

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2025 CAPER provides an overview of major initiatives that were executed in program year 2025 (calendar year 2025) by the Municipality of Anchorage (Municipality), Anchorage Health Department, Human Services Division, Community Safety and Development. The Municipality experienced delays in implementing goals and outcomes identified in past annual Action Plans (AP) due to delays in receiving U.S. Department of Housing and Urban Development (HUD) grant agreements for the last several years.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CHDO Operating Assistance	Affordable Housing	HOME: \$	Other	Other	4	3	75.00%	1	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%			
Homeless Prevention and Rapid Re-Housing	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	375	0	0.00%	200	0	0.00%

Homeowner Development Program	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	7	0	0.00%			
Homeowner Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	16	0	0.00%			
Mobile Home Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	0	0.00%	20	0	0.00%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	0	0.00%			
Public Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	390		450	390	86.67%
Public Services	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2750	0	0.00%	225	0	0.00%
Public Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Services	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Rental Housing Development	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	100	0	0.00%	38	0	0.00%
Tenant-Based Rental Assistance	Homeless	HOME: \$	Homelessness Prevention	Persons Assisted	100	52	52.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

HUD encourages all jurisdictions to prioritize funding for projects serving households with the highest levels of need. The National Objectives of HUD, “Low and moderate income is defined as persons and households who earn at or below 80% of the Area Median Income (AMI) that is adjusted for family size as defined in Section 102 of the Housing and Community Development Act of 1974, as amended.” Income limits are adjusted annually by HUD. Documentation on LMI persons is required for all CDBG-funded projects or meet a community need that has a particular urgency to the health or welfare of the community and no other financial resources are available to meet the needs or aid in the prevention or elimination of conditions of slum and blight.”

The Municipality has adopted local Goals and Priorities for allocation of CDBG funding. They are described fully in the Housing and Community Development Consolidated Plan for 2023-2027 (Con Plan) as per 24 CFR 91 and 570.

- Provide decent and affordable housing for low-and moderate-income persons. Conserve and improve existing Affordable Housing to low-income and moderate-income families and persons without discrimination.
- Provide homeownership assistance for suitable living environment that includes the safety and livability of neighborhoods.
- Support a Continuum of Care System for the Homeless.
- Expand economic opportunities that includes job creation and retention; the establishment of small businesses, the provision of public service concerned with employment to low-income persons.
- Provide Community Facilities and Infrastructure, available mortgage financing for low-income persons at reasonable rates with

nondiscriminatory lending practices.

- Provide Community and Supportive Services for all community planning and development programs as well as for housing.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	191	59
Black or African American	40	25
Asian	16	15
American Indian or American Native	149	20
Native Hawaiian or Other Pacific Islander	38	4
Total	434	123
Hispanic	8	16
Not Hispanic	426	107

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,899,998	3,692,697
HOME	public - federal	639,955	661,302
ESG	public - federal	164,968	185,494

Table 3 - Resources Made Available

Narrative

Area: The Municipality is a medium-sized community in population and combined areas.

Commitment: Once an application has been selected for funding, the Municipality reserves the funding through the Annual Action Plan until accepted by HUD. The applicant must meet all the conditions and processes set forth by the Municipality. Funding is committed to a project when a legally binding written agreement has been signed by both parties. The project and associated funding are entered into the HUD Integrated Disbursement and Information System.

The Municipality places a great emphasis on strategic planning and the ways we invest resources. There are several priorities areas: homelessness, affordable rental housing, permanent supportive housing, homeownership, equity and racial justice, jobs, private and government health and service agencies. The community is particularly reliant on an elevated level of coordination and cooperation between all providers.

The Municipality requires all projects funded to submit affirmative fair housing marketing plans to ensure affirmative marketing of available units.

A project is considered completed when all necessary title transfer requirements and construction work have been completed. Project are to comply with HUD requirements.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Anchorage	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The 2025 Action Plan, like previous Action Plans, identified all of the geographical area of the Municipality for services.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG does not have a matching fund requirement. The CDBG program has leveraged matching funds from federal, state, and local funds.

The Municipality must match 25 cents for each dollar of HOME funds spent on affordable housing. The HOME match is tracked by federal fiscal year. The following table provides information regarding compliance with the match requirement. Excess match carried over to next federal fiscal year is \$9,548,962.01.

There were no active projects during 2025 that included public land or property.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	9,446,809
2. Match contributed during current Federal fiscal year	165,326
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	9,612,135
4. Match liability for current Federal fiscal year	63,173
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	9,548,962

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	36	0
Number of Non-Homeless households to be provided affordable housing units	21	29
Number of Special-Needs households to be provided affordable housing units	0	0
Total	57	29

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	36	20
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	20	9
Number of households supported through Acquisition of Existing Units	0	0
Total	57	29

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

All the programs/projects are still open and active.

Discuss how these outcomes will impact future annual action plans.

The Municipality will continue to fund housing programs/projects that provide affordable housing for extremely low-income, low-income, moderate-income and middle-income households and those at risk of homelessness.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	9	20
Low-income	0	0
Moderate-income	0	0
Total	9	20

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Municipality works closely with the local Continuum of Care organizations to ensure that strategies are in place to chronically homeless individuals and families transitioning to permanent housing and independent living. The Municipality utilizes federal, state, and local resources to develop supportive permanent housing arrangements.

ESG provides rapid rehousing, homeless prevention, and other relocation assistance to homeless persons. Subgrantees offer case management, locating rental units, payment of housing-related costs and other integral sets in stabilizing households.

CDBG, HOME and ESG CV entitlements act as a lifeline to families, individuals, and households who are at risk of homelessness and to those currently unsheltered, especially those who are unsheltered and with special-needs such as: the elderly, youths on the street, veterans, chronically ill, families without assistance and sleeping in vehicles or other places unfit for human inhabitation, individuals with disabilities or mental illness, those with chronic substance abuse or are the victims of domestic violence. The threats are especially dangerous for unsheltered persons and children during the winter season. With coordinated entry programs, grantees can determine services that would best meet the needs of the person and families by the volume and types of resources available to them from partnering agencies.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2025, the Municipality funded and managed the following projects that assisted emergency shelter and transitional housing needs of homeless persons.

- Emergency Shelter, Non-Congregate - Alex Hotel provided through MASH provides 50 units housing 100 individuals.
- Emergency Shelter, Assisted Living, Year-round, - Linda's Place provided through MASH offers assisted living shelter for 150 individuals funded through the Municipality.
- Emergency Shelter, Year-round - E 56th Ave Shelter provided through Henning, Inc. offers shelter for 200 individuals funded through the Municipality.
- Emergency Shelter, Congregate, - Anchorage Gospel Rescue Mission offers beds or mats in a common area for up to 92 individuals.
- Emergency Shelter, Dorms coed and separated, Brother Francis Shelter offers beds for up to 120 individuals.
- Emergency Shelter, Congregate - Downtown Hope Center provides up to 60 beds for individuals.

- Emergency Shelter, Youth 18-24 - Covenant House provides shelter for up to 40 young-aged individuals.
- Emergency Shelter, Families – Catholic Social Services operates the Clare House which is a shelter for families.
- Emergency Shelter, Families – Salvation Army McKinnel House – The Salvation Army provides 16 family rooms with private bathrooms for families for up to 30 days.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Municipality recently engaged in a facilitated process to exit Municipality/Disaster relief funded congregate and non-congregate shelter. The current plan will provide for temporary emergency housing with surge capacity and a navigation center. Additionally funded is housing for medically fragile and some medical respite.

- Homeless Prevention – The Municipality provided households with utility assistance and or rental assistance.
- Alaska Legal Services received funding for the first time with ESG – CV funds. This caused their project to be delayed due to needing to onboard an HMIS system. They use an alternate database Apricot which is different from our standard provider who is Service Point.

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

- Case Management – Rural Alaska Community Action Program provided case management at Safe Harbor Sitka Place permanent supportive housing for individuals and Muldoon temporary supportive housing for families.
- Case Management – Abused Women’s Aid in Crisis (AWAIC)
- Landlord Liaison program – United Way of Anchorage
- Rapid Re-housing - Catholic Social Services, Covenant House Alaska, and Choices all operated Rapid Rehousing programs under ESG-CV.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Alaska Housing Finance Corporation is the State of Alaska's only Public Housing Authority. In Anchorage, Alaska Housing Finance Corporation owns/manages 674 rental units and administers over 2,400 vouchers. In addition to these programs, Alaska Housing Finance Corporation also offers the following specialty programs that serve very low-income families:

1. Emergency Housing Vouchers – a partnership with the Anchorage Coalition to End Homelessness. This direct referral program offers 97 vouchers to persons that are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking in Anchorage's jurisdiction.
2. 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 115 vouchers to families displaced by domestic violence in Anchorage's jurisdiction.
3. Foster Youth to Independence Initiative (FYI) – this is a partnership with the State of Alaska Office of Children's Services. This direct referral program offers 25 vouchers to homeless youth or youth aging out of foster care in the State of Alaska. Vouchers available for Anchorage are determined by need.
4. 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 in the Anchorage jurisdiction;
5. Returning Home Program – a partnership with the State of Alaska Department of Corrections (DOC). This direct referral program offers 35 vouchers to persons under a DOC supervision requirement in the Anchorage jurisdiction.
6. Making A Home Program – a partnership with the State of Alaska Office of Children's Services. This direct referral program offers 30 vouchers to youth aging out of foster care in the Anchorage jurisdiction. These individuals are provided services under the Office of Children's Services' Independent Living Program.
7. Veterans Affairs Supportive Housing – a partnership with the Alaska VA Healthcare System. This direct referral program offers 187 vouchers to homeless veterans in the Anchorage jurisdiction.
8. Mainstream and Mainstream 811 Voucher Programs – 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.

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

Alaska Housing Finance Corporation promotes resident involvement in Public Housing activities through both a Resident Advisory Board (RAB) and Resident Councils. The purpose of Alaska Housing Finance Corporation's RAB is to provide advice and comment to Alaska Housing Finance Corporation on

proposed operations, the annual Moving to Work Plan, proposed construction activities, and other items of interest to Alaska Housing Finance Corporation's public housing and housing choice voucher clients. The RAB is composed of eleven members and Alaska Housing Finance Corporation conducted four quarterly meetings with RAB members in 2021. Minutes and comments received during meetings are reported to Alaska Housing Finance Corporation's Board of Directors.

Alaska Housing Finance Corporation also encourages the formation of Resident Councils at its Public 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.

Alaska Housing Finance Corporation maintains a staff person designated to assist in the formation, development, and educational needs of a Council and offer technical assistance to volunteers. Members are encouraged to conduct regular meetings, discuss resident concerns, and provide feedback to Alaska Housing Finance Corporation management on any issues affecting residents in the apartment communities.

Homeownership:

Alaska Housing Finance Corporation currently has 22 homeowners receiving assistance for homeownership under a monthly assistance plan. Alaska Housing Finance Corporation 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. AHFC does not currently plan to re-visit this program in its current form. Staff are investigating alternate methods of encouraging this activity.

Actions taken to provide assistance to troubled PHAs

Alaska Housing Finance Corporation is a statewide Public Housing Authority and is designated a High Performing Agency by HUD.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Anchorage 2040 Land Use Plan (2040 Plan) was adopted by the Municipality in September 2017 and is a supplement to the Anchorage 2020 Comprehensive Plan for the Anchorage Bowl. The 2040 Plan addresses housing and economic growth over the next 20 plus years and identifies key growth strategies to provide a diverse supply of affordable, quality housing that meets the needs and preferences of the city's residents, at all income levels, in safe and livable neighborhoods. The strategies are:

1. Plan for Growth and Livability
2. Infill and Redevelopment
3. Centers and Corridors
4. Neighborhood Housing
5. Infrastructure-Land Use
6. Accessible Land Use
7. Compatible Land Use
8. Open Space and Greenways
9. Industrial Land
10. Anchor Institutions

The Anchorage 2040 Land Use Plan identified that housing of all types and sizes are needed in order to provide a range of housing opportunities for all residents. The 2012 Anchorage Housing Market Analysis found that the remaining supply of vacant buildable lands in Anchorage must be more efficiently developed. Housing will need to be more "compact" in form if there is to be enough housing to meet future need. This compact form includes small-lot "cottage" homes, accessory dwellings where appropriate, attached dwellings (duplex and triplex), townhouses, multifamily, and residential units built as part of commercial developments (mixed-use).

The largest barrier to housing is the lack of affordable and accessible housing stock in Anchorage. With the continued reductions in CDBG and HOME funds, the Municipality has limited ability to make a significant impact on funding and the development of subsidized affordable and accessible housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

As with many urban areas, Anchorage has more demand for affordable housing, permanent supportive housing, homeless prevention, and homeless shelter services than the Municipality and local social service providers can currently satisfy. The Municipality uses HUD funds to address this demand by funding projects to increase the stock of affordable housing through land acquisition and new housing development projects, improve the quality of low income housing through the mobile home repair program and through rehabilitation projects, support low income renters with tenant-based rental assistance.

The Municipality of Anchorage has prioritized housing and homelessness as issues that are important to the entire community. The Municipality is one of the lead agencies in the development and implementation of the Anchored Home Strategic Action Plan to Solve Homelessness in Anchorage: 2018-2021. The other lead agencies are the Anchorage Coalition to End Homelessness, the United Way, the Alaska Mental Health Trust Authority, and the Rasmuson Foundation. Chronically homeless individuals and families represent one of the most underserved populations there is. The Municipality uses HUD funds to support this population through funding for case managers to help provide support to chronically homeless individuals with complex mental health and substance use needs who have transitioned into Permanent Supportive Housing.

The best way to avoid homelessness is to not lose housing. The Municipality is using ESG funds to support the Homelessness Prevention program administered by the Aging and Disability Resource Center housed in the Anchorage Health Department and Rapid Rehousing program administered by Catholic Social Services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Municipality of Anchorage requires all applicants and subgrantees, including affordable housing projects, developers, and service providers to conduct all related work and deliver all related services in accordance with the Lead Safe Housing Rule (24 CFR Part35). Grant recipients, subgrantees, applicants, project owners, and any others who apply for or receive HUD funding must certify compliance with all applicable lead-based paint (LBP) requirements as a part of their contracts and agreements. Grant recipients must keep documentation of the notifications in their local project files.

On the HOME Program, Anchorage strategies address Lead Base Paint hazards, and increase access to housing without LBP hazards.

- By inspection of funded properties for LBP hazards.
- Remediation and clearance of identified hazards in funded properties.

CAPER 20

- LBP education and training for staff and partners, and
- Notifying purchasers and tenants of potential hazards.

The TBRA program requires a visual assessment for lead-based paint hazards as part of the Housing Quality Standards on each potential unit if the unit was built before 1978 and the household includes a child under the age of six. All adults receiving TBRA are given the brochure “Protect Your Family from Lead in Your Home.” Additionally, subgrantees are required to exchange information with the local health department about children at risk.

All shelters assisted under ESG funding and all housing occupied by program participants, are subject to the Lead Based Protection Act and lead based paint regulations found in 24 CFR Part 35. Tenant must receive the pamphlet before moving into the unit.

All shelters assisted under ESG funding and housing operated by program participants are subject to the Lead-Based Paint Poisoning Prevention Act, found in 24 CFR 35, subparts A, B, H, J, K, M and R. Grantees must provide lead hazard information pamphlet to any resident who will be residing in a unit built before 1978. The tenant must receive the pamphlet before moving into the unit.

On units older than 1978 which will house one or more children under the age of six, the landlord and

tenant must complete a Lead-Based Disclosure form. A visual assessment is to be completed by a person trained in the inspection process.

Due to presence of LBP in housing assisted by CDBG funds, all purchasers and tenants of CDBG assisted emergency homeless shelters, domestic violence and housing constructed before 1978, receives a notice about the potential hazards of LBP. Grant recipients must keep documentation of the notification in their project file.

Defective paint surface means, that paint is cracking, scaling, chipping, peeling or loose.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2025, MOA funded the following programs that helped poverty-level individuals and families find or stay in housing.

- At Risk of Homelessness Individuals and Families Program – Alaska Legal Services Corporation provided direct legal assistance to 365 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 Alaska Community Action Program (RurAL CAP) provides 55 units of single-occupancy affordable Permanent Supportive Housing at Safe Harbor Sitka Place. Sitka Place tenants are chronically homeless individuals, and many have 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 Aging and Disability Resource Center, housed in the Anchorage Health Department, provides housing relocation and stabilization services through the Homeless Prevention Program funded by the Emergency Solutions Grant (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 be lacking sufficient immediately available resources or support networks to prevent them from moving into an emergency shelter or primary nighttime residence not designed for regular sleeping accommodations.

- Rapid Rehousing – Catholic Social Services administers the ESG Rapid Rehousing Program for the Municipality. Rapid Rehousing is designed to move homeless people quickly 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.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Anchorage Health Department administers the CDBG, ESG, and HTF funds for the Municipality of Anchorage. 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 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.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Anchorage Health Department works in coordination with local housing agencies, social service agencies, and the local Continuum of Care to increase affordable housing options, meet the needs of homeless persons, and help low-income individuals and families avoid becoming homeless.

In order to achieve our goal of increased affordable housing within the Municipality, the CSD staff maintains bi-directional communication with local housing agencies including current subrecipients – Cook Inlet Housing Authority, Habitat for Humanity, NeighborWorks of Alaska – as well as other agencies that may be interested in pursuing HUD funding in the future. The Division and Program also coordinate with other Municipal departments including Planning, Real Estate, and Project Management and Engineering in order to ensure that our funding efforts help move forward the Municipality’s vision to increase the affordable housing stock in areas that also have transportation and other services available.

Homelessness is a high priority issue for the Anchorage Mayor, Assembly, and Health Department. The Health Department 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 Health Department also houses the Aging and Disability Resource Center (ADRC) which operates an ESG funded homeless prevention program.

The Anchorage Coalition to End Homelessness 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 ensures clients regardless of race, color, national origin, religion, sex, age, familial status, disability, actual or perceived sexual orientation, gender identity, or marital status have an opportunity to be referred to a housing provider. The Anchorage Coalition to End Homelessness is currently in the process of re-envisioning their Coordinated Entry system to provide enhanced support for homeless prevention and diversion. The Health Department has met with the Anchorage Coalition to End Homelessness to understand their plans and provide input related to program needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Analysis of Impediments (AI) to Fair Housing prepared by Susan Fison & Associates for the Municipality of Anchorage in 2015 identified the following six impediments:

1. Lack of knowledge of the classes of people protected by fair housing laws
2. Low awareness of available fair housing enforcement mechanisms, caused at least in part by the lack

of fair housing advocacy organizations

3. Financial barriers and lack of accessible housing stock limit housing opportunities for persons with disabilities

4. Municipal regulations and various administrative policies, procedures and practices

5. Lack of available affordable housing stock designed to meet the needs of people in one or more protected classes

6. Neighborhood opposition to group housing, increased residential density and rental housing

The Fair Housing Project of Alaska Legal Services is a full-service fair housing organization serving the entire state. The project works to eliminate housing discrimination and ensure equal housing opportunity through education, outreach, advocacy, and enforcement. Their website

(fairhousingalaska.org), brochures, and education and outreach services address impediments 1 and 2 above. The work of the Alaska Fair Housing Project has been supported in part by a HUD grant.

The Anchorage Equal Rights Commission enforces federal and municipal anti-discrimination laws in an effort to provide equal opportunity to all persons in Anchorage in the areas of employment, housing, public accommodations, educational institutions, financial institutions, and practices within the Municipality. Their web site addresses Impediment #1 by providing information about the categories for which discrimination is unlawful. They also provide information about how to file a complaint by phone, email, or fax, with translators available free of charge.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG projects are formally monitored at least once during the project schedule. All construction projects and housing rehabilitation projects are monitored on-site and desk monitoring. Technical assistance (TA) is provided when requested. The decision to make a desk review or on-site review depends on the risk factors.

- Has the recipient successfully completed a CDBG project in the past,
- Has the grant administrator had successful experience with the previous CDBG projects,
- The record for timely submission of required information, project on schedule, accurate prepared cash requests, cooperative relationship with recipient, etc.,
- Recent problems with the project,
- Past monitoring findings,
- Projects falling behind schedule,
- Projects considered high-risk or program complexity.

IDIS flags projects considered by HUD to be behind schedule or slow-moving. The CDBG monitoring procedures can be found within Chapter 11 of the CDBG Handbook and in the CDBG Performance Report (PER) Attachment C.

Anchorage has found concerns to be minimal.

HOME property is monitored on a regular basis to ensure HOME program requirements are met and that property, owners and managing agents comply with grant and/or loan agreements. The property owner is responsible for on-going compliance of HOME regulations and standards during the entire period of affordability. In program year 2025 we followed up on physical inspections through desk monitoring.

TBRA program compliance monitoring of subgrantees' use is completed annually. A checklist is used to review client files for confirmation of eligibility and other program requirements.

Housing Trust Fund resources follow the same monitoring and inspection protocol used for monitoring HOME dollars.

ESG full-time compliance monitoring is completed every two years. A checklist to review client files for confirmation eligibility and other program requirements.

All monitors end their review with a meeting to discuss finding and concerns. Subgrantees receive monitoring review letters and must resolve any issues with a time set by the monitor.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A 15-day public comment period is provided for the CAPER and plan attachments beginning on March 11th through March 26th, 2026.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Municipality is currently following the 2023-2027 Consolidated Plan. The Municipality does not plan to make any changes to its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In program year 2025 we followed up on physical inspections through desk monitoring.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

N/A

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program income is gross revenue generated from activities associated with or generated by because of a federally sponsored award. Program income is subject to all federal requirements as indicated in 2 CFR 200.307, 24 CFR 92.503 and 24 CFR 570.504.

With CDBG or HOME program income activities services and projects can be expanding funding further. The Municipality increases amounts available for property acquisition, housing re-habitation, down payment assistance, economic development assistance as well public services, planning and administration. HOME program income are proceeds generated from the disposition by sale or lease of real property or constructed with HOME funds or matching contributions. CDBG and HOME program income must be used in accordance with the requirements of HUD funding.

All program income received will be allocated to a CDBG or HOME funded project based on the year it was received.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

2016-2017 HTF Rental Development – Karluk Manor - RurAL CAP was funded \$980,077.50 HTF funds in 2018 with Substantial Amendments to the 2016 and 2017 Action Plans executed in 2018. The Municipality signed the contract on November 30, 2018. The project is for the rehabilitation of 46 units

for extremely low-income and started construction in 2021.

2018 HTF Rental Development - West 32nd Avenue - Cook Inlet Housing Authority –The Municipality signed the contract on December 27, 2019 for \$441,222 in HTF funds. Cook Inlet Housing Authority plans to use the HTF for the new construction of 20 units of rental housing. All units below 60% AMI. Of the 20 units, 8 units will be restricted at 60% AMI, 9 units restricted at 50% AMI and 3 units at 30% AMI. Additionally, 4 units will be set-aside for homeless households. 5 units will be equipped for both sensory (inclusion of sight and sound features) and mobility impairments. Mobile Home Repair Program - Rural CAP - The Municipality is continuing the Mobile Home Repair Program, which maintains and stabilizes a portion of the affordable-housing stock. Additionally, the Municipality monitors its ongoing rental-development projects to ensure operations continue and that the units are decent, safe, and sanitary.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative