



Anchorage  
Health  
Department

# Community Safety & Development Update

## Housing and Homelessness Committee

### February 18, 2026



# Presenters

- Jed Drolet, Community Systems Program Manager
- Darcie Montalvo, Human Services Division Manager

# Agenda

- Residential Rehab Program
- Supportive Housing Services
- Homelessness to Housing Voucher Program
- Q&A



# Residential Rehab Program

# Residential Rehab Program

- Goal: Revitalize existing housing stock
- Funding: \$692,325 (baseline)
- Sources: Past years unspent HUD funding
  - Community Development Block Grant (2021): \$494,357
  - HOME Investment Partnerships (2025): \$197,968

# Residential Rehab Program

- Status: Substantial Amendments to 2021 and 2025 Action Plans in Public Comment Phase (30 days from February 4)
- Public Hearing: February 18 (today) at 6pm at Loussac Library
- Comment Period Closes March 6
- Target Assembly Date: March 24

# Residential Rehab Program

- Preliminary Stages
- Seeking community input regarding program structure:
  - Grants and/or loans?
  - Types of repairs
  - Timelines
  - Priorities



# Residential Rehab Program

## Funding Structure Options

<b>Grant</b>	A <b>no-repayment</b> financial award given directly to the household or project.
<b>Forgivable Loan</b>	A loan that <b>does not need to be repaid</b> if the household meets certain conditions (e.g., stays in the home for a set number of years).
<b>Deferred Loan</b>	A loan where <b>repayment is postponed</b> —typically due when the property is sold, refinanced, or ownership changes.
<b>Amortized Loan</b>	A <b>standard loan</b> with regular monthly payments (including interest) over a fixed term.
<b>Affordability Covenant</b>	A <b>legal agreement</b> recorded on the property that ensures it remains affordable (e.g., limits resale price or rent) for a set period or permanently.

Source: City of Walla Walla, WA

# Residential Rehab Program

## Funding Structure Options

Goal (Examples)	Grant	Forgivable Loan	Deferred Loan	Amortized Loan	Affordability Covenant
Repayment for Future Use (Program Income)	0	2	4	5	0
Minimal/Zero Debt Burden to Household	5	5	3	1	2
Long-Term Affordability of Housing	4	4	4	3	5
Incentivize Owner Buy-In / Private Investment	1	3	4	5	3
Administrative Simplicity	5	3	1	4	2
<b>Total Score</b>	<b>13</b>	<b>17</b>	<b>16</b>	<b>18</b>	<b>12</b>

Scale: 0 (low) to 5 (high)

Source: City of Walla Walla, WA (adapted)

# Residential Rehab Program

## Monitoring and Evaluation Criteria

- Number of units repaired
- Number of new units created (possibly)
- Number of loans paid off (if using loans)



# Residential Rehab Program

## Next Steps



**PUBLIC HEARING**  
2/18/2026

**Housing Repair and Rehabilitation Program**

Loussac Library--Wilda Marston Theatre  
3600 Denali St., Anchorage, AK 99503  
*OR via TEAMS*  
Meeting ID: 231 067 458 129 05  
Passcode: 7Qz3SL6W

- Public Hearing tonight!
- Public comment period closes 3/6
- Target Assembly date 3/24



# Supportive Housing Services

# Supportive Housing Services

- Goal: Expanding supportive services to residents who may need a higher level of care
- Funding: \$1,350,000
- Sources:
  - HOME-ARP (2021): \$550,000
  - General Funds (2022) \$800,000\*

\* Reappropriated February 3, 2026 in AR 2026-27

# Supportive Housing Services

## Next Steps

- Target issuance of RFP: February 23
- 21-day proposal period ending: March 16
- Target Assembly Date: April 14

## Monitoring and Evaluation Criteria

- Number of clients served
- Length of Stay
- Number of clients connected to additional services
- Exits to other housing



# Homelessness to Housing Voucher Program

# Voucher Program

- Goal: Provide dedicated set-aside of vouchers for people experiencing homelessness and ready for housing
- Funding: \$500,000 (annual)
- Sources:
  - HOME Investment Partnerships: \$250,000
  - AHFC Voucher Funding: \$250,000

# Voucher Program

- Status:
  - AHFC set-aside approved by HUD.
  - HOME funding allocated in 2025 Action Plan (Match for AHFC funds 1:1).
  - Negotiating MOA/AHFC MOU.
- Assembly target date: March 24

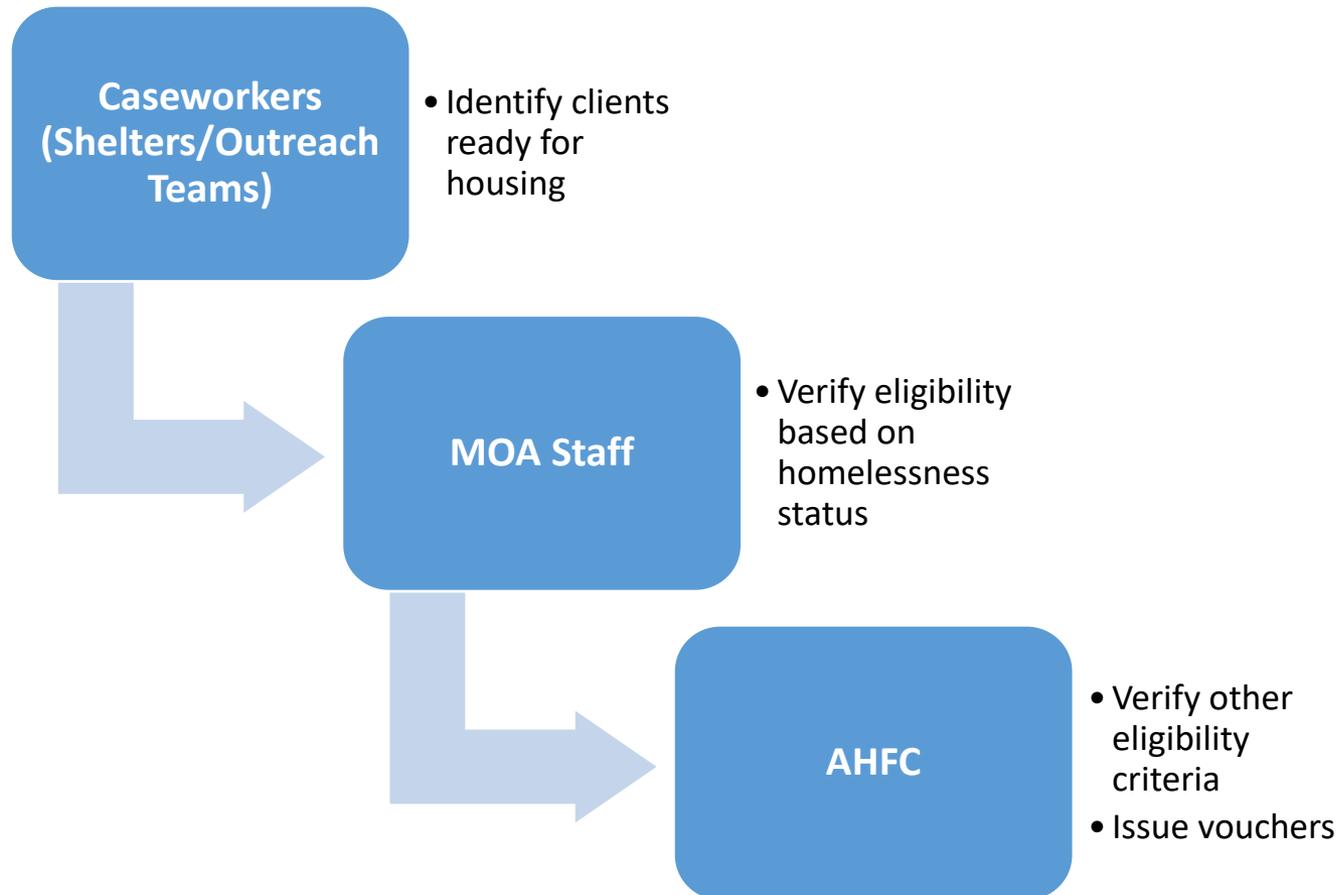
# Voucher Program

## Eligibility and Scope

- People experiencing homelessness and ready for housing
- ~40 vouchers per year (half from each funding source)

# Voucher Program

## Process Flow



# Voucher Program

## Next Steps

- Reach out to case managers: February 20
- Negotiate final MOU with AHFC: February 27
- Assembly target date: March 24

## Monitoring and Evaluation Criteria

- Length of time remaining housed
- Returns to homelessness

# Timeline

# Timeline

Key:

Rehab

Supportive Housing

Vouchers

## February

- Public Hearing
- Issue RFP
- Negotiate MOU

## March

- Comment Closes
- SA to Assembly
- RFP Closes
- MOU to Assembly

## April

- Procure Operator
- Contract to Assembly
- Start Up Program

## May

- Start Up Program
- Start Up Program
- Operate Program

## June

- Operate Program
- Operate Program
- Operate Program

# Questions?



**Anchorage  
Health  
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