

Municipality of Anchorage



Housing and Community Development 2025 Action Plan

February 4, 2026 Substantial Amendment #1

Municipality of Anchorage

Housing and Community Development

2025 Action Plan

Suzanne LaFrance, Mayor

Anchorage Health Department

Kimberly Rash, Director

Community Safety and Development

Project Team:

Jed Drolet

Community Systems Program Manager

Kathleen Schmitt

Senior Staff Accountant

Chase Burghgrave

Lead Neighborhood Planner

Frankie Dahl

Senior Office Associate

Anchorage Health Department
Human Services Division
Community Safety and Development
P.O. Box 196650
Anchorage, AK 99519-6650
Phone: (907) 343-4285
Email: ahdcspans@anchorageak.gov

Table of Contents

AP-05 Executive Summary	1
PR-05 Lead & Responsible Agencies.....	5
AP-10 Consultation	7
AP-12 Citizen Participation	21
AP-15 Expected Resources	25
AP-20 Annual Goals and Objectives	31
AP-35 Projects - 91.220(d)	37
AP-38 Project Summary Information	41
AP-50 Geographic Distribution - 91.220(f).....	55
AP-55 Affordable Housing.....	57
AP-60 Public Housing	59
AP-65 Homeless and Other Special Needs Activities - 91.220(i)	63
AP-75 Barriers to Affordable Housing	67
AP-85 Other Actions - 91.220(k).....	77
AP-90 Program Specific Requirements - 91.220(l)(1,2,4)	81
Appendix A – Municipality of Anchorage (Municipality) Citizen Participation Plan	87
Appendix B – Public Comment.....	97
Appendix C – Assembly Resolution	98
Appendix D – Certifications	101
Appendix E – SF-424s	103
Appendix F – Written Standards for Providing ESG Assistance	105

List of Tables

Table PR-05.1. - Responsible Agencies	5
Table AP-10.1. - Agencies, groups, organizations and others who participated in the process and consultations.....	11
Table AP-10.2. - Other local/regional/state/federal planning efforts considered when preparing the Plan:	19
Table AP-12.1. - Citizen Participation Outreach.....	22
Table AP-15.1. - HUD Funding Allocation	25
Table AP-15.2. - Anticipated Resources 2025 – Priority Table	28
Table AP-20.1. - Goals Summary Information	32
Table AP-20.2. - Goal Descriptions	33
Table AP-35.1. - 2025 Projects	38
Table AP-50.1. – Geographic Distribution	55
Table AP-55.1. - One Year Goals for Affordable Housing by Support Requirement.....	57
Table AP-55.2. - One Year Goals for Affordable Housing by Support Type	57
Table AP-90.1. – CDBG Program Income	82
Table AP-90.2. - Estimated Percentage of National Objective Benefits	82



PUBLIC NOTICE



Municipality of Anchorage

2025 Annual Action Plan

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

The Municipality of Anchorage (MOA) announces that the Housing and Community Development Annual Action Plan noted above is available for review and public comment. The Annual Action Plan proposes how HUD funds will be used to meet the national objectives of decent affordable housing, suitable living-environments and expanded economic opportunities for low-income households and neighborhoods. The 2025 Action Plan outlines programming and budget priorities for the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) HUD programs. This funding must be used in accordance with the overarching priorities outlined in the MOA Housing and Community Development 2023-2027 Consolidated Plan.

The 2025 Action Plan outlines programming and budget priorities for the HUD CDBG, HOME, and ESG programs for the year 2025 and must be in accordance with the priorities outlined in the Municipality's 2023-2027 Housing and Community Development Consolidated Plan. All HOME activities are subject to 24 CFR Part 92, all CDBG activities are subject to 24 CFR Part 570, and all ESG activities are subject to 24 CFR Part 576. The 2025 Action Plan includes programming CDBG \$1,899,998.00; HOME \$639,954.88; and ESG \$164,968.00 funds for a total of \$2,704,920.88

The draft plan is available at: <https://tinyurl.com/AHD-CSD>.

A Public Hearing will be held on May 29, 2025 in the Z. J. Loussac Library, Wilda Marston Theater, 3600 Denali Street, Anchorage, starting at 6:00 PM. Written comments will also be accepted via email at the address listed below.

The 30-day public comment period for the above plans starts May 21, 2025 and ends at 5:00 PM June 20, 2025. Comments will be accepted by mail, email, or delivery to the following location:

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

Fax: 907-343-4107
Email: ahdcasdplans@anchorageak.gov

Information on how to participate in the public hearing is posted on the website: <https://tinyurl.com/AHD-CSD>. The hearing will be conducted both in person and virtually via Microsoft Teams. The hearing can also be accessed by phone. The call-in number is (907) 519-0237 Conference ID 460 991 660#.

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

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

Published: May 21, 2025

AP-05 Executive Summary

1. Introduction

This document is the third of five annual action plans under the Municipality of Anchorage (Municipality) Housing and Community Development Consolidated Plan for 2023-2027 (Con Plan). The Municipality is a participating jurisdiction and is eligible to receive U.S. Department of Housing and Urban Development (HUD) funding for three federal entitlement programs that focus on the housing and community development needs of low- and moderate-income persons. These programs are:

1. Community Development Block Grants (CDBG),
2. HOME Investment Partnerships Program (HOME), and
3. Emergency Solutions Grant (ESG).

The Municipality is required to submit a Con Plan that covers a five-year period that outlines the intended distribution of these HUD dollars. To meet this requirement, the Municipality submitted the 2023-2027 Con Plan for the local HUD office to review and approve. In addition to the submission of a five-year plan, the Municipality is required to submit an Annual Action Plan (AP) that reflects funding for specific activities and projects that meet Con Plan goals for each year thereafter.

The 2025 AP projected allocations for the Municipality include the following federal programs: CDBG \$1,899,998; HOME \$639,955; and ESG \$164,968 for a total of \$2,704,921. The 2025 AP details the distribution of HUD funding as guided by the Municipal Mayor and Assembly and three public comment hearings. It is anticipated that the Municipality will receive the 2025 HUD funding late in 2025 and will begin the proposed projects in late 2025 and 2026.

The Substantial Amendment #1 revisions are highlighted in this yellow. Substantial Amendment #1 allocates \$197,968 in HOME funds from rental housing development to the housing repair and rehabilitation program.

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

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

The objectives and outcomes of the plan focus on the Municipality's efforts to address homelessness and increase the supply and affordability of decent housing. Each activity in the 2025 AP corresponds to one of the following two HUD-designated objectives:

1. Suitable Living Environment
2. Decent Affordable Housing

In addition, each activity in the 2025 AP corresponds to one of the following three HUD-designated outcome categories:

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

The AP-35 Projects section of the 2025 AP details respective objectives and outcomes for each of the activities proposed.

3. Evaluation of past performance

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

The relatively flat HUD funding allocations to the Municipality in the face of increasing needs and rising costs makes the process of setting goals a challenge. Because of relatively flat budgets for CDBG and HOME programs, the goals laid out in the 2023-2027 Con Plan have been set to reflect the level of available funding, recognizing that there will still be unmet need.

This 2025 AP represents the third year of implementation of the objectives set forth in the 2023-2027 Con Plan. The Anchorage Health Department (AHD) staff met multiple times and conducted additional research to determine the appropriate mix of projects for the 2025 AP. In addition, we continue to support funding of a Community Housing Development Organization (CHDO) homebuyer development project. In recent years, we have had difficulty in identifying viable CHDO projects. By combining 2025 HOME funds with projected proceeds from past CHDO projects, we anticipate there will be funding sufficient for acquisition and rehabilitation of additional low/moderate income housing units in the future.

In recent years, the Municipality has provided recurring annual funding to a small number of agencies with CDBG public service funds. For the sake of continuity, we will continue to fund those agencies through FY2025 while also informing them of our intent to broaden the use of public service funding in the future.

4. Summary of Citizen Participation and Consultation Process

Summary from citizen participation section of plan.

Pursuant to federal regulations (24 CFR 91.115), the Municipality developed and adopted a Citizen Participation Plan included as Appendix A. The key annual activities designed to encourage citizen participation are to hold at least three public hearings during the program year and offer public comment periods for the draft version of the 2025 AP for various groups such as non-profit organizations and the general public.

An advertisement was placed in the Anchorage Daily News (ADN), a newspaper based in Anchorage with statewide distribution, on May 21, 2025, to announce the availability of the 2025 AP for review, 30-day public comment period and the May 29, 2025, public hearing. The public hearing will be held at 6:00 PM in the Z. J. Loussac Library.

The comment period for the above public notice is from May 21, 2025, to June 20, 2025. Copies of the draft 2025 AP are available at the Municipality AHD, at 825 L Street, Room 506, and through the AHD web site at: <https://tinyurl.com/AHD-CSD>.

The Municipality continually reviews its public participation efforts and adjusts to broaden public participation. To help the Municipality broaden public participation in the development of the draft 2025 AP, the AP was posted on the Municipality's website, emailed to over 350 addresses on the citizens participation list maintained by the AHD, emailed to the 40 community councils, emailed to the news media, emailed to the ACEH membership list, and emailed to partner agencies that participated in drafting the plan.

5. Summary of public comments

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

One comment was received specifying that it would be good if the Consolidated Plan added language focusing on opportunities for Neighborhood Development within Anchorage's low-income neighborhoods. The commentor thought there is the potential for several discrete projects to emerge, especially in the Fairview area of the municipality.

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

TBD

7. Summary

As evidenced by the Con Plan, there are many housing, homelessness, and community development needs in the Municipality. The Municipality has identified projects to fund in the 2025 AP to help maintain and develop affordable housing and for homeless prevention. The 2025 AP reflects the CDBG, HOME, and ESG funding for projects that are intended to serve low-income and the homeless residents living in the Municipality.

PR-05 Lead & Responsible Agencies

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

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

The Anchorage Health Department through its Human Services Division's Community Safety and Development Program is the agency responsible for preparing the Consolidated Plan and administering the CDBG, HOME, and ESG programs and the projects they fund. A list of specific staff and contact information is given below.

Table PR-05.1. - Responsible Agencies

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

Contact Information

Staff

Jed Drolet, Community Systems Program Manager

Kathleen Schmitt, Senior Staff Accountant

Chase Burghgrave, Lead Neighborhood Planner

Frankie Dahl, Senior Office Associate

Mailing Address:

Anchorage Health Department

Human Services Division

Community Safety and Development

P.O. Box 196650

Anchorage, AK 99519-6650.

Physical Address:

Anchorage Health Department

Human Services Division

Community Safety and Development

825 L Street, Suite 506

Anchorage, AK 99501

Phone:

Jed Drolet at 907-343-4285

Electronic Addresses:

Fax number: 907-343-4107

E-mail: ahcsdplans@anchorageak.gov

AP-10 Consultation

1. Introduction

This section provides a summary of the activities the Municipality of Anchorage (Municipality) conducted during development and review of the 2025 Action Plan (AP) to collect input from other public and private agencies that provide housing, health services, and social services.

An advertisement was placed in the Anchorage Daily News (ADN), a newspaper based in Anchorage with statewide distribution, on May 21, 2025 to announce the availability of the 2025 AP for review, 30-day public comment period and the May 29, 2025 public hearing. The public hearing will be held at 6:00 PM in the Z. J. Loussac Library.

The comment period for the above public notice is from May 21, 2025 to June 20, 2025. Copies of the draft 2025 AP are available at the Municipality AHD, at 825 L Street, Room 506, and through the AHD web site at: <https://tinyurl.com/AHD-CSD>.

To help the Municipality broaden public participation in the development of the draft 2025 AP, the AP was posted on the Municipality's website, emailed to over 350 addresses on the citizens participation list maintained by the AHD, emailed to the 40 community councils, emailed to the news media, emailed to the ACEH membership list, and emailed to partner agencies that participated in drafting the plan.

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

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

The Municipality collaborates with its constituents in several ways. Staff from the Municipality AHD supports and participates in various local committees and commissions including the ACEH, Housing, Homeless and Neighborhood Development (HHAND) Commission, Senior Citizens Advisory Commission, Americans with Disabilities Act Advisory Commission, The Committee on Housing and Homelessness, and the Health and Human Services Commission.

The AHD coordinates with past AP subrecipients that include Rural Alaska Community Action Program (RurAL CAP), NeighborWorks Alaska (NWA), Covenant House Alaska (CHA), Habitat for Humanity Anchorage, Cook Inlet Housing Authority, Anchorage Community

Mental Health Services, Alaska Legal Services Corporation (ALSC), Catholic Social Services (CSS), Challenge Alaska, Alaska Literacy Program, Anchorage Senior Activity Center, United Nonprofits, Cook Inlet Housing Authority and Volunteers of American Alaska. Also, the Municipality partners with Abused Women's Aid in Crisis, Standing Together Against Rape and Victims for Justice through the Alaska Domestic Violence and Sexual Assault Intervention Program.

The AHD continues to collaborate with the Alaska Housing Finance Corporation, the Alaska Mental Health Trust Authority, the State of Alaska's Department of Health and Social Services, United Way and other entities to enhance financing opportunities for additional housing, rental assistance and supportive services within the Municipality. Community, Safety, and Development (CSD) has an extensive email list that include the general public, agencies, the HHAND Commission, the Municipal Assembly, Community Councils, and the news media. Emails are sent out to provide public notice for public hearings and public comment periods. Emails are sent out to provide notice of funding availability. CSD also works with the housing providers to fund new projects. CSD staff also attend the HHAND Commission meetings to provide support and information on the funding, projects, programs, and reports.

Broadband-Specific Consultation and Coordination

The Municipality consults regularly with internet providers such as General Communications, Inc. and Alaska Communications about broadband needs in the community. Broadband connectivity is a key part of any new housing development funded by the Municipality.

Resilience-Specific Consultation and Coordination

The Municipality contains several programs and departments focused on resilience and natural hazard mitigation. The AHD has an Emergency Preparedness program that coordinates closely with Community Safety and Development on Continuity of Operations planning and other efforts specific to AHD. More broadly, the Office of Emergency Management (OEM) coordinates efforts across the Municipality to mitigate hazards and recover from natural disasters. OEM is taking the lead on managing CDBG-Disaster Recovery (DR) funding from HUD related to the 2018 earthquake. CSD has coordinated with OEM on this effort and provided advice and guidance on managing HUD grants and the administration of this funding.

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

The Municipality, and particularly the AHD, actively participates with the ACEH, which serves as the Continuum of Care for Anchorage.

Homelessness is a high priority issue for the Anchorage Mayor, Assembly, and AHD. The AHD collaborates with multiple social services agencies – including Rural CAP, Catholic Social Services, and Alaska Legal Services – to support homeless individuals and families as

well as those at risk of homelessness. The AHD also houses the Aging and Disability Resource Center (ADRC) which operates an Emergency Solutions grant (ESG) funded homeless prevention program.

ACEH implements Coordinated Entry with housing and supportive service providers. Coordinated Entry is designed to coordinate and prioritize access to housing and homeless programs for households experiencing homelessness and to ensure that clients have an opportunity to be referred to a housing provider. ACEH is currently in the process of re-envisioning their Coordinated Entry system to provide enhanced support for homeless prevention and diversion. AHD staff have met with ACEH to understand their plans and provide input related to program needs.

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

- At Risk of Homelessness Individuals and Families Program – ALSC provides direct legal assistance to households at risk of becoming homeless. This legal assistance is aimed at immediately increasing an at-risk individual's or family's safety and stability by keeping or securing housing, obtaining orders of protection and assisting with income maintenance issues such as securing child support and public benefits.
- Permanent Supportive Housing Case Management – RurAL CAP provides 55 units of single-occupancy affordable Permanent Supportive Housing (PSH) at Safe Harbor Sitka Place. Sitka Place tenants are chronically homeless individuals, and many with co-occurring disorders (mental health and substance use disorder as diagnosed in the Diagnostic and Statistical Manual of Mental Disorders (DSM-V). MOA funds case management services for this project in order to increase the ability of these extremely low-income, hard to serve individuals to remain housed.
- Homelessness Prevention - The ADRC, housed in the AHD, provides housing relocation and stabilization services through the Homeless Prevention Program funded by ESG. To be eligible for this program, individuals or families must be at risk of homelessness with income at or below 30% of the area median income (AMI) and lack immediately available resources or support networks to prevent them from needing to move into an emergency shelter. Match derived for the ESG Homelessness Prevention grant provides utility assistance to very low-income households.
- Rapid Rehousing – CSS administers the ESG Rapid Rehousing Program for the Municipality. Rapid Rehousing is designed to move people experiencing homelessness to permanent housing through housing relocation and stabilization services and short and/or medium-term rental assistance. CSS uses the Coordinated Entry System to identify families who match the program criteria.

Consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

AHD staff meet regularly with ACEH to consult on priorities for the allocation of funds, including ESG and CDBG-PS, developing performance standards, and evaluating outcomes of projects and activities. ACEH is the lead agency for the Homeless Management Information System (HMIS) in the Municipality, and AHD staff coordinate closely with ACEH on reporting requirements for HUD-funded projects addressing homelessness. AHD allocated ESG funding for HMIS operations in the 2021 Action Plan. See Appendix F for detailed policies and procedures for ESG funding allocation.

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

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

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

ESG subrecipients collect and enter data into the CoC Alaska Homeless Management Information System (AKHMIS) database on all individuals served with ESG funds.

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

Table AP-10.1 lists the commissions, committees and agencies who participated in developing the 2025 AP.

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

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
1. Municipality of Anchorage (Municipality)	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Health Agency Other government - Local	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Lead-based Paint Strategy Anti-poverty Strategy	Departments/Divisions/Sections are consulted through meetings, emails and phone calls. Anchorage Health Department staff committees and commissions that provide oversight to the Municipality's programs. The Planning Department was consulted on Barriers to Affordable Housing. Anticipated outcomes are better coordinated and referral services at the Anchorage Health Department.
2. Abused Women's Aid in Crisis (AWAIC)	Housing Services-Victims of Domestic Violence Services-Homeless	Housing Need Assessment Homelessness Strategy Homeless Needs—Chronically homeless	The Municipality reviews performance reports submitted by AWAIC. Anticipated outcome is that AWAIC receives Alaska Domestic Violence Sexual Assault Intervention Program (ADVSAP) funding for providing emergency financial assistance to women and their children who are victims of domestic violence and may be experiencing homelessness. AWAIC participates in bi-monthly ADVSAP meetings with CSD, which include discussions of housing and service needs.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
3. Alaska Literacy Program (ALP)	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strat	The Municipality reviews performance reports submitted by ALP that provides English language instruction to adults with low literacy skills and limited English proficiency. ALP received 2016 CDBG funding for the rehabilitation of their office which was be completed in 2023.
4. Anchorage Coalition to End Homelessness (ACEH)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs	The Municipality interacts on a regular basis with Anchorage Coalition to End Homelessness. AHD coordinates with ACEH on its allocation of ESG funding.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
5. Anchorage Senior Activity Center (ASAC)	Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs – Veterans Non-Homeless Special Needs Economic Development Market Analysis	The Municipality reviews performance reports submitted by ASAC funded by the Municipality's Aging and Disability Resource Center's operating funds.
6. Catholic Social Services (CSS)	Housing Services-Elderly Persons Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs - Veterans Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth	The Municipality reviews Alaska Homeless Management Information System reports entered by CSS. CSS also receives CDBG Public Service funding for providing beds at a shelter for homeless individuals. CSD staff communicate periodically with CSS regarding staffing challenges, service needs, and other possible projects.
7. Chugiak Senior Citizens	Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs – Veterans Non-Homeless Special Needs Economic Development Market Analysis	The Municipality reviews performance reports submitted by Chugiak Senior Citizens funded by the Municipality's Aging and Disability Resource Center's operating funds.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
8. Cook Inlet Housing Authority (CIHA)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of CIHA. Anticipated outcome is that CIHA receives CDBG, HOME, and HTF funding for construction and rehabilitation of rental housing for low-income individuals and families. CSD communicates throughout the year with CIHA to understand capacity and interest in future projects that will benefit low/moderate income residents.
9. Habitat for Humanity Anchorage (Habitat)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of Habitat and their interest in future projects that will benefit low/moderate income residents. Anticipated outcome is that Habitat receives CDBG/HOME funding for the development of new housing and down payment assistance to individuals and families purchasing their first home.
10. NeighborWorks Alaska (NWA)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of NWA and their interest in future projects that will benefit low/moderate income residents.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
11. Rural Alaska Community Action Program (RurAL CAP)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	The Municipality reviews the performance of RurAL CAP. Anticipated outcome is that RurAL CAP receives CDBG/HOME/HTF funding for rehabilitation of rental housing and mobile homes for low-income individuals and families. CDBG Public Service funding for providing direct assistance to homeless individuals and case management for homeless individuals to keep them housed. CSD staff communicate periodically with RurAL CAP regarding staffing challenges and service needs. CSD has funded RurAL CAP HTF funds for the rehabilitation of Karluk Manor that started in 2020.
12. Standing Together Against Rape (STAR)	Housing Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth	The Municipality reviews performance reports submitted by STAR. Anticipated outcome is that STAR receives Alaska Domestic Violence Sexual Assault Intervention Program (ADVSAP) funding for providing emergency financial assistance to women and men who are victims of sexual assault and are experiencing homelessness. STAR participates in bi-monthly ADVSAP meetings which include discussions of housing and service needs.

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

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

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

Agency Types not consulted and provide rationale for not consulting

The Municipality made effort to include many interested community members and agencies in the 2025 AP process by holding three public hearings and posting the draft 2025 AP on the Municipal website. There was no decision to exclude any community member or agency.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Anchorage Continuum of Care (CoC)	Anchorage Coalition to End Homelessness	Common goals: There is an overlap for data driven goals, need to reduce number of homeless households, increase the number of permanent supported housing units, emphasis to provide number of beds needed for chronically homeless, increase in case management and supportive services, and to evaluate discharge of persons from mental health, prison, hospital systems and foster care to avoid homelessness.

Anchored Home Plan	Housing, Homeless and Neighborhood Development (HHAND) and Anchorage Coalition to End Homelessness	Common goals: Establish a centralized or coordinated entry system, participate in the Alaska Homeless Management Information System to track and identify gaps in homeless services, support Point in Time homeless count, measure outcomes goals for the Continuum of Care application, increase in the number of permanent supported housing units, and increase in case management and supportive services. The Coalition provides input to the Municipal Action Plans and CAPERs. In 2023, the Anchorage Coalition to End Homelessness published Anchored Home, a Strategic Action Plan to Solve Homelessness in Anchorage: 2023-2028. The Coalition attends HHAND Commission meetings and presents updates on their progress.
Alaska Veterans Administration (VA) Healthcare System	VA	Common goal: Commitment to ending veteran homelessness. Increase in the number of VASH Vouchers and permanent supported housing units in Anchorage.

AP-12 Citizen Participation

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

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

The Municipality of Anchorage (Municipality) uses a variety of media to notify community members and agencies of various activities associated with the allocation of HOME Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), Emergency Solutions Grant (ESG), and Housing Trust Fund (HTF) funds. Public meetings regarding the 2025 Action Plan (AP) were advertised in the Anchorage Daily News (ADN), a newspaper of general circulation, and posted on the Municipal website. Comments and the specific concerns mentioned are addressed by the proposed AP projects.

Table AP-12.1. Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1. Newspaper Ad	<ul style="list-style-type: none">• Minorities• Non-English Speaking - Specify Other Language: Spanish• Persons with Disabilities• Non-Targeted/ Broad Community• Residents of Public and Assisted Housing	A public notice was posted in the ADN on May 21, 2025 for the Public Hearing on May 29, 2025 on the draft 2025 AP. Public Comment period was May 21, 2025 to June 20, 2025.	Summary of public comments found in AP-05 Executive Summary	Summary of comments or views not accepted found in AP-05 Executive Summary	https://tinyurl.com/AHD-CSD

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2. Public Meeting	<ul style="list-style-type: none"> • Minorities • Non-English Speaking - Specify Other Language: Spanish • Persons with Disabilities • Non-Targeted/ Broad Community • Residents of Public and Assisted Housing 	May 29, 2025. Held in person and virtually on Microsoft Teams.	None	N/A	https://tinyurl.com/AHD-CSD

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3. Newspaper Ad	<ul style="list-style-type: none"> • Minorities • Non-English Speaking - Specify Other Language: Spanish • Persons with Disabilities • Non-Targeted/ Broad Community • Residents of Public and Assisted Housing 	<p>A public notice was posted in the ADN on February 4, 2026 for the Public Hearing on February 18, 2026 on the draft 2025 Action Plan SA #1. Public Comment period was February 4, 2026 to March 6, 2026.</p>	<p>Summary of public comments found in AP-05 Executive Summary</p>	<p>Summary of comments or views not accepted found in AP-05 Executive Summary</p>
4. Public Meeting	<ul style="list-style-type: none"> • Minorities • Non-English Speaking - Specify Other Language: Spanish • Persons with Disabilities • Non-Targeted/ Broad Community • Residents of Public and Assisted Housing 	<p>February 18, 2025. Held in person and virtually on Microsoft Teams.</p>	<p>None</p>	<p>N/A</p>

AP-15 Expected Resources

Introduction

Public agencies rely on HUD funding to deliver housing and supportive services programs that address the broad spectrum of housing needs in the community. While community need continues to outstrip funding, available HUD funding enhances the ability of public and private agencies to assist individuals and families, and to leverage resources for State or other funding.

The allocated funding resources that the Municipality of Anchorage (Municipality) expects for 2025 are \$1,899,998 for Community Development Block Grants (CDBG), \$639,955 for HOME Investment Partnerships Program (HOME), and \$164,968 for Emergency Solutions Grant (ESG).

The Municipality has received and anticipates receiving no CDBG Program Income in 2025 or 2026.

Table AP-15.1 lists current and past HUD allocations.

Table AP-15.1. - HUD Funding Allocation

Program Year	CDBG	HOME	ESG	HTF
2025	\$1,899,998	\$639,955	\$164,968	0
2024	\$1,877,033	\$635,505	\$164,572	0
2023	\$1,872,494	\$773,536	\$166,518	0
2022	\$1,894,631	\$778,755	\$163,790	0
2021	\$1,948,478	\$748,644	\$155,133	0
2020	\$1,818,770	\$723,361	\$151,146	0
2019	\$1,720,154	\$663,207	\$146,461	0
2018	\$1,726,068	\$733,068	\$145,198	\$733,068
2017	\$1,612,907	\$543,890	\$144,598	\$543,890
2016	\$1,606,172	\$545,535	\$145,258	\$545,085
2015	\$1,613,622	\$530,461	\$150,740	
2014	\$1,691,113	\$598,918	\$143,987	
2013	\$1,772,393	\$591,911	\$124,916	
2012	\$1,712,284	\$628,693	\$147,888	
2011	\$1,707,768	\$946,309	\$82,511	

CDBG Narrative Description

The 2025 CDBG funds will be used to expand the supply of decent and affordable housing and create suitable living environments for very low- and low- to moderate-income individuals and families through rehabilitation of low- and moderate-income rental and homeowner housing and improvement of public facilities. These funds are also used to support public services by non-profit agencies to provide supportive services to the homeless and low- to moderate-income individuals and families. See section AP-35 for a list of projects that will be funded with 2025 HUD funding and Program Income. HUD regulations allow up to 15% of the CDBG annual fund allocation to be used for eligible public services activities. The Municipality plans to

reserve 20% of the CDBG allocation funding for administrative, planning, and compliance purposes.

The benefit to low- and moderate income (LMI) persons is often referred to as the primary national objective because the statute requires that recipients expend 70% of their CDBG funds to meet the LMI national objective. The CDBG programs must further ensure that the projects will primarily benefit low-income persons.

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

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

HOME Narrative Description

The 2025 HOME funds will be used to fund a CHDO Housing Program with Habitat for Humanity Anchorage, and fund acquisition of properties for affordable housing. By combining 2025 HOME funds with projected proceeds from past CHDO projects, we anticipate there will be funding sufficient for acquisition and rehabilitation of additional low/moderate income housing units in the future.

See section AP-35 for a list of projects that will be funded with 2025 funding and Program Income. The Municipality plans to reserve 10% of the HOME allocation funding for administrative, planning, and compliance purposes. There is a 25% match requirement for each dollar of HOME funds spent on affordable housing. At least 15% of HOME funds will be set aside for specific activities to be undertaken by a CHDO to develop affordable housing for the community it serves. There is also a 5% of HOME funds programmed to Community Housing and Development Organization Operating Assistance.

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

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

ESG Narrative Description

The 2025 ESG funds will be used to support Homelessness Prevention activities. See section AP-35 for a list of projects that will be funded with 2025 funding. The Municipality plans to reserve 7.5% of the ESG allocation funding for administrative, planning, and compliance purposes.

ESG requires a dollar-for-dollar match to the federal share. The Municipality local general government funds salary and benefits for an ESG intake specialists labor costs through the Municipality's Anchorage Health Department (AHD) Aging and Disability Resource Center (ADRC); AHFCs Basic Homeless Assistance Program further assists homeless and near-homeless

Alaskans and is a match to the Rapid Rehousing Program. A cash match for utilities is generated by the Chugach Electric Heating Assistance Program in Anchorage for customers needing assistance due to severe financial crisis and the Anchorage Water and Wastewater Utility, Coins Can Count Program. These are both voluntary programs that provide the opportunity to help members of our community who are at risk of having their electricity or water disconnected.

Table AP-15.2. - Anticipated Resources 2025 – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5			
			2025 Annual Allocation	Program Income	Total	Expected Amount Available Remainder of Con Plan
CDBG	Public-Federal	Administration and Planning	\$380,000	\$0	\$380,000	\$3,800,000
		Activity Delivery Costs	\$84,998	\$0	\$84,998	
		Housing Programs	\$1,150,000	\$0	\$1,150,000	
		Public Facility	\$0	\$0	\$0	
		Public Services	\$285,000	\$0	\$285,000	
		Total:	\$1,899,998	\$0	\$1,899,998	
HOME	Public-Federal	Administration and Planning	\$63,995	\$0	\$63,995	\$1,760,000
		CHDO Operating Assistance	\$31,998	\$0	\$31,998	
		Housing Programs	\$293,962	\$0	\$293,962	
		Tenant-Based Rental Assistance	\$250,000	\$0	\$250,000	
		Total:	\$639,955	\$0	\$639,955	
ESG	Public-Federal	Administration and Planning	\$12,373	\$0	\$12,373	\$350,000
		Homelessness Prevention	\$152,595	\$0	\$152,595	
		Total:	\$164,968	\$0	\$164,968	
HTF	Pass Thru Federal	Administration and Planning	\$0	\$0	\$0	\$0
		Housing Programs	\$0	\$0	\$0	
			\$0	\$0	\$0	

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

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

Other Sources

The following is an overview of federal, state, and local public and private sector resources expected to be available to address identified needs in 2025.

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

ESG requires a dollar-for-dollar match to the federal award. The Municipality's local funds provide for an ESG intake specialist's labor and benefits costs through the Municipality's AHD ADRC. AHFC's Basic Homeless Assistance Program further assists people experiencing homelessness and at risk of homelessness and is a match to the Rapid Rehousing Program. A cash match for utilities is generated by the Chugach Electric Heating Assistance Program and the Anchorage Water and Wastewater Utility Coins Can Count Program. Both utilities assist customers in Anchorage who are low-income or at risk of having their electricity or water disconnected.

Of relevance in the 2025 Action Plan (AP) are the leveraged resources associated with the HOME Program. HOME regulations require a 25% match to HOME funds drawn down from the treasury on eligible projects (not including administrative or operating expense assistance funds). Last year, the Municipality carried-forward over \$10.04 million of unrestricted match. Furthermore, the Municipality has carried on its books over \$7.4 million in restricted match-credit from affordable housing bonds proceeds. However, housing bond proceeds may only be used for up to 25% of the annual match obligation. Additional match for 2025 is unknown at this time.

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

2025 Action Plan

No program income is expected for CDBG for 2025.

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

There is no publicly owned land or property located within the Municipality of Anchorage that will be used to address the needs identified in the 2023-2027 Consolidated Plan or the 2025 AP.

4. Discussion

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

Municipality will also facilitate cross-department conversations to better understand how funding can be used to support existing and emerging community development and transportation plans.

AP-20 Annual Goals and Objectives

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

The following goals tables show the goals established in the 2023-2027 Consolidated Plan. These are the goals for the 2025 Action Plan (AP).

Table AP-20.1. - Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1.	Public Services	2023	2027	Homeless	Anchorage	Public Services	CDBG: \$285,000	Public Service for Low/Moderate Income Housing Benefit: 450 Households Assisted & 225 Homeless Assisted
2.	Homeowner Rehabilitation	2023	2027	Affordable Housing	Anchorage	Low-Income & Housed Populations	CDBG: \$400,000 HOME: \$197,968	Homeowner Housing Rehabilitated: 80 Household Housing Units
3.	Homelessness Prevention	2023	2027	Homeless	Anchorage	Homeless Populations	ESG: \$152,595	Homelessness Prevention: 200 Persons Assisted
4.	CHDO Operating Expense Assistance	2023	2027	Affordable Housing	Anchorage	Low-Income & Housed Populations	HOME: \$31,998	Other: 1 Other

Table AP-20.2. - Goal Descriptions

1	Goal Name	Public Services
	Goal Description	Rural Alaska Community Action Program - Case Management Sitka Place \$71,560 CDBG funds Grantee TBD - \$213,440 CDBG Funds
	Outcome	Availability/Accessibility
	Objective	Create suitable living environments
2	Goal Name	Homeowner Rehabilitation
	Goal Description	Grantee TBD Mobile Home Repair Program - \$400,000 CDBG funds Residential Rehabilitation -\$197,968 HOME funds
	Outcome	Affordability
	Objective	Provide decent affordable housing
3	Goal Name	Homeless Prevention
	Goal Description	Aging and Disability Resource Center - \$152,595 Homelessness Prevention
	Outcome	Availability/Accessibility
	Objective	Create suitable living environments
4	Goal Name	Community Housing Development Organization Operating Expense Assistance
	Goal Description	Habitat of Humanity Anchorage - \$31,998 HOME funds
	Outcome	Affordability
	Objective	Provide decent affordable housing

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

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

The Municipality will allocate funding to one or more projects to provide additional affordable housing, with an emphasis on acquisition of land or existing properties. Specific projects will be selected by a Request for Grant Proposals (RFGP) to be issued in summer 2025.

AP-35 Projects - 91.220(d)

Introduction

The Municipality expects to receive Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) for program year 2025. The programs that are planned for program year 2025 are discussed in this section. The Municipality of Anchorage (Municipality) anticipates receiving approval from HUD for the 2025 Action Plan in 2025 and to start funding projects in 2025 and 2026. This section describes the projects the Municipality intends to support with these 2025 funds.

HUD Programs Addressed in the 2025 Action Plan

CDBG

- Housing Programs – TBD Acquisition
- Mobile Home Repair Program – Grantee TBD
- Activity Delivery Costs
- Public Services - Rural Alaska Community Action Program - Case Management Sitka Place

HOME

- Rental Housing Development - Cook Inlet Housing Authority
- **Rental Housing Development – Residential Rehabilitation**
- CHDO Housing Program – Habitat for Humanity Anchorage
- CHDO Operating Expense Assistance – Habitat for Humanity Anchorage
- Tenant-Based Rental Assistance – Provider TBD

ESG

- Homelessness Prevention – Aging and Disability Resource Center

3. Project Information

Table AP-35.1. - 2025 Projects

	Projected Funding Sources	CDBG	HOME	ESG	Total
	2025 Allocations	\$1,899,998	\$639,955	\$164,968	\$2,704,921
	Program Income	0	\$0	0	0
	Total Sources	\$1,899,998	\$639,955	\$164,968	\$2,704,921
#	Project Name	CDBG	HOME	ESG	Total
1	CDBG Administrative	\$379,998			\$379,998
2	HOME Administrative		\$63,995		\$63,995
3	ESG Administrative			\$12,373	\$12,373
	CDBG Projects				
4	Mobile Home Repair Program	\$400,000			\$400,000
5	Acquisition - TBD	\$750,000			\$750,000
6	Activity Delivery Costs	\$85,000			\$85,000
7	Public Services - TBD	\$213,440			\$213,440
8	Public Services - Sitka Place Case Management	\$71,560			\$71,560
	HOME Projects				
9	CHDO Operating Expense		\$31,998		\$31,998
10	CHDO Housing Development		\$95,994		\$95,993
11	Tenant-Based Rental Assistance		\$250,000		\$250,000
12	Residential Rehabilitation		\$197,968		\$197,968
	ESG Projects				
13	Homelessness Prevention – Aging and Disability Resource Center			\$152,595	\$152,595
	Total	\$1,899,998	\$639,955	\$164,968	\$2,704,921

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

The relatively flat HUD funding allocations to the Municipality in the face of increasing needs and rising costs makes the process of setting goals a challenge. Because of relatively flat budgets for CDBG and HOME programs, the goals laid out in the 2023-2027 Consolidated Plan (Con Plan) have been set to reflect the level of available funding recognizing that there will still be unmet need.

The allocation priorities for the 2025 Action Plan (AP) were derived from the needs recognized in the 2023-2027 Con Plan. The three main obstacles to addressing underserved needs include: lack of funding; lack of available land for construction of affordable housing; and high cost of land and building materials.

Objectives specifically related to homelessness include: expand the supply of rental housing for special needs populations, with an emphasis on the homeless, as outlined in the affordable housing strategy section in the 2023-2027 Con Plan; educate the public about the issue of homelessness; engage in homeless prevention activities and homeless services; support case management services in order to assist people in obtaining or retaining permanent housing; assist in the development of a coordinated intake and discharge system in Anchorage; housing affordability through rental assistance; support existing shelter services; and the expansion of permanent housing services.

In 2023, the Anchorage Coalition to End Homelessness released Anchored Home: 2023-2028, an update of the 2018 Anchored Home plan. The Strategic Directives identified in the plan are:

- Housing, Supportive Housing, and Supportive Services
- Data and Coordination,
- Promoting Wellbeing, and
- Increasing Funding and Coordination.

Each of these Strategic Directives has a set of Goals, Activities, and Metrics designed to build on past success and work toward ending homelessness in Anchorage.

Link to Anchored Home 2023-2028 plan: <https://aceh.org/anchored-home/>

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

AP-38 Project Summary Information

1. CDBG Administration, Planning, and Grant Management

Target Area	Anchorage
Goals Supported	Affordable Housing CHDO Rental Housing Development Homeless Facilities Homeowner Rehabilitation Mobile Home Rehabilitation Public Facilities and Improvements Public Services
Needs Addressed	Homeless Populations Low-Income & Housing Populations Public Facilities Public Services
Funding	CDBG \$379,998, Source: Grant
Description	<p>Grant management, planning, and technical assistance to carry out CDBG, CDBG-CV, HOME, HTF and selected other activities. Several planning, technical assistance and grant management activities have been identified for 2025 and include the following:</p> <ul style="list-style-type: none">A. General management of the CDBG and HOME projects and programs, including the drafting of Action Plans and Consolidated Annual Performance and Evaluation Report, executing procurement processes including RFP procedures and drafting written agreementsB. Monitoring subrecipient agreements, recordkeeping and budgets, and assuring all federal and local guidelines are met, including eligibility under HUD national objectives, Davis Bacon Labor Standards, environmental reviews, fair housing and affirmative marketingC. Environmental reviews for projects initiated and funded by HUD (other than CDBG, CDBG-CV, HOME, ESG, and HTF projects)D. Assist in the development of planning strategies and community development planning efforts with other housing and service agencies

	<p>E. Program evaluations</p> <p>F. Direct Anchorage Health Department operational costs and indirect costs as determined by the Intra-Governmental Chargeback System</p> <p>FY 2025 CDBG Administration, Planning, and Grant Management costs are allocated at 20% of the CDBG Entitlement allocation plus 20% of any Program Income funds received.</p>
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	NA
Location Description	Administration for CDBG, HOME, ESG, and HTF is at 825 L Street, Anchorage, Alaska.
Planned Activities	24 CFR 570.205 & 206 - Eligible planning and program administrative costs.

2. HOME Administration, Planning, and Grant Management

Target Area	Anchorage
Goals Supported	Affordable Homeownership Rental Housing Development
Needs Addressed	Low-Income & Housing Populations
Funding	HOME \$63,995, Source: Grant

Description	Up to 10% of all new HOME funds, including Program Income may be used for administration, planning, and grant management. These funds will be used for general management of HOME projects and programs, including the drafting of the Action Plans and Consolidated Annual Performance and Evaluation Report, executing procurement processes including Application/Request for grant proposal (RFGP) procedures and drafting written agreements, and general office expenses. Funds will also support the monitoring subrecipient agreements, recordkeeping, and budgets, and assuring all federal and local guidelines are met, including eligibility under HUD national objectives, Davis Bacon Labor Standards, environmental reviews, fair housing and affirmative marketing. FY 2025 HOME Administration, Planning, and Grant Management costs are allocated at 10% of the HOME Entitlement formula allocation plus 10% of any Program Income funds received.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	NA
Location Description	Administration for CDBG, HOME, ESG, and HTF is at 825 L Street, Anchorage, Alaska.
Planned Activities	24 CFR 92.207 - Eligible administrative and planning costs.

3. ESG Administration, Planning, and Grant Management

Target Area	Anchorage
Goals Supported	Homeless Prevention and Rapid Re-housing
Needs Addressed	Homeless Populations
Funding	2025 ESG \$12,373, Source: Grant

Description	Up to 7.5% of ESG grant funds may be used for administration, planning, and grant management. These costs include overall program management, coordination, monitoring, and evaluation; training on ESG requirements; costs of preparing and amending the ESG and homelessness-related sections of the Consolidate Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report; and environmental review costs. FY 2025 ESG Administration, Planning, and Grant Management costs are allocated at 7.5% of the ESG Entitlement formula allocation.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	NA
Location Description	Administration for CDBG, HOME, ESG, and HTF is at 825 L Street, Anchorage, Alaska.
Planned Activities	24 CFR 576.108 – Administrative Activities

4. Mobile Home Repair Program - Rural Alaska Community Action Program

Target Area	Anchorage
Goals Supported	Homeowner Housing Rehabilitated Mobile Home Rehabilitation Program (MHRP)
Needs Addressed	Low-Income & Housed Populations
Funding	CDBG \$400,000, Source: Grant
Description	The MHRP is administered by a nonprofit grantee to be selected through a competitive process and assists low-income families who own and occupy a mobile home in need of minor repairs. This assistance is in the form of a one-time grant of up to \$20,000. Funds are primarily used for EPDM roof covering, heating system replacement, hot water tank replacement, mobile home leveling, and skirting. Mobile homes comprise an important element of the affordable housing stock in the Municipality. The Municipality developed the MHRP to focus on repairs of aging mobile homes in order to preserve a portion of this affordable housing stock.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	20 units. The target population is owner-occupied mobile-home owner with low/moderate incomes less than 80% Area Median Income.
Location Description	Municipality of Anchorage - City wide (Girdwood to Eklutna).
Planned Activities	24 CFR 570.202 (a)(1) - Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building.

5. Acquisition – TBD

Target Area	Anchorage
Goals Supported	Affordable Housing
Needs Addressed	Low-Income & Housed Populations
Funding	CDBG \$750,000, Source: Grant
Description	TBD
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	TBD
Planned Activities	24 CFR 570.201 (a) - Acquisition

6. Activity Delivery Costs

Target Area	Anchorage
Goals Supported	Affordable Housing Homeowner Rehabilitation Mobile Home Repair Program Rental Housing Development Public Facilities
Needs Addressed	Low-Income & Housed Populations
Funding	CDBG \$84,999, Source: Grant
Description	Activity Delivery Costs for the Municipality
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	NA
Location Description	Municipality of Anchorage
Planned Activities	24 CFR 570.201 (k) - Housing services. Housing services, as provided in section 105(a)(21) of the Act (42 U.S.C. 5305(a)(21)). Rental Development. 24 CFR 92.205 (a)(1) - HOME funds may be used by a PJ to provide incentives to develop and support affordable rental housing through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvement. The housing must be permanent or transitional housing. The specific eligible costs are set forth in sections 92.206 through 92.209. 24 CFR 570.202 (b)(1) - Assistance to private individuals and entities, including profit making and nonprofit organizations, to acquire for the purpose of rehabilitation, and to rehabilitate properties, for use or re-sale for residential purposes.

7. CDBG Public Services – TBD

Target Area	Anchorage
--------------------	-----------

Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG \$213,440, Source: Grant
Description	TBD
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	TBD, Anchorage, Alaska
Planned Activities	570.201(e) – Public Services.

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

Target Area	Anchorage
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG \$71,560, Source: Grant
Description	Rural Alaska Community Action Program provides case management and supportive services to homeless individuals with disabilities living in permanent supportive housing at Sitka Place.
Target Date	12/31/2025

Estimate the number and type of families that will benefit from the proposed activities	Sitka Place will house at least 50 individuals who are chronic homeless and with disabilities and extremely low- to very low-income.
Location Description	Safe Harbor - Sitka Place
Planned Activities	570.201(e) – Public Services.

9. CHDO Operating Assistance – Habitat for Humanity Anchorage

Target Area	Anchorage
Goals Supported	Community Housing Development Organization Operating
Needs Addressed	Low-Income & Housed Populations
Funding	HOME \$31,998, Source: Grant
Description	Housing development costs for administration and overhead of the CHDO agency.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	NA
Location Description	900 E. Benson Blvd., Anchorage
Planned Activities	92.208 Eligible CHDO Operating Expense and Capacity Building Costs

10. HOME CHDO Housing Program – Habitat for Humanity Anchorage

Target Area	Anchorage
Goals Supported	Housing Program
Needs Addressed	Low-Income & Housed Populations
Funding	2025 HOME CHDO \$95,994
Description	Develop and support affordable homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation. Down payment Assistance.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	4 low/moderate incomes housing units
Location Description	City Wide, Anchorage, AK
Planned Activities	Acquisition. 24 CFR 92.205(a)(1) and (2) - HOME funds may be used by a participating jurisdiction to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of nonluxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations; to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations.

11. Tenant-Based Rental Assistance – TBD

Target Area	Anchorage
Goals Supported	Housing Program

Needs Addressed	Low-Income & Housed Populations
Funding	2025 HOME \$250,000
Description	Develop and support affordable homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation. Down payment Assistance.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	4 low/moderate incomes housing units
Location Description	City Wide, Anchorage, AK
Planned Activities	Acquisition. 24 CFR 92.205(a)(1) and (2) - HOME funds may be used by a participating jurisdiction to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of nonluxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations; to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations.

12. . Residential Rehabilitation - TBD

Target Area	Anchorage
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	HOME \$197,968, Source: Grant
Description	CSD is setting up a home rehabilitation program to allocate grants or loans to individuals and entities for the purposes of housing repair and rehabilitation.
Target Date	12/31/2026
Estimate the number and type of families that will benefit from the proposed activities	60 low or moderate income individuals seeking repair or rehabilitation of their homes.
Location Description	Scattered sites in Anchorage
Planned Activities	570.201(e) – Public Services.

13. ESG Homeless Prevention - ADRC

Target Area	Anchorage
Goals Supported	Homeless Prevention and Rapid Re-housing
Needs Addressed	Homeless Populations
Funding	2025 ESG \$152,595, Source: Grant
Description	Homeless Prevention activities by Anchorage Health Department's Aging and Disability Resource Center

Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	50 families at risk of homelessness
Location Description	825 L St., Anchorage, Alaska.
Planned Activities	24 CFR 576.103 – Homelessness Prevention

AP-50 Geographic Distribution - 91.220(f)

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

The following is a description of the Municipality's geographic area for services, which include areas for low-income families and/or racial and minority concentrations where efforts were directed throughout the 2025 calendar year.

The geographic area of the Municipality of Anchorage (Municipality) has a total land area of 1,704.68 square miles and includes Eklutna, Anchorage Bowl, Chugiak, Eagle River, and Girdwood (Turnagain Arm). The Municipality is considered a county under the U.S. Census Bureau and is identified as a unified home rule municipality, which means city government and borough governments are merged. Anchorage is the northern most major city in the United States. According to the U.S. Census Bureau, the estimated population in 2023 in Anchorage is 286,075 residents. Anchorage is the largest city in Alaska and constitutes approximately 39% of the State's total population.

According to the Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, a total of 31,222 residents fall below the poverty line. The following census tracts show poverty rates 20% or higher classifying them as 'high poverty' areas according to the USDA: Tract 6.01, Tract 6.02, Tract 11, and Tract 20. According to the American Community Survey 2022, Demographic Information for Anchorage shows the following demographic percentages: White 59.2%, Black 5.3%, American Indian and Alaska Native 7.4%, Asian 9.8%, Native Hawaiian and Other Pacific Islander 2.9%, two or more races 12.7%, Hispanic or Latino origin 9.7%, and White persons not Hispanic 55.2%.

The American Community Survey shows the following racial demographics by population for the municipality. (2022):

Total 287,145

- White 165,167
- American Indian and Alaska Native 22,335
- Black or African American 15,453
- Asian 29,175
- Native Hawaiian or Other Pacific Islander 9,019
- two or more races 40,307
- Hispanic Origin of any race 28,556

[DP05: ACS Demographic and ... - Census Bureau Table](#)

Table AP-50.1. – Geographic Distribution

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

Rationale for the priorities for allocating investments geographically

To help comply with Fair Housing, the Municipality has designated the entire city as the target area. This allows low-income households to live in any neighborhood and still be eligible to receive assistance from programs based on income. In 2022, the median income in Anchorage was \$95,730.

Discussion

The Municipality will not prioritize the allocating of investments geographically as there is a great need for all programs citywide. To do so would prohibit individuals or families from participation in housing or programs based on where they reside. All the programs funded benefit low/moderate income individuals and households. Therefore, the Municipality has chosen not to limit by geography because LMI individuals and households are found throughout the Municipality.

AP-55 Affordable Housing

Introduction

The Municipality of Anchorage (Municipality) has identified goals in the 2025 Action Plan (AP) that provides decent housing by preserving the affordable housing stock and increasing the availability of affordable housing. The 2025 AP lists specific goals and actions that are funded with HOME Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), and the Emergency Solutions Grant (ESG) to work towards achieving these goals. For this section of the Action Plan, affordable housing is rental housing and homeownership. The estimated numbers do not include emergency shelter, transitional housing, or social services.

In the 2025 AP, the Municipality will continue to support the Mobile Home Repair Program (MHRP). The MHRP rehabilitates 20 owner-occupied mobile homes whose owners have low- to moderate-incomes (80% Area Median Income or less).

In the 2025 AP, the Municipality will continue to support Habitat for Humanity Anchorage with CHDO HOME funding that will be used for site development, design/engineering and project management, and new construction/rehabilitation for four housing units. The project is scattered sites in Anchorage and will assist new homeowners at or below 80% of low/moderate-income.

The following tables show the goals for affordable housing projects funded with FY 2025 funding.

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

One Year Goals for the Number of Households to be Supported.	
Homeless:	36
Non-Homeless:	21
Special Needs:	0
Total:	57

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance:	36
The Production of New Units:	1
Rehab of Existing Units:	20
Acquisition of Existing Units:	0
Total:	57

Discussion

The Municipality is providing affordable housing assistance to renters and homeowners who may be homeless and non-homeless. The programs include the MHRP, the HOME CHDO Housing program, and the acquisition of property for affordable housing.

AP-60 Public Housing

Introduction

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

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

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

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

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

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

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

- Empowering Choice Housing Program – a partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on

Domestic Violence and Sexual Assault. This direct referral program offers 95 vouchers to families displaced by domestic violence, dating violence, sexual assault, and stalking. This program is limited to 36 months of rental assistance.

- Mainstream Voucher Program – a partnership with the State of Alaska Department of Health and Social Services. This direct referral program offers 10 vouchers to nonelderly persons with a disability who are at serious risk of institutionalization, transitioning from an institutional setting, at risk of homelessness, or homeless.
- Making A Home Program – a partnership with the State of Alaska Office of Children's Services. This direct referral program offers 15 coupons to youth aging out of foster care who are participating in an Independent Living Program. This program is limited to 36 months of rental assistance.
- Moving Home Program - a partnership with the State of Alaska Department of Health and Social Services. This direct referral program offers 70 vouchers to persons with a disability receiving supportive services paid for by the State of Alaska.
- Returning Home Program – a partnership with the State of Alaska Department of Corrections (DOC). This direct referral program offers 30 coupons to persons under a DOC supervision requirement. This program is limited to 24 months of rental assistance.

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

AHFC Public Housing Division's vision is for an Alaska where all people have a safe and affordable place to call home. Their mission is to provide the people of Alaska access to safe and sustainable housing options through innovative strategies and programs. As of January 1, 2020, in Anchorage there were over 2,570 families on the Housing Choice Voucher waiting list and over 2,228 on the waiting list for various AHFC-owned rental assistance units.

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

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

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

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

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

AHFC also encourages the formation of Resident Councils at its Public and Multifamily Housing sites. The purpose of a Council is to encourage resident participation in the quality of life at their complex. All residents that elect to have a Council have opportunities to improve and/or maintain a suitable, safe, and positive living environment through participation in the Council.

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

AHFC suspended applications for this program in 2008, when administrative costs exceeded budget authority. The Board of Directors approved the permanent closure on March 9, 2011. All homeowners participating at that time kept their assistance. AHFC simply closed the program to new applicants. Given the difficult financial times forecasted for future funding, AHFC does not currently plan to re-visit this program in its current form. Staff are investigating alternate methods of encouraging this activity. Further development of this activity will be tied to future leasing rates and available funds.

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

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

Discussion

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

For its fiscal year ending June 30, 2019, of the 1,201 families admitted into housing programs, 977 (81.3%) were extremely low-income and 212 (17.7%) were very low-income. AHFC will continue to provide affordable housing to extremely low-, very low- and low-income families, seniors, and disabled individuals through its various programs. It will also continue to provide a full-service approach to property management and maintenance. General up-keep and maintenance of property is important for curb appeal and resident satisfaction. Property management and maintenance staff conduct regular site inspections using standard checklists at least annually. Inspections results are used to create plans for capital improvements.

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

Introduction

The Municipality of Anchorage (Municipality) has identified goals in the 2025 Action Plan (AP) that provide decent housing by transitioning homeless persons and families into permanent housing and increasing the supply of supportive services. The 2025 AP lists specific goals and actions that are funded with HOME Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), and the Emergency Solutions Grant (ESG) to work towards achieving these goals.

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

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

The Municipality significantly increased its funding and coordination efforts directed toward unsheltered individuals. In addition to funding the Anchorage Coalition to End Homelessness, who leads the Continuum of Care to coordinate unsheltered outreach efforts, it not only increased the number of outreach workers connecting clients to resources and referrals, but also started funding those workers with flexible housing funds to move unsheltered and newly sheltered individuals into housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

In this event, locations not currently serving as shelters could become temporary shelters contingent upon the providing entity submitting an approved application to the Health Department. This code update removed several barriers: emergency shelters beds are no longer limited to the winter determined by temperatures and instead expands to year-round options determined by shelter census numbers; local zoning regulations barring shelter services are lifted in this declared emergency, making more of the community available to host these social services; and the public process that often rejects service providers into their neighborhoods was also lifted.

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

The COVID-related measures to provide emergency shelter were discontinued in 2023. For the winter of 2023-2024, the Municipality embarked on a new approach to the Emergency Cold Weather Shelter program by providing both a congregate shelter option at a municipally owned facility and non-congregate shelter in two private hotels under contract, with a nonprofit contracted to provide services to the residents at all three locations. CDBG-CV funds were used to cover some of the costs of services by the contracted nonprofit at the hotels used for non-congregate shelter. The non-congregate shelter contracts ended in May 2024, but the congregate shelter continues to operate into the summer and is expected to receive funding from the State of Alaska for continued operations. Some CDBG-CV funds are still available and reserved for operations in the Emergency Cold Weather Shelter plan for winter 2024-2025.

Additionally, the Municipality has provided CDBG-CV funding to Catholic Social Services for operations of Complex Care, a non-congregate shelter facility for medically fragile people experiencing homelessness. Complex Care works to stabilize clients and enable them to move into more permanent housing.

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

One of the biggest challenges to helping homeless persons transition to permanent housing is lack of affordable housing. The Municipality has in recent years funded NeighborWorks Alaska's Tenant-Based Rental Assistance program that assists 36 households at 50% Area Median Income with rental and down payment assistance for up to 2 years. These are households' simultaneously experiencing homelessness with a physical or mental disability, substance misuse, and chronic health condition.

The Municipality has provided an ESG grant for HMIS Lead Activities to enhance reporting and coordination capabilities among homeless providers. Discussions with the HMIS Lead about continued funding from the Municipality are ongoing.

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

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

The Municipality has in the past funded the Rapid Re-Housing program operated by Catholic Social Services (CSS) to provide rent and down payment assistance to low-income households at 30% Area Median Income who are homeless or at-risk of homelessness by helping them to quickly be re-housed and stabilized. This program continues to operate but no longer receives funding from the Municipality.

Systems of care and publicly funded institutions discharge persons into homelessness, such as healthcare and mental health facilities, foster care, and corrections programs. State, local, and private and public agencies work in consortium to aid homeless and at-risk of homelessness households by assisting and counseling them. There are many services provided, such as fair housing with landlords; health and social services to children, elderly, disabled, veterans, and persons with HIV and their families; in addition to other special groups affected into homeless or at risk of homelessness.

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

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

With ESG-CV Rapid Re-Housing (RRH) services, CSS assists families living in shelters or in places not meant for human habitation to move into permanent housing as quickly as possible. RRH households must have a reliable income source that will sustain housing. ESG assists families for three months, if there are extenuating circumstances and funds are available, assistance up to six months may be considered. Community Based case management provides intensive case management and limited financial resources and referrals to additional community resources. RRH services limits the family's contribution towards rent, capping contribution at 30% of income.

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

A Self-Sufficiency or Housing Stability Plan is established for each family. Each household must be able to independently maintain permanent housing after program assistance has

ended. Applicants can receive case management services up to 90 days, as long as they are compliant with the rights and responsibilities outlined in the ESG program.

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

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

Discussion

The goals and activities described above to reduce and end homelessness in the Municipality are contingent upon stable funding from the HUD HOME, CDBG, ESG, and HTF funds. In 2020, however, the municipality started prioritizing more of its operational dollars towards homelessness, both funding projects as well as funding a new work group in the Anchorage Health Department to focus on housing and homeless services. The Municipality will continue the following activities to help end homelessness in Anchorage.

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

AP-75 Barriers to Affordable Housing

Introduction

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

- Title 21 zoning ordinance residential design standards
- Regulatory processes including permits and approvals
- Regulatory processes including rezonings to implement the land use plan.
- Zoning ordinance regulations limiting the size, type, and number of residences
- Minimum lot size requirements
- Setback Requirements
- Special regulatory limitations on manufactured housing
- Building codes
- Fees and charges
- Infrastructure standards and requirements
- Off-site improvements requirements

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

During the period of this Action Plan and the 2023-2027 Consolidated Plan, the Municipality will continue to take action to reduce barriers to affordable housing. This includes:

- Simplifying the rezone process to allow more property to reach its designation in the future land use map (2040 plan)
- Simplifying how the zoning code regulates small forms of housing such as manufactured homes and tiny homes.
- Simplifying the zoning code to allow more height and flexibility in areas planned for denser multifamily development
- Identifying sites across the Anchorage Bowl for public-private partnerships to build both income-restricted and transitional housing.
- Updating the official streets and highways plan (OS&HP) and design criteria manual (DCM) to reduce costs for off-site improvements, as well as in the long term reduce transportation costs for all residents.

- Proposing a transit-supportive development overlay which would allow for the full implementation of the transit supportive corridors outlined in the comprehensive plan.
- Investigating reform of requirements for off-site improvements
- Creating a tax abatement for multifamily development largely within the transit-supportive corridors identified in the 2040 Land Use Plan
- Updating the 2020 Comprehensive Plan and 2040 Land Use Plan to ensure that actions, strategies, and policies are implementing community goals.
- Simplifying the regulations around mobile/manufactured housing.

Actions completed:

- HOME
- ADU reform
- Elimination of parking mandates
- $\frac{3}{4}$ plex reform
- Parking reform
- B-3 Reform
- Site Access Reform
- Design standards moratorium
- Prohibiting special limitations in future rezonings
- Applied for HUD PRO grant
- Reducing height restrictions for R-2 zones.
- Simplifying the rezone process to make it more straightforward to implement the comprehensive plan.
- Manufactured housing feasibility report

Over the past several years the Municipality has taken several significant steps to reduce barriers to new housing production of all types. One of the most significant of these was the HOME initiative from 2024, which allowed duplex construction (plus ADUs) in all residential zones of the Anchorage Bowl, as well as a range of other code changes to facilitate more housing.

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

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

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

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

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

The 2017 adopted Anchorage 2040 Land Use Plan (2040 LUP) supplements the AB 2020 Plan and is an element of the comprehensive plan. The 2040 LUP sets the stage for future growth and development, with an emphasis on future housing needs. The 2040 LUP incorporates the adopted area specific plans, public facility plans, and recent analyses regarding population, housing, commercial, and industrial needs over the next 25 years. The 2040 LUP has a housing Goal (Goal #4) to meet the housing needs of all and adds additional policies to encourage and guide the development of housing. It also includes recommended strategies to carry out the plan and manage growth including strategies to help reduce the cost of housing and alleviate the workforce housing deficit. Actions 4-1 through 4-19 in the Plan are focused on housing. Of 70 near-term Actions in the plan to occur within the 2022 Consolidated Plan horizon, more than a dozen housing-related actions have been completed or are underway. During this same period, the Municipality amended the rules governing Accessory Dwelling Units (ADU) to allow this type of housing in more of its residential districts as well as increasing the allowed size of these units. ADU's can be attached, above a garage or detached, as long as the design follows specific setback, size and parking requirements. In the last several years, both attached and

detached ADUs have become a permitted use in all residential districts in the Anchorage Bowl. The Planning Department began tracking ADU permits in 2017 and the objective is to promote an increase in production from approximately 20-25 annually (2015-2019) to 1,000 total ADUs by 2040.

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

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

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

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

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

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

The building code sets minimum dwelling unit sizes, while the zoning ordinance (Title 21) sets minimum lot sizes per number/type of housing units. The zoning ordinance does not set minimum building size requirements.

If the Municipality has development impact fees, are the fees specified and calculated under local or state statutory criteria? If yes, does the statute provide criteria that sets

standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?

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

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

N/A

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

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

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

The Municipality has adopted the 2018 International Building Code (IBC) with modifications. The Fire Department uses NFPA standards that are referenced in the adopted IBC and IFC. Amendments have been adopted for both codes. The IBC has not been amended to disallow the requirements for sprinklers; however, the International Residential Code has. The IRC addresses single-family and duplexes. The Fire Department has limited jurisdiction with the IRC and that does not include residential sprinklers.

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

Unknown.

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

No. While the municipality allows prefabricated housing under the existing building code, however HUD-code manufactured housing is prohibited as a standalone structure in all zones except for R-5, CE-R5, and CE-R5A. HUD-code manufactured housing is prohibited everywhere in Girdwood

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

Yes, the Municipality is working to address these regulatory process and land use codes barriers as resources allow, in part through the 2040 Anchorage Land Use Plan (2040 LUP) and its policies and action items. Some of these efforts, listed in order of most recent first, include:

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

The Municipality has eliminated minimum parking requirements. It is studying opportunities to adjust building height and other dimensional standards in the R-2M, R-3, R-4A, and DT (Downtown) zoning districts to reduce barriers to housing.

In 2015-2017 the Municipality updated major parts of its 2012 analysis of housing demand in Anchorage. The 2017 adopted 2040 LUP updates the 2012 housing capacity and needs analysis through the year 2040. It corroborated the 2012 Analysis that there is a continued significant shortage of housing, especially in the multi-family and compact housing types, and recommended measures in response. Many factors affect the supply of housing in Anchorage, including the fact that overall construction costs create a significant feasibility gap for medium and high-density housing. The 2012 and 2015 analyses identified regulatory processes as one of several factors that local government could directly and quickly correct. The 2040 LUP includes measures for housing such as making reduced parking requirements for rental housing by-right, allowing for smaller lot sizes, more compact housing, and Accessory-Dwelling-Units, facilitate redevelopment of blighted areas, and plan for the potential redevelopment of mobile home parks.

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

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

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

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

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

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

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

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

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

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

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

Not formally, but does have this ability if requested. This strategy is planned to be considered as part of an implementation Action identified by the 2040 LUP. In response to inquiries by local developers and the general public, the Municipality researched its development permit review times relative to those of other cities in the U.S., and found that the Municipality has one of the fastest permit review times for a jurisdiction of our size in the nation. For example, residential project applicants receive zoning plan review comments in 5 days or less, and commercial project applicants receive zoning comments in 10 days or less.

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

Yes.

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

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

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

Yes, Traffic Engineer and Planning Director may approve a 15 to 30 percent reduction to the number of required off-street parking spaces for each affordable housing unit (meeting HUD affordable definitions). 2040 LUP Action 4-3 addresses parking requirements through finding ways to streamline approvals for a reduced number of parking spaces for housing developments and to create some additional reductions when certain criteria is met. The Municipality is amending its parking reductions for affordable rental housing to make those reductions “as of right” rather than subject to the discretion of municipal officials.

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

No.

Discussion

The public process for the 2040 LUP, and its adoption in 2017 and implementation by the Anchorage Assembly and Administration, has helped this community prioritize specific

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

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

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

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

AP-85 Other Actions - 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

The main obstacle that the Municipality has is the lack of funding. The limited HUD funding has made it difficult for the Municipality to fund projects in the community to solve the lack of affordable housing, the chronic homeless population and supportive services to individuals and families to help them from becoming homeless. For all projects in the 2025 Action Plan, the Municipality is working with partners to leverage federal and State funds to meet the underserved housing needs of individuals and families in Anchorage. This includes submitting applications for competitive grant opportunities as well as discussion and coordination with other public- and private-sector funding agencies to “braid” funding more effectively and leverage available resources to make the biggest impact on the community’s needs.

Actions planned to foster and maintain affordable housing

In the 2025 Action Plan (AP), the Municipality will continue to fund the Mobile Home Repair Program for health and safety rehabilitation to maintain mobile homes owned by low/moderate-income families. Much of the existing affordable housing in Anchorage is in the form of mobile homes, and the preservation of this housing stock has been a major focus of the Municipality’s efforts.

Additionally, the Municipality works actively in a variety of ways to increase the housing supply, lower housing costs, and preserve existing affordable housing. The Municipality has adopted several changes to land-use regulation in recent years, including the elimination of parking mandates and the legalizing of Accessory Dwelling Units in all residential zones. The Municipality has submitted an application to HUD’s competitive Pathways to Reducing Obstacles to Housing (PRO Housing) program to build on this success and continue to increase housing supply and reduce costs. If awarded the PRO Housing grant the Municipality will conduct several different projects with the funding, including analyses of code provisions inhibiting housing development and the development of a fund for infrastructure investments in selected housing developments meeting CDBG national objective criteria.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

In the 2025 AP, the Municipality will reduce the number of poverty-level families by funding two programs. The Homeless Prevention and Rapid Re-housing programs assist individuals and families who are at risk of homelessness due to short-or medium-term crisis or have been homeless for a short-term. These individuals and families need short-or medium-term financial assistance for preventing evictions, utility shut-offs or down payment for starting a new rental lease.

Actions planned to develop institutional structure

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

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

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

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

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

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

In 2023 and 2024, the Municipality has continued to coordinate its efforts with the HHAND Commission, the ACEH, CoC partners, Alaska Department of Health and Social Services, Alaska Mental Health Trust Authority, Alaska Housing Finance Corporation and non-profit, public and private housing agencies and social service agencies.

Discussion

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

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

Introduction

The jurisdiction must describe activities planned with Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds expected to be available during the year. All such activities are also included in the projects section.

CDBG, HOME, ESG, and HTF

- Mobile Home Repair Program – Rural Alaska Community Action Program - Renovate owner occupied mobile homes with CDBG funding.
- Rental Housing Development – Cook Inlet Housing Authority – Acquisition/Development of rental housing with HOME funds.
- Public Facilities – Suitable living environments and non-housing community development
- CDBG, HOME and HOME CHDO Housing Program(s)
- Operating Expense Assistance – Habitat for Humanity Anchorage – HOME funds
- Homeless Prevention and Rapid Rehousing Program – The Municipality administers the Homeless Prevention Program– ESG Funds

CDBG Public Services

- Public Services – Rural Alaska Community Action Program – Provide case management to persons who were recently homeless in Sitka Place, permanent housing, and who may have chronic alcoholism and other disabilities.
- Public Services – Alaska Legal Services Corporation – Provide direct legal assistance to individuals and families at-risk of homelessness.
- Public Services – Rural Alaska Community Action Program - Provide a bridge between homeless services in the community to ensure that individuals experiencing homelessness have access to needed resources and are connecting with housing.
- Public Services – Nine Star - Net 2 Ladder Program – Provide vocational training to allow clients to get new or improved employment.

Community Development Block Grant CDBG

Reference 24 CFR 91.220(l)(1)

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

Table AP-90.1. – CDBG Program Income

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

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

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

HOME Investment Partnership Program (HOME)**Reference 24 CFR 91.220(I)(2)**

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

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

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

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

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

A. Recapture Model: Recapture Entire Amount

Recapture applies to the down payment and closing-cost assistance loans to homebuyers in conjunction with the Homebuyer Development Program, funded by the HOME Investment Partnerships Program (HOME) in the 2025 Annual Action Plan, being initiated with Habitat for Humanity Anchorage. The Homebuyer Development Program, a CHDO program, provides direct assistance to homebuyers through loans for down payment and closing costs.

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

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

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

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

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

B. Amount Subject to Recapture

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

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

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

4. Market Conditions Indicating the Need for TBRA

The Municipality will conduct an assessment in 2025 of the need for Tenant-Based Rental Assistance under current market conditions. The Municipality has funded TBRA for several years and it is a goal in the 2023-2027 Consolidated Plan; however, the last full assessment

of the need for TBRA was conducted several years ago and conditions may have changed. The current TBRA program is being wound down pending a new assessment of conditions. The assessment will look at the current rental market and housing supply as well as the views of stakeholders interested in TBRA and other tools for addressing the need for affordable housing. The outcome of the assessment will determine whether the Municipality continues to fund a TBRA program in the future.

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

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

6. The participating jurisdiction's description of eligible applicants (e.g. categories of eligible applicants), its process for soliciting and funding applications or proposals (e.g. competition, first-come first-serve) and where detailed information may be obtained (e.g. application packages are available at the office of the jurisdiction or on the jurisdiction's web site).

Currently, the Municipality consults with its existing and potential HOME grantees on a continuing basis to assess the types of projects in development and the applicability of HOME funding. Potential grantees are typically nonprofits involved in housing development and related activities in the community. In cases where a potential project is identified the Municipality provides an application form tailored to the type of project for the applicant to submit for review. Categories of applicants and projects are flexible within the requirements of the HOME program. Application packages are available at the office of the jurisdiction and are also provided by email as necessary.

In future years, the Municipality will be moving toward a more open competitive process for HOME funding allocations, in which a Request for Proposals will be issued prior to drafting of each year's Action Plan and proposals received will be scored to determine the year's allocation of funding.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

Written standards for providing ESG assistance are included in Appendix F.

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

ESG staff are required to take part in and act in accordance with the Continuum of Care (CoC) Coordinated Entry process, this includes using CoC's standard assessment tools and practices. CoC is a community-based homeless assistance planning network whose accountabilities include effective use of mainstream programs. CoC and ESG coordinate and integrate to the extent possible, all assistance programs available to the homeless.

Prioritization for Homeless Prevention and Rapid Re-housing assistance comply with CoC standards. Appendix F provides further details about the CoC's Coordinated Entry System.

All applicants are assessed to determine eligibility based on homeless definitions, eligibility and assessments. ESG establishes documented intake procedures with Alaska Homeless Management Information System data collection and recordkeeping. Appendix F provides further details about the Municipality's sub-award process and other details of ESG program administration.

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

Homeless Prevention funds for 2025 will be administered by the Aging and Disability Resource Center at the Anchorage Health Department. The Municipality continually consults with nonprofit organizations and other stakeholders about the optimal use of ESG funds. In past years ESG funding has gone to Catholic Social Services for Rapid Re-Housing and to the Institute for Community Alliances for Homeless Management Information System Lead Activities. Depending on the outcome of ongoing consultations, the Municipality may institute a competitive process for future ESG allocations to make funding available to private nonprofit organizations, including community and faith-based organizations.

The Municipality works in partnership with Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU) to provide utility assistance to their members. In 2023, AWWU provided utility assistance \$7,163.85 to 20 AWWU households through their "Coins Can Count" program and CEA provided \$105,516 to 362 Chugach Electric households.

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

The Municipality maintains a Homeless Lived Experience Advisory Board to provide input and feedback to the Assembly and Mayor on housing and homelessness solutions with the goal of centering the perspective of those with lived experience. This board provides consultation on programs relating to homelessness response including those funded through ESG.

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

The plan provides additional congregate and non-congregate shelter at Municipal expense when temperatures fall below a certain level or under other circumstances as determined by the Director of the Health Department.

5. Describe Performance Standards for Evaluating ESG

Summarized Performance Standards:

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

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

Appendix A – Municipality of Anchorage (Municipality) Citizen Participation Plan

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

1. Purpose

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

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

2. Opportunities

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

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

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

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

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

3. Public Hearings and Meetings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Public Comment Period

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

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

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

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

5. Consultation Activities

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

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

6. Distribution of Draft Documents

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

7. Notification of Public Participation Opportunities

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

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

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

8. Amendments to the Consolidated Plan and Annual Action Plans

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

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

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

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

Non-Substantial Amendments

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

Substantial Amendments

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

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

Public Participation and Approval Process for Substantial Amendments

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

Notification of Substantial Amendment

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

Public Comment Period of Substantial Amendment

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

Consultations

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

Comments Considered

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

Final Approval

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

9. Obtaining Citizen Comments

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

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

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

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

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

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

Non-English-speaking residents, persons with a hearing impairment, sight-impaired and blind individuals, and other persons with physical disabilities and special needs may call, write, fax, in person, or send an email to Community Safety and Development; PO Box 196650, Anchorage, AK 99519-6650 (mail); (907) 343-4881 (telephone); (907) 343-4107 (fax); Frankie.Dahl@anchorageak.gov (email); or (907) 343-4468 (TTY/TDD).

11. Public Information and Access to Records

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

- Federal Laws: Summary of the Housing and Community Development Act of 1977; Title I of the Housing and Community Development Act of 1974, as amended: The National Affordable Housing Act (as amended)

- Federal Regulations: CDBG, HOME, ESG and HTF Program regulations; related issuances and provisions (i.e. Uniform Relocation Assistance)
- Con Plan, Assessment of Fair Housing, APs and Consolidated Annual Performance and Evaluation Reports
- Information about the Municipality's CDBG, HOME, ESG and HTF programs
- Anchorage's Citizen Participation Plan for 2023-2027
- The Municipality's HUD information: grant agreements, audit records, evaluation reports, approval letters, and related correspondence
- The Municipality's public meeting records: public meetings, informal meetings with civic and neighborhood groups, and related notifications pertaining to programs under the Con Plan

Individuals may access many of these documents at no cost by the Internet at the Municipality's website

<http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx>, at Community Safety and Development's office, Municipal libraries, or by contacting Community Safety and Development staff. Many federal documents may be accessed at www.hudclips.org.

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

12. Technical Assistance

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

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

13. Complaints

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

Citizens should submit all other complaints to the Municipality, which will provide a substantive written response to every written citizen complaint related to the Citizen Participation Plan, the Con Plan, AFH, APs, substantial amendments to APs and CAPERs

within 15 working days (24 CFR 91.105(j)). Send formal complaints to address under “Contact Information”.

Complaints
Municipality of Anchorage
Anchorage Health Department
Human Services Division
Community Safety and Development
P.O. Box 196650
Anchorage, Alaska 99519-6650

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

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

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

Contact Information

Municipality of Anchorage
Anchorage Health Department
Human Services Division
Community Safety and Development (CSD)
825 L Street, Room 506
Anchorage, AK 99501
Mail: P.O. Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-4822
FAX: 907- 249-7858
E-mail: Frankie.Dahl@anchorageak.gov

Appendix B – Public Comment

Appendix C – Assembly Resolution XXXX-XXX

Appendix D – Certifications

Appendix E – SF-424s

Appendix F – Written Standards for Providing ESG Assistance
