002):              |    | 0.00              |
| CDBG funds (PY2003):              |    | 200,000.00        |
| CDBG funds (PY2003 Rev.):         |    | -146,162.92       |
| CDBG funds Total Balance:         | \$ | <u>270,000.00</u> |

**7) Emergency Repair Program – Citywide**

The Emergency Repair program will continue to provide assistance to low- and moderate-income homeowners (including owners of houses and mobile homes) to repair items presenting a threat to health or safety in the home. The maximum amount of assistance for the Emergency Repair Program is \$15,000. Assistance is available to low- and moderate-income residents throughout the Municipality and may be provided in the form of a grant, forgivable loan, or deferred loan. Examples of items that frequently qualify under this program are failed furnaces and water heaters, leaking roofs, or rotting floors.

The total household income may not exceed United States Department of Housing and Urban Development's (HUD) established low-income limits, according to family size.

The maximum loan amount is \$15,000. Part of the CDBG funds have been contracted to Anchorage Neighborhood Housing Services and some of the funds will be administered by the Municipality.

|                                   |    |                   |
|-----------------------------------|----|-------------------|
| CDBG balance of funds Prior 2002: | \$ | 403,737.00        |
| CDBG funds (PY2002):              |    | 200,000.00        |
| CDBG funds (PY2003):              |    | 400,000.00        |
| CDBG funds (PY2003 Rev.):         |    | -62,277.20        |
| CDBG funds Total Balance:         | \$ | <u>941,459.80</u> |

### **8) Mobile Home Dislocation**

The Mobile Home Dislocation Assistance Program (MHDAP) will continue to provide low- and moderate-income mobile home owners assistance when being dislocated because of the mobile home park closing. This program will provide for rehabilitation activities before and after relocation to comply with building code regulations and provide safe housing.

To qualify for MHDAP, the total household income may not exceed United States Department of Housing and Urban Development's (HUD) established low-income limits, according to family size. Proof of ownership is also required. The acceptable form of evidence for ownership is a DMV Title, except for the years in which titles were not available through the DMV.

The program is being administered by Catholic Social Services. They have lost the staff originally involved with the program and have requested that the program be temporarily cut back until they again have the staff capacity. Those needing assistance can still apply to the Emergency Repair program at Anchorage Neighborhood Housing Services or at the Municipality.

|                                   |    |               |
|-----------------------------------|----|---------------|
| CDBG balance of funds Prior 2002: | \$ | 130,877       |
| CDBG funds (PY2002):              |    | 180,000       |
| CDBG funds (PY2003):              |    | 0             |
| CDBG funds (PY2003 Rev.):         |    | -250,000      |
| CDBG funds Total Balance:         | \$ | <u>60,877</u> |

### **9) Rental Rehabilitation Program – Citywide**

The Rental Rehabilitation Program will help to maintain low- and moderate-income rental housing. The Rental Rehabilitation Program will provide low interest loans (3% up to 30 years) to owners/investors of rental housing. It was also generate program income for future projects. Borrowers will be required to provide (100%) leveraged funds and rent to low- and moderate income households. The program will be administered by Na Qenq'a Community Development Financing, Inc., a non-profit subsidiary of Cook Inlet Housing Authority.

|                                   |    |                |
|-----------------------------------|----|----------------|
| CDBG balance of funds Prior 2002: | \$ | 0              |
| CDBG funds (PY2002):              |    | 200,000        |
| CDBG funds (PY2003):              |    | 400,000        |
| CDBG funds (PY2003 Rev.):         |    | 0              |
| CDBG funds Total Balance:         | \$ | <u>600,000</u> |

### 10) Renaissance Zone Housing Rehabilitation Program

This project has been cancelled for CDBG and the remaining funds reprogrammed. The activity may be carried out by another agency with other funds.

|                                   |    |          |
|-----------------------------------|----|----------|
| CDBG balance of funds Prior 2002: | \$ | 59,902   |
| CDBG funds (PY2002):              |    | 0.00     |
| CDBG funds (PY2003):              |    | 0.00     |
| CDBG funds (PY2003 Rev.):         |    | -59,902  |
| CDBG funds Total Balance:         | \$ | <u>0</u> |

### 11) Transitional/Permanent Supportive Housing

The Transitional/Permanent Supportive Housing is designed to provide transitional or permanent housing with services to persons or households below 30% of the median income. An RFP for capital projects is anticipated in early 2004, with preference given to housing that will serve this type of housing for homeless or persons with special needs. This project may include CDBG funding for land acquisition, housing rehabilitation, and/or infrastructure.

Because this project will not expend funds during PY 2003, funds have been reprogrammed. It will be considered for funding again for PY 2004.

|                                   |    |          |
|-----------------------------------|----|----------|
| CDBG balance of funds Prior 2002: | \$ | 0        |
| CDBG funds (PY2002):              |    | 0        |
| CDBG funds (PY2003):              |    | 347,950  |
| CDBG funds (PY2003 Rev.):         |    | -347,950 |
| CDBG funds Total Balance:         | \$ | <u>0</u> |

### 12) Lead Based Paint (LBP) Remediation – Citywide

This project was funded for \$100,000 in program year 2001 and includes LBP management and remediation. No additional funds have been allocated for program year 2003.

On September 15, 2000, 24 CFR Part 35 - Lead Based Paint Poisoning Prevention in Certain Residential Structures became effective. Anchorage is fully implementing 24 CFR 35 in all of its affordable-housing programs. For housing projects that involve homes built before 1978, the Municipality (and the entities, agencies, subrecipients, and contractors administering its programs and projects) contracts with EPA certified firms

possessing EPA certified supervisors, work-safe workers, LBP inspectors, and risk assessors; and utilizes their professional expertise.

|                                   |    |                  |
|-----------------------------------|----|------------------|
| CDBG balance of funds Prior 2002: | \$ | 98,811.05        |
| CDBG funds (PY2002):              |    | 0.00             |
| CDBG funds (PY2003):              |    | 0.00             |
| CDBG funds (PY2003 Rev.):         |    | 0.00             |
| CDBG funds Total Balance:         | \$ | <u>98,811.05</u> |

### **13) Elimination of Slum and Blight – Citywide**

The first part of this program is named “Rust In Peace” and involves the removal of junk automobiles from private property in Anchorage. Assistance will be provided on a first-come first-served basis and on the availability of funding. Assistance is provided as a one-time grant. This means if a person collects more junk automobiles on private residential property after the fact, they are no longer eligible for additional assistance. This activity is a collaborative effort with Code Enforcement, the Anchorage Police Department, and the Community Development Division.

The second part of this project involves the removal of junk from the right-of-ways in Anchorage. The activity is a collaborative effort with Heritage Land Bank, Department of Health and Human Services, Street Maintenance, Municipal ROW Enforcement, Community Work Service crews, and Cultural and Recreational Services.

The third part may be used for the demolition or clean up of dilapidated property presenting a threat to the life/safety of residents.

|                                   |    |                |
|-----------------------------------|----|----------------|
| CDBG balance of funds Prior 2002: | \$ | 56,514         |
| CDBG funds (PY2002):              |    | 180,000        |
| CDBG funds (PY2003):              |    | 180,000        |
| CDBG funds (PY2003 Rev.):         |    | 0              |
| CDBG funds Total Balance:         | \$ | <u>416,514</u> |

### **14) Catholic Social Services – Pipe Dreams**

This project was for the rehabilitation of the building’s twenty-nine year old plumbing system including replacement of all galvanized piping and lead contaminated piping, abatement of asbestos based pipe insulation, and replacement of faucets and fixtures as needed. The building houses six programs administered by Catholic Social Services as well as a Head Start program. The project is located at Catholic Social Services Center, 3710 East 20<sup>th</sup> Avenue. The project was completed in PY 2003 and the remaining funds are being reprogrammed.

|                                   |    |                  |
|-----------------------------------|----|------------------|
| CDBG balance of funds Prior 2002: | \$ | 28,438.06        |
| CDBG funds (PY2002):              |    | 0.00             |
| CDBG funds (PY2003):              |    | 0.00             |
| CDBG funds (PY2003 Rev.):         |    | -3,649.29        |
| CDBG funds Total Balance:         | \$ | <u>24,788.77</u> |

**15) Covenant House Alaska – Building Rehabilitation**

This project was for building rehabilitation to create a suitable environment conducive for teaching vocational skills to young people. Approximately 3,700 square feet of unfinished basement space will be renovated to bring it into compliance with code standards for “occupied” space to support the proposed training program. This project located at Covenant House Alaska Vocational Center, 750 W. 5<sup>th</sup> Avenue. It is expected to leverage \$429,775. The project is 99% complete and scheduled to be completed the summer of 2003.

|                                   |    |                 |
|-----------------------------------|----|-----------------|
| CDBG balance of funds Prior 2002: | \$ | 8,327.97        |
| CDBG funds (PY2002):              |    | 0.00            |
| CDBG funds (PY2003):              |    | 0.00            |
| CDBG funds (PY2003 Rev.):         |    | 0.00            |
| CDBG funds Total Balance:         | \$ | <u>8,327.97</u> |

**16) Neighborhood Health Center – Building Rehabilitation**

The Fairview Health Center Renovation and Upgrade project is located at 1217 East 10<sup>th</sup> Avenue. This project was for rehabilitation and improvements of the roof, HVAC system, fire and safety system, office space, elevator, and entrances and exits of the building. The facility provides comprehensive primary medical, dental, and related health services for low- and moderate-income persons.

At the time of the original award, the Community Development Block Grant Program allocated \$118,335 for the costs of this project. Due to a delay in the project start date, the cost estimates originally prepared no longer reflected the true cost of the project. The rehabilitation was completed in May 2003.

|                                   |    |                  |
|-----------------------------------|----|------------------|
| CDBG balance of funds Prior 2002: | \$ | 43,318.22        |
| CDBG funds (PY2002):              |    | 0.00             |
| CDBG funds (PY2003):              |    | 0.00             |
| CDBG funds (PY2003 Rev.):         |    | 0.00             |
| CDBG funds Total Balance:         | \$ | <u>43,318.22</u> |

**17) Qu yana Clubhouse Renovations, Southcentral Foundation**

This project, located at 225 Eagle Street, was funded in program year 2001. The project was to consist of building rehabilitation improvements, including: roof and wall insulation, window upgrades, construct a covered walkway between the parking area and the facility, and to upgrade the exterior siding. The building houses a rehabilitation facility for approximately 100 formerly homeless, chronically and severely mentally ill adults. The project has been declared ineligible for CDBG funds. Most of the items were completed with other funds and the CDBG funds are being reprogrammed.

|                                   |    |          |
|-----------------------------------|----|----------|
| CDBG balance of funds Prior 2002: | \$ | 211,788  |
| CDBG funds (PY2002):              |    | 0        |
| CDBG funds (PY2003):              |    | 0        |
| CDBG funds (PY2003 Rev.):         |    | -211,788 |
| CDBG funds Total Balance:         | \$ | <u>0</u> |

**18) Renaissance Zone Playground Safety Package, MOA Parks & Beautification**

This project was originally presented in the 1998 Action Plan and scheduled to be implemented over a three-year period. There is no additional funding for program year 2003. The project includes safety and accessibility upgrades to eleven parks located in the Renaissance Zone. Upgrades will result in parks that are safe for children to play in, and increase accessibility for the disabled. The project implementation is as follows: Year One \$360,000 (1999 CDBG funds): parks include Sunset Park (Birch Street & Vine Ave), Cope Park (Cope Street & W. 36<sup>th</sup>), Kanchee Park (Klevin Street and East 4<sup>th</sup> Ave) and Duldida Park (Hoyt & Thompson Ave). Year Two was funded \$345,000 from PY 2000 and Year Three \$275,000 from PY 2001. The parks for PY 2000 and 2001 are currently under construction and include: Eastchester Park (Seward Highway & Orca Street), Turpin Park (Oklahoma Street and Peck Ave), Old Hermit Park (Willow Street & W. 31<sup>st</sup> Ave), Roosevelt Park (Jefferson Avenue and Roosevelt Drive), Earl and Muriel King Park (A Street and 13<sup>th</sup> Avenue), Sitka Park (Seward Highway and Orca Street), Barbara Park (Barbara Street & 32<sup>nd</sup> Avenue), Roosevelt Park (Taft Street & Roosevelt Drive), and Woodland Park (Iowa Drive & 36<sup>th</sup> Avenue). The parks are expected to be completed in June 2003.

|                                   |    |                   |
|-----------------------------------|----|-------------------|
| CDBG balance of funds Prior 2002: | \$ | 418,031.19        |
| CDBG funds (PY2002):              |    | 0.00              |
| CDBG funds (PY2003):              |    | 0.00              |
| CDBG funds (PY2003 Rev.):         |    | 0.00              |
| CDBG funds Total Balance:         | \$ | <u>418,031.19</u> |

**19) Woodland Park Clubhouse, Boys and Girls Club of Southcentral Alaska**

This project located at 2300 West 36<sup>th</sup> Avenue, Anchorage, Alaska 99503, was funded in program year 2001. Construction was completed by May 2003. The project consisted of replacing an existing obsolete heating and ventilation system originally installed in 1952 at the current location, with a new TRANE MUA-DS-5 gas fired rooftop unit. The current system was inadequate, inefficient and expensive to maintain. It has failed during severe weather in the past. The new system will provide stable and efficient heat and air according to Uniform Building Code standards and improve the indoor air quality for 537 children and adults.

|                                   |    |                  |
|-----------------------------------|----|------------------|
| CDBG balance of funds Prior 2002: | \$ | 62,126.20        |
| CDBG funds (PY2002):              |    | 0.00             |
| CDBG funds (PY2003):              |    | 0.00             |
| CDBG funds (PY2003 Rev.):         |    | 0.00             |
| CDBG funds Total Balance:         | \$ | <u>62,126.20</u> |

**20) Bus Pass/Token Program**

The Municipality will offer free bus tokens to low-income residents that use the Municipal bus system as transportation to and/or from work. The passes may be good for up to one year. This program was established in PY 2002 through collaborative effort with Public

Transportation Department and the Department of Health and Human Services. \$20,690 was programmed for PY 2002 and again for PY 2003.

|                                   |    |               |
|-----------------------------------|----|---------------|
| CDBG balance of funds Prior 2002: | \$ | 0             |
| CDBG funds (PY2002):              |    | 19,151        |
| CDBG funds (PY2003):              |    | 20,690        |
| CDBG funds (PY2003 Rev.):         |    | 0             |
| CDBG funds Total Balance:         | \$ | <u>39,841</u> |

### **21) Child Advocate Program, Standing Together Against Rape (STAR)**

The Child Advocate Program will respond to Alaska CARES (Child Abuse and Response Evaluation Services) when child victims of sexual violence need services. The Child Advocate will support and provide information to teen victims and non-offending parents or caregivers, coordinate services between agencies to ensure a full continuum of care, and educate the general public about sexual abuse. Services will be provided to approximately 300 people at their office located at 1057 Fireweed Lane. This project was selected for PY 2002 through a RFP process for Public Service activities under the 15% CDBG cap.

|                                   |    |                |
|-----------------------------------|----|----------------|
| CDBG balance of funds Prior 2002: | \$ | 0              |
| CDBG funds (PY2002):              |    | 69,175         |
| CDBG funds (PY2003):              |    | 69,175         |
| CDBG funds (PY2003 Rev.):         |    | 0              |
| CDBG funds Total Balance:         | \$ | <u>138,350</u> |

### **22) Child Development Program, YMCA**

The Child Development Program was to provide child care/development for approximately 70 in Mt. View in conjunction and collaboration with several other non-profit organizations under one roof with convenient location and easy access. Their office is located at 3350 Commercial Drive. This project was selected for PY 2002 through a RFP process for Public Service activities under the 15% CDBG cap, but has been cancelled. The funding is being re-programmed.

|                                   |    |          |
|-----------------------------------|----|----------|
| CDBG balance of funds Prior 2002: | \$ | 0        |
| CDBG funds (PY2002):              |    | 49,217   |
| CDBG funds (PY2003):              |    | 49,217   |
| CDBG funds (PY2003 Rev.):         |    | -98,434  |
| CDBG funds Total Balance:         | \$ | <u>0</u> |

### **23) Multi-sensory Instruction of Illiterate Adults, Anchorage Literacy Project**

The Multi-sensory Instruction of Illiterate Adults Program will provide illiterate adults with the literacy skills to escape the cycle of dependence and victimization by moving them towards self-sufficiency and self-reliance. The program will also provide multi-sensory reading instruction in small classes supported with computer assisted learning software to illiterate adults.

Services will be provided at their office located at 1345 Rudakof Circle. This project was selected for PY 2002 through a RFP process for Public Service activities under the 15% CDBG cap. \$112,790 was programmed for PY 2002 and again for PY 2003.

|                                   |    |                |
|-----------------------------------|----|----------------|
| CDBG balance of funds Prior 2002: | \$ | 0              |
| CDBG funds (PY2002):              |    | 89,732         |
| CDBG funds (PY2003):              |    | 112,790        |
| CDBG funds (PY2003 Rev.):         |    | 0              |
| CDBG funds Total Balance:         | \$ | <u>202,522</u> |

**24) Domestic Violence Family Safety Program, Alaska Legal Services**

Alaska Legal Services will expand legal services to children of domestic violence and children at risk of child abuse or neglect. Services will also be provided to non-offending parents. Services will be provided at their office located at 1016 West 6<sup>th</sup> Avenue. This project was selected for PY 2002 through a RFP process for Public Service activities under the 15% CDBG cap. \$55,000 was programmed for PY 2002 and again for PY 2003.

|                                   |    |                |
|-----------------------------------|----|----------------|
| CDBG balance of funds Prior 2002: | \$ | 0              |
| CDBG funds (PY2002):              |    | 50,497         |
| CDBG funds (PY2003):              |    | 55,000         |
| CDBG funds (PY2003 Rev.):         |    | 0              |
| CDBG funds Total Balance:         | \$ | <u>105,497</u> |

**25) Job Ready Program, Boys and Girls Club**

The Job Ready Program is a Boys and Girls Clubs of America workforce maturity program, at the Mountain View Clubhouse. Through Job Ready, approximately 40 teens will learn the skills and knowledge necessary to find, obtain and keep a job through work maturity training, job placement, follow-up and case management. The clubhouse is located at 315 N. Price Street. This project was selected for PY 2002 through a RFP process for Public Service activities under the 15% CDBG cap. \$35,578 was programmed for PY 2002 and again for PY 2003.

|                                   |    |               |
|-----------------------------------|----|---------------|
| CDBG balance of funds Prior 2002: | \$ | 0             |
| CDBG funds (PY2002):              |    | 30,423        |
| CDBG funds (PY2003):              |    | 35,578        |
| CDBG funds (PY2003 Rev.):         |    | 0             |
| CDBG funds Total Balance:         | \$ | <u>66,001</u> |

**26) Alaska Museum of Natural History**

A private nonprofit organization that was founded in 1989. The state’s only museum solely dedicated to natural history, archeology, geology, zoology and botany. Its mission is *“To collect, conserve, preserve, interpret, and exhibit Alaska’s natural history specimens for the express purpose of enriching the knowledge of all the people of this community as well as all our visitors to Alaska.”*

AKMNH is proposing to use CDBG funds to acquire a 12,000 square foot, two-story warehouse and a dilapidated shop on three lots located at the “four corners” of Bragaw and Mountain View Drive. This location lends itself to enhanced visibility as well as nestling the museum in the heart of the Mountain View neighborhood. The purchase of these buildings, with subsequent demolition and remodeling, will eliminate an unsafe structure, enhance the remaining warehouse, and provide adequate parking and landscaping per Municipal standards. Modifications to the warehouse facility will include incorporating “northern cities” design ideas with the addition of a new south-facing entrance that will house gift and coffee shops. The structure is in a key location and is important for the revitalization of the neighborhood. The relocation of the museum to this facility will revitalize this “entrance” to Mountain View and provide employment opportunities to neighborhood residents. As an additional neighborhood benefit, at least 51% of all jobs created will be made available to low- to moderate-income persons.

CDBG funds (PY2003 Rev.): 535,000

**27) Anchorage Opera/Alaska Dance Theatre (Wilhour Trust Site-Arts & Cultural District Core Project, Retail and Office Space)**

Anchorage Neighborhood Housing Services has facilitated a planning effort to develop a neighborhood revitalization project in Mountain View, one of Anchorage’s most distressed neighborhoods. A key component of the project is the creation of an Arts and Cultural District along Mt. View Drive. Redevelopment of this district will result in retail business growth, renovation of blighted real estate properties, and increased economic activity in the area.

The Wilhour site (150,000 sf of land) provides a site for the construction of the core element of the Arts and Cultural District. Relocation of the Anchorage Opera and Alaska Dance Theatre to a proposed, shared facility provides the key anchor arts organizations. Supplemental retail and office space will also be constructed as part of the core project.

Incorporated in 1962, Anchorage Opera has evolved from an all-volunteer community organization to Alaska’s only nonprofit professional opera company. The principal program of the Opera’s Education and Outreach Program is Studio Theatre Young Artist Program, offering workshops, residencies and performances in underserved schools and communities statewide, reaching an audience of 13,000 Alaskans annually.

Alaska Dance Theatre (ADT) is a nonprofit school of dance and performing company founded in 1981. ADT offers annual *ArtReach* and *KidsReach* invitationals to underserved audience, allowing those who might not otherwise have exposure to the arts to attend on of our concerts for free.

This project will use CDBG funds to acquire the 150,000 square foot tract of land with two existing, smaller structures. The relocation of the Opera and Dance Theatre as well as other support businesses will create new jobs, and the business owners will make at least 51% of jobs available to low- to moderate-income persons. At the time of publication, this project is contingent on the completion of an Environmental Review in accordance with 24 CFR Part 58.

CDBG funds (PY2003 Rev.): 890,000



## Proposed HOME Project Descriptions

| HOME Projects  | Prior PY<br>2002 \$ | PY 2002<br>\$ | PY 2003<br>\$ | Total<br>Balance<br>PY 2003 |
|--|---------------------|---------------|---------------|-----------------------------|
| Administration, Planning, and Grant Management         | 0                   | 71,306        | 111,492       | 182,798                     |
| Anchorage Communities Home Ownership Resource (AnCHOR) | 206,935             | 400,000       | 559,591       | 1,166,526                   |
| Homeowner Rehabilitation Program                       | 0                   | 403,250       | 403,250       | 806,500                     |
| Tenant-Based Rental Assistance Program                 | 87,247              | 0             | 30,000        | 117,247                     |
| Housing Acquisition and Rehab Program (HARP)           | 264,300             | 160,650       | 168,239       | 593,189                     |
| Anchorage Housing Initiatives                          | 0                   | 276,475       | 0             | 276,475                     |
| TOTAL:   | 558,482             | 1,311,681     | 1,272,572     | 3,142,735                   |

**Table 5-2**

### 29) Administration, Planning, Technical Assistance and Grant Management

Up to 10 percent of all new HOME funds in a given year, as allowed by HUD regulation, including program income, may be used to provide planning, technical assistance and grant management to carry out HOME and other selected activities. HOME funds in this category will be used by the Community Development Division to administer the HOME program. These HOME funds will also contribute to planning and technical assistance activities which further affordable housing development in the Municipality of Anchorage. A more extensive description of these activities is provided in the CDBG section.

|                                  |    |                |
|----------------------------------|----|----------------|
| HOME Funds (Prior 2002 Balance): | \$ | 0              |
| HOME funds (PY2002):             |    | 71,306         |
| HOME funds (PY2003):             |    | 111,492        |
| Total available for PY 2003      | \$ | <u>182,798</u> |

### 30) Anchorage Communities Home Ownership Resource (AnCHOR)

The AnCHOR Program is a user-friendly resource designed to assist low- and moderate-income Anchorage families purchase homes, and “anchor” neighborhoods by increasing homeownership rates. The program is available Citywide.

AnCHOR offers funds for down payment and closing costs, up to \$25,000, to families with household incomes at or below 80 percent of the area median who wish to purchase a single-family home within the Municipality of Anchorage. Assistance is in the form of a second mortgage loan on top of the maximum affordable first mortgage the borrower can obtain. The second mortgage is secured by a note and deed of trust and requires monthly payments based on the ability to pay, or may be deferred until the property is sold or until the owner moves out. The interest rate will be 0% to 3% depending on income. If the

borrower sells or moves out of the home, the balance becomes due and payable to the Municipality's HOME Program.

A borrower's total household income may not exceed U.S. Department of Housing and Urban Development's (HUD) established low-income limits, according to family size. These income limits are adjusted on an annual basis. The maximum amount of assistance will be \$25,000 for existing houses and a minimum of \$1,000.

Additionally, AnCHOR funds will be available for down payment and closing costs, up to \$2,500 0% interest loans for the Affordable Homeownership program administered by Habitat for Humanity. The loans will be deferred until the property is sold or the owner moves out of the home.

The Municipality is also partnering with AHFC in the creation of the Housing Choice Voucher Homeownership Program. This program will provide AnCHOR loans to disabled individuals utilizing Section 8 assistance in becoming homeowners.

|                                  |    |                     |
|----------------------------------|----|---------------------|
| HOME Funds (Prior 2002 Balance): | \$ | 206,935.00          |
| HOME funds (PY2002):             |    | 400,000.00          |
| HOME funds (PY2003):             |    | 559,590.59          |
| Total available for PY 2003      | \$ | <u>1,166,525.59</u> |

### **31) Homeowner Rehabilitation Program – Citywide**

The Homeowner Rehabilitation Program was established in program year 2002 out of the priority need to improve the housing stock and to enable low- and moderate-income families to rehabilitate their homes. The program will provide low interest loans to families with household incomes at or below 80 percent of the area median. The maximum loan amount will be \$35,000, a maximum amortization of 30 years, with an interest rate that may range from 0% to 6% based on household income. Payments may also be deferred until the deed is sold or transferred.

Na Qenq'a Community Development Financing, Inc., a non-profit subsidiary of Cook Inlet Housing Authority, will administer this program.

|                                  |    |                |
|----------------------------------|----|----------------|
| HOME Funds (Prior 2002 Balance): | \$ | 0              |
| HOME funds (PY2002):             |    | 403,250        |
| HOME funds (PY2003):             |    | 403,250        |
| Total available for PY 2003      | \$ | <u>806,500</u> |

### **32) Tenant-Based Rental Assistance Program (TBRA)**

The TBRA provides rental assistance to low-income individuals. A RFP will be advertised in PY 2003. It is anticipated that this program will provide HOME match.

|                                  |    |                |
|----------------------------------|----|----------------|
| HOME Funds (Prior 2002 Balance): | \$ | 87,247         |
| HOME funds (PY2002):             |    | 0              |
| HOME funds (PY2003):             |    | 30,000         |
| Total available for PY 2003      | \$ | <u>117,247</u> |

**Community Housing Development Organization (CHDO) 15% Reserve**

The 2003 Action Plan appropriates 15 percent of the HOME entitlement to an Anchorage-certified Community Housing Development Organization (CHDO). These funds will be added to the current CHDO Project administered by ANHS. This includes acquisition and new construction/rehabilitation of housing for low-moderate income households. See project #37 below, Housing Acquisition and Rehab Program (HARP).

**33) Housing Acquisition and Rehab Program (HARP), (CHDO)**

This program provides for the acquisition of housing units in need of rehabilitation. Acquired units will be rehabilitated and sold to low- and moderate-income first time homebuyers. The program may also acquire land for the construction of new housing units that will be sold to low- and moderate-income first time homebuyers. Acquisitions may be located community wide. HARP requires consideration be given to universal design and disability access. This is also encouraged in all programs funded through the Community Development Division.

|                                  |                   |
|----------------------------------|-------------------|
| HOME Funds (Prior 2002 Balance): | \$ 264,300        |
| HOME funds (PY2002):             | 160,650           |
| HOME funds (PY2003):             | 168,239           |
| Total available for PY 2003      | \$ <u>593,189</u> |

**34) Anchorage Housing Initiatives (AHI), (CHDO)**

AHI is a CHDO that contracted to acquire three lots for the construction of accessible housing. One lot was acquired September 2001 for \$19,461.55 and located on North Hoyt Street. Construction of the home is complete. An offer has been made for a second lot. It is anticipated that the construction on the second home will be completed by PY 2004.

|                                  |                   |
|----------------------------------|-------------------|
| HOME Funds (Prior 2002 Balance): | \$ 0              |
| HOME funds (PY2002):             | 276,475           |
| HOME funds (PY2003):             | 0                 |
| Total available for PY 2003      | \$ <u>276,475</u> |

## Proposed ESG Projects

| ESG Categories             | PY 2003 \$ |
|----------------------------|------------|
| Homeless Prevention        | 23,367     |
| Essential Services         | 23,367     |
| Maintenance and Operations | 27,366     |
| Administration             | 3,900      |
| Total                      | 78,000     |

**Table 5-3**

### 35) Homeless Prevention

Monies for Homeless Prevention will be distributed directly to those in need by the SAFE City Program. Assistance activities under this category include defraying rent and/or utility arrearages for individuals and families that have received eviction or shut-off notices. Individuals or families may also receive security deposits or first month's rent assistance to alleviate or prevent a homeless situation. The emphasis is to prevent individuals and/or families from becoming homeless due to a short-term, unanticipated reduction in income. This assistance is, generally, up to about \$250, provided on a one-time basis to prevent an eviction or utility shut-off. Additionally, this assistance is provided from October through March, or until the funds are exhausted. This program anticipates serving about 15 to 20 households per month for six months under this category. Applications for assistance under this category are accepted and screened for eligibility at the beginning of each month. During periods when funding is not available, households seeking assistance are referred to other programs/agencies and faith-based organizations which provide like services.

ESG funds (PY2003): \$23,367

### 36) Essential Services

Monies for Essential Services will be distributed directly to those in need by the SAFE City Program. Activities include providing assistance to those who are homeless to secure permanent housing and maintain independent living. This objective is supported by providing security and utility deposits, transportation to alcohol detoxification and treatment, as well as to other health care, job training and employment opportunities. Applications for security and utility deposits are accepted and screened in the same manner as indicated above, however, in the case of Essential Services assistance, an applicant must provide documentation confirming or attest, through personnel statement, that they are in fact homeless. Transportation is provided via taxi vouchers through Bean's Cafe and Brother Francis shelter for accessing alcohol detoxification and treatment services. Additionally, this program purchases about \$10,000 in bus tokens/passes which

are distributed to Emergency Homeless Shelters and other community homeless service providers to assist homeless persons in obtaining health care, job skills and opportunities aimed at alleviating their homeless situation.

ESG funds (PY2003): \$23,367

### **37) Maintenance and Operations**

Maintenance & Operations funds (\$27,366) will be distributed on contracts. Contractors will be selected through a competitive Request for Grant Proposal (RFGP) process. Activities which fall under this category, include defraying maintenance and operating costs of emergency and transitional shelters for homeless persons, including rent, repair, security, fuels, and equipment costs, insurance, utilities, and/or furnishings.

ESG funds (PY2003): \$27,366

### **38) Administration**

These funds, representing 5% or \$3,900 of the \$78,000 award, will be used to satisfy Municipal indirect costs generated by administering the Emergency Shelter Grant Program. Administrative costs include finance and accounting, payroll, purchasing, personnel, etc. The Emergency Shelter Grant is managed by the Department of Health and Human Services (SAFE City) program staff.

ESG funds (PY2003): \$3,900