

Action Plan

Grantee: Alaska

Grant: B-19-DV-02-0001

LOCCS Authorized Amount:	\$ 35,856,000.00
Grant Award Amount:	\$ 35,856,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 35,856,000.00

Funding Sources

No Funding Sources Found

Narratives

Disaster Damage:

Since January 2011, FEMA Region X has partnered with the State of Alaska to deploy Risk Mapping, Assessment, and Planning, (Risk MAP) projects with the goal of accurately and comprehensively depicting natural hazard risks throughout Alaska, including Municipality of Anchorage, Matanuska-Susitna Borough, and Kenai Peninsula Borough.

The following information was extracted and summarized from Governor Michael L. Dunleavy, "Request for Major Disaster Declaration, January 3, 2019", State of Alaska Letter, available <https://gov.alaska/wp-content/uploads/sites/2/Request-for-Presidential-Disaster-Declaration.pdf>. (IV Reference 3). On November 30, 2018, at 8:29 am, Alaska Standard Time, a 7.1 magnitude earthquake located seven miles north of Anchorage near Point MacKenzie produced very strong seismic shaking that caused widespread and severe damage primarily within Municipality of Anchorage, Matanuska-Susitna Borough, and Kenai Peninsula Borough. The earthquake, and the subsequent aftershocks, caused damage to major highways and important public roads, bridges, and other transportation infrastructure; undermining of road embankments and railroad tracks, and loss of track base; widespread power, water, and communication disruption; structural collapse and resulting fires to several buildings; and severe damage to private homes, personal property, and businesses.

There were no fatalities during the 2018 Cook Inlet Earthquake and thus far, there have been no earthquake-related fatalities during the recovery. However, there is an ongoing need to respond to the residents still living in a privately-owned mobile home park, where the community water well and potable water distribution system was further damaged during the 2018 Cook Inlet Earthquake. The concentration of the shaking was primarily limited to three jurisdictions; Municipality of Anchorage, Matanuska-Susitna Borough, and Kenai Peninsula Borough. During the following two years, there have been over 12,500 aftershocks recorded by the United States Geological Survey (USGS).

All affected communities are located around the Cook Inlet in Southcentral Alaska. The Municipality of Anchorage is the largest metropolitan area in the State of Alaska with a 2018 population of



295,265. The Matanuska-Susitna Borough is located approximately 30 miles north of Anchorage, encompasses 24,682 square miles (slightly larger than the State of West Virginia) and in 2018 had a population of 105,743. The Kenai Peninsula Borough is located across the Turnagain Arm, about 40 miles south of Anchorage and in 2018 had a population of 58,471. The three contiguous jurisdictions affected by the earthquake comprise over 60 percent of the State's total population and a substantial portion of Alaska's economic base.

The National Weather Service (NWS) National Tsunami Warning Center (NTWC) issued a tsunami warning for the Cook Inlet, including Municipality of Anchorage, Matanuska-Susitna Borough, and the southern Kenai Peninsula Borough within minutes of the earthquake.

The cost and scope of the disaster was sufficient to warrant immediate federal disaster assistance; thus, in consultation with the Federal Emergency Management Agency (FEMA), Governor Walker requested and received an Emergency Declaration (EM-3410-AK) for direct federal assistance on November 30, 2018. On January 3, 2019, under the provisions of Section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (Stafford Act) and implemented by 44 CFR 206.36, Governor Dunleavy requested a Declaration of Major Disaster for the State of Alaska. The Presidential declaration of a major disaster for the State of Alaska (FEMA-4413-DR) was issued by President Trump on January 31, 2019.

Recovery Needs:

The State of Alaska/Department of Commerce, Community, and Economic Development (DCCED) has completed the following Impact and Needs Assessment to evaluate the three core areas of recovery - housing, infrastructure, and economic revitalization and to plan disaster relief, recovery, and mitigation activities within the three CDBG-DR eligible jurisdictions; Municipality of Anchorage, Matanuska-Susitna Borough, and Kenai Peninsula Borough.

Due to the severity of the Unmet (Affordable) Housing Needs within the Municipality of Anchorage and the Matanuska-Susitna Borough, the Public Infrastructure and Economic Revitalization Programs have been deleted.

The Needs Assessment of Unmet Housing addressed interim and permanent; owner and rental; single-family (1-4 dwelling units) and multi-family (5+ dwelling units); affordable and market rate; and housing to meet the needs of pre-earthquake homeless persons. Immediately after the 2018 Cook Inlet Earthquake, the State of Alaska provided interim housing assistance. Currently, there is no need for interim housing assistance.

According to the Alaska Housing Finance Corporation, Alaska's sole public housing authority, there is no remaining earthquake damage to public housing.

According to the Cook Inlet Housing Authority, there is no remaining earthquake damage to Indian (Alaska Native) Housing.

According to FEMA, as of May 8, 2019, there was no remaining earthquake damage to affordable and market-rate rental housing.

According to the revised FEMA Individual Assistance Program, there were 4,572 owner-occupied housing units with \$10,258,920 in unmet housing needs for all types of housing.

There remains an unmet disaster relief need for the 35 households still residing in the Forest Park Mobile Home Park, an unmet housing need for the 1,000+ pre-earthquake homeless persons (the majority are in protected classes,) and a severe shortage of affordable housing (5,000+) within Municipality of Anchorage.

During the needs assessment, within Municipality of Anchorage, DCCED determined there are several housing units located in areas with overlapping natural hazards, i.e., Seismic Hazard Zone 4, High Ground Failure Susceptibility; Bootlegger Cove Special Landslide Hazard Area; and FEMA designated Special Flood Hazard Areas.

During the needs assessment, within Kenai Peninsula Borough, DCCED determined there are several housing units located in areas with overlapping natural hazards, i.e., Unspecified Seismic Hazard Zones, Coastal Erosion, Tsunami Flood Inundation Areas, and FEMA designated Special Flood Hazard Areas. DCCED determined there are numerous housing units requiring additional repair within Kenai Peninsula Borough.

In conclusion, DCCED has focused its efforts on new affordable housing construction and housing rehabilitation/recovery.



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
01	01 Administration	R1-1-1	State Administration	
02 Planning	02 Planning	R1-2-1	State Planning	
		R3-2-1	Integration of MOA Hazard Mitigation Plan & Comprehensive Plan	
		R3-2-2	Seismic Zone Hazards Analysis and Building Code Update	
		R3-2-3	Updating Neighborhood and Targeted Plans within Municipality of Anchorage	
		R3-2-4	Updating Hazard Mitigation Plan and Land Use Plans within Matanuska-Susitna Borough	
		R3-2-5	Updating Hazard Mitigation Plan and Land Use Plans within the Kenai Peninsula Borough	
03 Housing - 1	03 Housing - Forest Park Optional	R1-3-1	Forest Park Optional Relocation Program	
		R1-3-2		
		R1-3-3		
		R1-3-4		
		R1-3-5		
		R1-3-6		
03 Housing - 2	03 Housing - Public Housing	R2-3-1	Spennard East Development	
		R2-3-2	Providence Alaska House	
		R3-3-1	Mountain View 21	
		R3-3-2	Aspen Housing Phase II	
		R3-3-3	Old Mat Housing	
03 Housing - 3	03 Housing - Affordable Housing-	R3-3-4	Replacement Housing	
03 Housing - 4	03 Housing - HUD-Assisted	R3-3-7	HUD-Assisted Housing Seismic/Structural Analysis and Retrofit	
03 Housing - 5	03 Housing - Homeowner	R3-3-8	Homeowner Rehabilitation and Reconstruction	
9999	Restricted Balance		<i>No activities in this project</i>	



Activities

Project # / 01 Administration / 01 Administration

Grantee Activity Number: R1-1-1

Activity Title: State Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

01 Administration

Project Title:

01 Administration

Projected Start Date:

11/30/2018

Projected End Date:

08/10/2027

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 1,792,800.00

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Most Impacted and

Distressed Budget: \$ 1,434,440.00

Total Funds:

\$ 1,792,800.00

Benefit Report Type:

NA

Ancillary Activities

None

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of Alaska

Organization Type

State

Proposed Budget

\$ 1,792,800.00

Location Description:

DCCED/DCRA Staff are in Anchorage, AK 99501, Fairbanks, AK 99701, and Juneau, AK 99811.



Activity Description:

Funds will be used by the State of Alaska Department of Commerce, Community, and Economic Development (DCCED)/Division of Community and Regional Affairs (DCRA) to cover administration costs incurred. These costs will include state staff time to manage the grants, to monitor subrecipients, to review/approve invoices, and to prepare reports.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None

Project # / 02 Planning / 02 Planning



Grantee Activity Number: R1-2-1

Activity Title: State Planning

Activity Type:

Planning

Activity Status:

Under Way

Project Number:

02 Planning

Project Title:

02 Planning

Projected Start Date:

01/27/2020

Projected End Date:

08/10/2027

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 2,052,960.00

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Most Impacted and

Distressed Budget: \$ 1,642,368.00

Total Funds:

\$ 2,052,960.00

Benefit Report Type:

Area Benefit (Census)

Ancillary Activities

None

Projected Accomplishments

of Plans or Planning Products

Total

4

LMI%:	37.98
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Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of Alaska	State	\$ 2,052,960.00

Location Description:

DCCED/DCRA staff are in Anchorage, AK 99501, Fairbanks, AK 99701, and Juneau, AK 99811.

Activity Description:

Funds will be used by the State of Alaska Department of Commerce, Community, and Economic Development (DCCED)/Division of Community and Regional Affairs (DCRA) to cover the planning, capacity building, and service delivery costs incurred. These costs will include state staff time to create and develop action plans, implementation plans, data collection and needs assessment.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R3-2-1

Activity Title: Integration of MOA Hazard Mitigation Plan & Comprehensive Plan

Activity Type:

Planning

Activity Status:

Planned

Project Number:

02 Planning

Project Title:

02 Planning

Projected Start Date:

05/15/2023

Projected End Date:

12/31/2026

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 750,000.00

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Most Impacted and Distressed Budget:

\$ 750,000.00

Total Funds:

\$ 750,000.00

Benefit Report Type:

Area Benefit (Census)

Ancillary Activities

None

Projected Accomplishments

of community engagement meetings/events

Total

6

of Plans or Planning Products

9

Activity funds eligible for DREF (Ike Only)

LMI%:	39.7
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Proposed budgets for organizations carrying out Activity:

Responsible Organization

ANCHORAGE, MUNICIPALITY OF (INC)

Organization Type

Local Government

Proposed Budget

\$ 750,000.00

Location Description:

DCCED/MOA Staff are in Anchorage, AK 99501.

Activity Description:



DCCED will provide \$750,000 to Municipality of Anchorage for the purpose of integrating the MOA Hazard Mitigation and Comprehensive Land Use Plans, using the FEMA Region X, Post Earthquake Recommendations for Mitigation as authorized by 24 CFR 570.205 and 24 CFR 570.208(d)(4).

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Opportunity Zone Investment: No

Activity Supporting Documents: None



Grantee Activity Number: R3-2-2

Activity Title: Seismic Zone Hazards Analysis and Building Code Update

Activity Type:

Planning

Activity Status:

Planned

Project Number:

02 Planning

Project Title:

02 Planning

Projected Start Date:

05/15/2023

Projected End Date:

12/31/2026

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 750,000.00

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Most Impacted and

Distressed Budget: \$ 750,000.00

Total Funds:

\$ 750,000.00

Benefit Report Type:

Area Benefit (Census)

Ancillary Activities

None

Projected Accomplishments

of community engagement meetings/events

Total

1

of Plans or Planning Products

1

LMI%:	39.7
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Proposed budgets for organizations carrying out Activity:

Responsible Organization

ANCHORAGE, MUNICIPALITY OF (INC)

Organization Type

Local Government

Proposed Budget

\$ 750,000.00

Location Description:

Activity Description:

DCCED will provide \$750,000 to Municipality of Anchorage for the purpose of updating the hazard identification



analysis of seismic zones. This project includes hazard identification mapping using geographic information system (GIS) software, hardware, and data acquisition for seismic mitigation activities, as authorized by 24 CFR 570.205 and 24 CFR 570.208(d)(4). This project includes updating the seismic zone data within MOA and evaluating the structures within each seismic hazard zone. By updating the seismic map, MOA Building Safety Division will be able to revise the Anchorage Building Codes to identify where geotechnical investigations will be required. This project may educate the public on the seismic hazard zones within the MOA by creating a website to clarify building code requirements.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R3-2-3

Activity Title: Updating Neighborhood and Targeted Plans within Municipality of Anchorage

Activity Type:

Planning

Activity Status:

Planned

Project Number:

02 Planning

Project Title:

02 Planning

Projected Start Date:

06/01/2023

Projected End Date:

12/31/2026

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 750,000.00

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Most Impacted and

Distressed Budget: \$ 750,000.00

Total Funds:

\$ 750,000.00

Benefit Report Type:

Area Benefit (Census)

Ancillary Activities

None

Projected Accomplishments

of community engagement meetings/events

Total

4

of Plans or Planning Products

2

Activity funds eligible for DREF (Ike Only)

LMI%:	39.7
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Proposed budgets for organizations carrying out Activity:

Responsible Organization

ANCHORAGE, MUNICIPALITY OF (INC)

Organization Type

Local Government

Proposed Budget

\$ 750,000.00

Location Description:

Activity Description:



DCCED will provide \$750,000 to Municipality of Anchorage for eligible planning activities consisting of data gathering, studies, analysis, preparation of plans and the identification of actions that will implement such plans, including but not limited to: (1) Community development plans; (2) Functional plans; (3) Other plans and studies; and (4) Policy planning, management, and capacity building activities.

This may include creating a GIS Land Development Database, conducting a Buildable Land Capacity Study, a Housing Forecast, updating Historic Preservation Plan, Fairview Neighborhood Plan, Mountain View Targeted Neighborhood Plan, and Government Hill Plan.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R3-2-4

Activity Title: Updating Hazard Mitigation Plan and Land Use Plans within Matanuska-Susitna Borough

Activity Type:

Planning

Activity Status:

Planned

Project Number:

02 Planning

Project Title:

02 Planning

Projected Start Date:

06/01/2023

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 281,250.00

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Most Impacted and

Distressed Budget: \$ 0.00

Total Funds:

\$ 281,250.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

of community engagement meetings/events

Total

4

of Plans or Planning Products

2

Activity funds eligible for DREF (Ike Only)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of Alaska

Organization Type

State

Proposed Budget

\$ 281,250.00

Location Description:

Activity Description:



DCCED will provide \$281,250.00 to Matanuska-Susitna Borough for eligible planning activities consisting of data gathering, studies, analysis, preparation of plans and the identification of actions that will implement such plans, including, but not limited to: (1) Comprehensive plans; (2) Community development plans; (3) Functional plans; (4) Other plans and studies; and (5) Policy planning, management, and capacity building activities.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R3-2-5

Activity Title: Updating Hazard Mitigation Plan and Land Use Plans within the Kenai Peninsula Borough

Activity Type:

Planning

Activity Status:

Planned

Project Number:

02 Planning

Project Title:

02 Planning

Projected Start Date:

06/01/2023

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 281,250.00

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Most Impacted and

Distressed Budget: \$ 0.00

Total Funds: \$ 281,250.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

of community engagement meetings/events

Total

8

of Plans or Planning Products

2

Activity funds eligible for DREF (Ike Only)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of Alaska

Organization Type

State

Proposed Budget

\$ 281,250.00

Location Description:



Activity Description:

DCCED will provide \$281,250.00 to Kenai Peninsula Borough for eligible planning activities consisting of data gathering, studies, analysis, preparation of plans and the identification of actions that will implement such plans, including, but not limited to: (1) Comprehensive plans; (2) Community development plans; (3) Functional plans; (4) Other plans and studies; and (5) Policy planning, management, and capacity building activities.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None

Project # / 03 Housing - 1 / 03 Housing - Forest Park Optional Relocation



Grantee Activity Number: R1-3-1

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Relocation payments and assistance

Activity Status:

Under Way

Project Number:

03 Housing - 1

Project Title:

03 Housing - Forest Park Optional

Projected Start Date:

05/17/2021

Projected End Date:

08/10/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 100,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 100,000.00

Total Funds:

\$ 100,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

2

2

100.00

Owner Households

0.0

of Households

2

2

100.00

Projected Accomplishments

Total

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

1

of Businesses

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage

Organization Type

Unknown

Proposed Budget

\$ 100,000.00



Location Description:

Forest Park Mobile Home Park located at 16533 Old Glenn Highway, Chugiak, AK 99567.

Activity Description:

This activity meets the National Objective of Low-Moderate Income Housing, as described in 24 CFR 570.483(b)(3) and is an eligible activity under Section 105(a)(11) of the Housing and Community Development Act of 1974. This activity will be implemented by NeighborWorks Alaska. The Forest Park Manufactured Housing Unit (MHU) Relocation Reimbursement Program provides for the reimbursement of expenses to eligible Forest Park households for the manufactured housing unit relocation, leveling, skirting, and re-connection to all public utilities to lots within the Municipality of Anchorage or the Matanuska-Susitna Borough. The manufactured housing unit must meet HUD certification requirements, i.e., must have a HUD certification label. The new lot must meet HUD Environmental Review requirements.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Opportunity Zone Investment: No

Activity Supporting Documents: None



Grantee Activity Number: R1-3-2

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Relocation payments and assistance

Activity Status:

Under Way

Project Number:

03 Housing - 1

Project Title:

03 Housing - Forest Park Optional

Projected Start Date:

01/03/2022

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 1,000,000.00

National Objective:

Low/Mod: Benefit to low- and moderate-income persons/families

Most Impacted and

Distressed Budget: \$ 1,000,000.00

Total Funds:

\$ 1,000,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	35	35		100.00
# Owner Households				0.0
# of Households	35	35		100.00

Projected Accomplishments

	Total
# of Singlefamily Units	35
# of Multifamily Units	
# of Housing Units	35
Activity funds eligible for DREF (Ike Only)	
# of Non-business Organizations benefitting	1
# of Businesses	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

Eligible households may choose eligible housing units in eligible locations within the Municipality of Anchorage or within the Matanuska-Susitna Borough.

Activity Description:

This activity meets the National Objective of Low-Moderate Income Housing, as described in 24 CFR 570.483(b)(3) and is an eligible activity under Section 105(a)(11) of the Housing and Community Development Act of 1974. The activity will provide eligible Forest Park households with up to 24 months of housing assistance. This will be based on fair market rent multiplied by 24 months. The following are the FY2022 Anchorage, AK HUD Metro Fair Market Rents (with utilities): Efficiency: \$877; 1-Bedroom \$948; 2- bedroom \$1,248; 3-bedroom \$1,773, and 4-Bedroom \$2,136. The following are the FY2022 Matanuska-Susitna Borough, AK HUD Metro Fair Market Rents (with utilities): Efficiency: \$744; 1-Bedroom \$789; 2- bedroom \$1,035; 3-bedroom \$1,470, and 4-Bedroom \$1,772.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R1-3-3

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

03 Housing - 1

Project Title:

03 Housing - Forest Park Optional

Projected Start Date:

01/03/2022

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 600,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 600,000.00

Total Funds:

\$ 600,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

Owner Households

Total

12

Low

12

Mod

Low/Mod%

100.00

of Households

12

12

100.00

Projected Accomplishments

of Singlefamily Units

Total

12

of Multifamily Units

of Housing Units

12

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage

Organization Type

Unknown

Proposed Budget

\$ 600,000.00



Location Description:

Eligible households may purchase eligible Manufactured Housing Units in eligible locations within the Municipality of Anchorage or the Matanuska-Susitna Borough.

Activity Description:

This activity meets the National Objective of Low-Moderate Income Housing, as described in 24 CFR 570.483(b)(3) and is an eligible activity under Section 105(a)(24) of the Housing and Community Development Act of 1974. The activity intends to allow eligible, credit qualified, Forest Park households to use up to \$50,000 for a down payment for the purchase of a New Type I/II Manufactured Housing Unit located in a mobile home park within the Municipality of Anchorage or the Matanuska-Susitna Borough. The new lot must meet HUD Environmental Review requirements. The Loan Amount cannot exceed the Maximum Alaska Housing Finance Corporation (AHFC) Mortgage Limit for a New Type I/II Manufactured Housing Unit located in a mobile home park. When a household identifies a new Type I/II manufactured housing unit and an AHFC approved Federal Deposit Insurance Corporation (FDIC) insured lender is willing to provide a mortgage for the purchase of the identified manufactured housing unit, the Program will provide up to \$50,000 at closing through a licensed title company. A home inspection performed by a qualified firm and an appraisal may be required prior to closing. This Program is voluntary.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R1-3-4

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

03 Housing - 1

Project Title:

03 Housing - Forest Park Optional

Projected Start Date:

01/03/2022

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 250,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 250,000.00

Total Funds:

\$ 250,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

Owner Households

Total

5

Low

5

Mod

Low/Mod%

100.00

of Households

5

5

100.00

Projected Accomplishments

of Singlefamily Units

Total

5

of Multifamily Units

of Housing Units

5

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage

Organization Type

Unknown

Proposed Budget

\$ 250,000.00



Location Description:

Eligible households may choose to purchase eligible housing units in eligible locations within the Municipality of Anchorage or the Matanuska-Susitna Borough.

Activity Description:

This activity meets the National Objective of Low-Moderate Income Housing, as described in 24 CFR 570.483(b)(3) and is an eligible activity under Section 105(a)(24) of the Housing and Community Development Act of 1974. The activity intends to allow eligible, credit-qualified, Forest Park households to use up to \$50,000 for down payment assistance for the purchase of a traditional "stick built" single family house, condominium, or townhouse. The Purchase Price cannot exceed the current Maximum Federal Housing Administration (FHA) Mortgage Limit for a Single-Family House within the Municipality of Anchorage or the Matanuska-Susitna Borough, which is \$450,800. When a household identifies a new home and an Alaska Housing Finance Corporation (AHFC) approved Federal Deposit Insurance Corporation (FDIC) insured lender is willing to provide a mortgage for the purchase of the identified home, the Program will provide up to \$50,000 at closing through a licensed title company. A home inspection performed by a qualified firm and an appraisal may be required prior to closing. This Program is voluntary.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R1-3-5

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Relocation payments and assistance

Activity Status:

Under Way

Project Number:

03 Housing - 1

Project Title:

03 Housing - Forest Park Optional

Projected Start Date:

01/03/2022

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 50,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 50,000.00

Total Funds:

\$ 50,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	35	35		100.00
# Owner Households				0.0
# of Households	35	35		100.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage

Organization Type

Unknown

Proposed Budget

\$ 50,000.00

Location Description:

Eligible households may choose to move to eligible housing in eligible locations within the Municipality of Anchorage or the Matanuska-Susitna Borough.



Activity Description:

As allowed in 86 FR 40227, effective 8/26/2021, NeighborWorks Alaska will determine the number of rooms in each manufactured housing unit/mobile home and calculate the amount of a fixed payment for moving expenses available for each household.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R1-3-6

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Clearance and Demolition

Activity Status:

Planned

Project Number:

03 Housing - 1

Project Title:

03 Housing - Forest Park Optional

Projected Start Date:

05/01/2022

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 500,000.00

National Objective:

Slums and Blight: Aid in the elimination/prevention of slums and blight

Most Impacted and

Distressed Budget: \$ 500,000.00

Total Funds:

\$ 500,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

Total

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

35

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Location Description:

Forest Park Mobile Home Park located at 16533 Old Glenn Highway, Chugiak, AK 99567.

Activity Description:

This activity meets the National Objective of addressing slums or blight on a spot basis, as described in 24 CFR 570.483(c)(2) and is an eligible activity under Section 105(a)(4) of the Housing and Community Development Act of 1974. In the Notice of Violation, dated October 27, 2020, the Building Code Enforcement Official from the Municipality of Anchorage "determined that all mobile homes meet the Dangerous Building definition #15 - Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air, or sanitation facilities, or otherwise is determined by the code official to be unsanitary, unfit for human occupancy or in such a condition it is likely to cause sickness or disease." A designated partner may implement the Clearance and Demolition Phase of the Forest Park Optional Relocation Program through a subrecipient agreement with DCCED. The activity may clear and demolish all 35 earthquake-impacted/damaged manufactured housing units/mobile homes and mitigate any potential environmental liability of the tenants. This is a Program direct cost. The clearance and demolition activity must be environmentally cleared prior to any work taking place on the site.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements:	No
Disaster Type:	Earthquake

Activity Supporting Documents: None

Project # / 03 Housing - 2 / 03 Housing - Public Housing Authority



Grantee Activity Number: R2-3-1

Activity Title: Spenard East Development

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

03 Housing - 2

Project Title:

03 Housing - Public Housing Authority

Projected Start Date:

06/15/2022

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 4,260,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 4,260,000.00

Total Funds:

\$ 4,260,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

38

18

20

100.00

Owner Households

0.0

of Households

38

18

20

100.00

Projected Accomplishments

Total

of Singlefamily Units

38

of Multifamily Units

of Housing Units

38

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

ELI Households (0-30% AMI)

5

Activity funds eligible for DREF (Ike Only)



#Units with other green	
#Sites re-used	
#Units exceeding Energy Star	38
#Units with bus/rail access	38
#Low flow showerheads	38
#Low flow toilets	38
#Units with solar panels	38

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cook Inlet Housing Authority	Unknown	\$ 4,260,000.00

Location Description:

Lots 3 and 4, Spenard East Subdivision, Anchorage, AK 99503

Activity Description:

Spenard East is a two-phase, 86-unit multi-family affordable housing development located in the Spenard neighborhood in midtown Anchorage. Phase II consists of 38 additional units in the form of townhouses, eight-plexes, and a duplex. The targeted income limit for prospective tenants is 30-60% AMI and the minimum affordability period is twenty (20) years for this project. The site is situated in Census Tract: 2000; Block Group Code: 2, a Qualified Census Tract as defined by HUD with a high proportion of households with income less than 30% of the Area Median Gross Income. Responding to the needs of the local community, Spenard East will provide affordable housing units for families and seniors and will include set-asides for disabled and homeless households. The central location in midtown provides connectivity to employment centers, retail options, banks, restaurants, the public library, downtown, and hospitals. CDBG-DR funds will be used for Phase II civil building and site development to include new sidewalks, curbs, and landscaping, as well as, to develop and construct new affordable housing.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements:	Yes
Disaster Type:	Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R2-3-2

Activity Title: Providence Alaska House

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

03 Housing - 2

Project Title:

03 Housing - Public Housing Authority

Projected Start Date:

06/22/2022

Projected End Date:

12/31/2025

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 1,750,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 1,750,000.00

Total Funds:

\$ 1,750,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	51	51		100.00
# Owner Households				0.0
# of Households	51	51		100.00

Projected Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	51
# of Housing Units	51
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# ELI Households (0-30% AMI)	51
Activity funds eligible for DREF (Ike Only)	



#Units with other green	
#Sites re-used	
#Units exceeding Energy Star	51
#Units with bus/rail access	51
#Low flow showerheads	51
#Low flow toilets	51
#Units with solar panels	51

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cook Inlet Housing Authority	Unknown	\$ 1,750,000.00

Location Description:

4900 Eagle Street, Anchorage, AK 99503

Activity Description:

The first phase conceptual design contemplates an approximate 33,000 sf permanent supportive housing development with 51 units for seniors who have experienced chronic homelessness. The targeted income limit for prospective tenants is 30-60% AMI and the minimum affordability period is thirty (30) years for this project. The building will include support space for the provision of social services including case management consult rooms, spaces for a reception area, administrative and service provider offices, exam rooms, a computer lab area, and a room for resident gathering. Cook Inlet Housing Authority (CIHA) has completed design for Phase 1 and intends to break ground on this phase in Spring 2023, with a Fall 2024 completion.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements: Yes
Disaster Type: Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R3-3-1

Activity Title: Mountain View 21

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

03 Housing - 2

Project Title:

03 Housing - Public Housing Authority

Projected Start Date:

07/15/2023

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 2,700,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 2,700,000.00

Total Funds:

\$ 2,700,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

Renter Households

Total

21

Low

21

Mod

Low/Mod%

100.00

Owner Households

0.0

of Households

21

21

100.00

Projected Accomplishments

Total

of Singlefamily Units

of Multifamily Units

of Housing Units

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

ELI Households (0-30% AMI)

21

Activity funds eligible for DREF (Ike Only)



#Units with other green	
#Sites re-used	1
#Units exceeding Energy Star	21
#Units with bus/rail access	21
#Low flow showerheads	21
#Low flow toilets	21
#Units with solar panels	21

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cook Inlet Housing Authority	Unknown	\$ 2,700,000.00

Location Description:

Mountain View Block 1, Lot 1B, Anchorage, AK

Activity Description:

Mountain View 21 is a new 21-unit multifamily affordable Low-Income Housing Tax Credit development located in the mountain View neighborhood within the municipality of Anchorage. This mixed income rental development includes 21 apartments - 19 one-bedroom and 2 studio units - in a single three-story elevated building. The targeted income limit for prospective tenants is 60% AMI or less for 21 households. The minimum affordability period is twenty (2) years for this project.

The site is situated in Census Tract: 00600; Block Group Code: 8, a Qualified Census tract as defined by HUD with a high proportion of households with an income less than 30% of the Area Median Gross Income. Responding to the needs of the local community, Mountain View 21 will provide affordable housing units for families and seniors and will include set-asides for disabled households. The project site plan is designed to accommodate ample tenant and visitor parking. The project sidewalks provide safe opportunities for pedestrians and bikes with access to public transit. The central location in Mountain View provides connectivity to employment centers, retail options, banks, grocery stores, the public library, schools, and hospitals. The design has been completed.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements:	Yes
Disaster Type:	Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R3-3-2

Activity Title: Aspen Housing Phase II

Activity Type:

Construction of new housing

Activity Status:

Planned

Project Number:

03 Housing - 2

Project Title:

03 Housing - Public Housing Authority

Projected Start Date:

07/03/2023

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 2,500,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 0.00

Total Funds:

\$ 2,500,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	40	30	10	100.00
# Owner Households				0.0
# of Households	40	30	10	100.00

Projected Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	40
# of Housing Units	40
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# ELI Households (0-30% AMI)	30
Activity funds eligible for DREF (Ike Only)	



#Units with other green	
#Sites re-used	40
#Units exceeding Energy Star	40
#Units with bus/rail access	40
#Low flow showerheads	40
#Low flow toilets	40
#Units with solar panels	40

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cook Inlet Housing Authority	Unknown	\$ 2,500,000.00

Location Description:

The subject property is located at Tract A-2B, Center Point Subdivision, Phase 4, Wasilla, Alaska. The physical address is 1500 South Knik Goose Bay Road, Wasilla, Alaska.

Activity Description:

Aspen House Phase II will provide affordable senior apartments located on the campus of Wasilla Area Seniors, Inc. in Matanuska-Susitna Borough. This rental development includes 40 apartments - 10 two-bedroom and 30 one-bedroom units in a single three-story elevated building. Targeted income limits for prospective tenants are 60% AMI or less for 30 units, and the minimum affordability period for the project is 20 years. Ten (10) units will not be income restricted. Responding to the needs of the local community, Aspen House will provide affordable apartments for seniors and will include units for physically disabled allowing seniors to age in place. The project is centrally located close to downtown Wasilla, near schools, restaurants, grocery, banking, the library, and post office. Wasilla Area Seniors Inc. will own and operate Aspen House.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements:	Yes
Disaster Type:	Earthquake

Activity Supporting Documents: None



Grantee Activity Number: R3-3-3

Activity Title: Old Mat Housing

Activity Type:

Construction of new housing

Activity Status:

Planned

Project Number:

03 Housing - 2

Project Title:

03 Housing - Public Housing Authority

Projected Start Date:

07/03/2023

Projected End Date:

12/31/2024

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 625,190.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 0.00

Total Funds:

\$ 625,190.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

Renter Households

Total

24

Low

24

Mod

Low/Mod%

100.00

Owner Households

0.0

of Households

24

24

100.00

Projected Accomplishments

Total

of Singlefamily Units

of Multifamily Units

24

of Housing Units

24

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

ELI Households (0-30% AMI)

24

Activity funds eligible for DREF (Ike Only)



#Units with other green	
#Sites re-used	
#Units exceeding Energy Star	24
#Units with bus/rail access	24
#Low flow showerheads	24
#Low flow toilets	24
#Units with solar panels	24

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cook Inlet Housing Authority	Unknown	\$ 625,190.00

Location Description:

The subject property is located in the Southwest Quarter of the Northwest Quarter, Section 18, Township 17 North, Range 3 West, Seward Meridian, Alaska. The address of the subject property is 3676, 3678, 3750, 3754, 3758 and 3762 East Old Matanuska Road in Wasilla, Alaska.

Activity Description:

The Old Mat Housing development is a two-phase, 46-unit multi-family affordable rental development located in City of Wasilla in Matanuska-Susitna Borough. Phase II consists of 24 units in the form of six townhome style four-plexes. The targeted income limits for prospective tenants are 60% AMI or less, and the minimum affordability period for the project is twenty (20) years. Responding to the needs of the community, Old Mat Phase II will provide affordable housing for families and include set-asides for disabled and homeless households. The project site plan is designed to accommodate ample tenant and visitor parking and on-site snow storage. The central location provides connectivity to employment centers, retail options, restaurants, a movie theater, and child day care. Valley Residential Services will own and operate Old Mat Phase II.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements:	Yes
Disaster Type:	Earthquake

Activity Supporting Documents: None

Project # / 03 Housing - 3 / 03 Housing - Affordable Housing-Anchorage



Grantee Activity Number: R3-3-4

Activity Title: Replacement Housing

Activity Type:

Acquisition - general

Activity Status:

Planned

Project Number:

03 Housing - 3

Project Title:

03 Housing - Affordable Housing-

Projected Start Date:

07/03/2023

Projected End Date:

12/31/2026

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 6,000,000.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 6,000,000.00

Total Funds:

\$ 6,000,000.00

Benefit Report Type:

Direct (Person)

Ancillary Activities

None

Projected Accomplishments

of Singlefamily Units

Total

15

of Multifamily Units

of Housing Units

15

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Habitat for Humanity-Anchorage	Unknown	\$ 6,000,000.00

Location Description:

Municipality of Anchorage

Activity Description:

DCCED, on behalf of Municipality of Anchorage, intends to provide financial assistance to Habitat for Humanity-Anchorage to construct new affordable homeownership housing. Habitat for Humanity is a Non-Profit Community Housing Development Organization with 30 years of experience serving low-moderate income families. Under this program, Habitat for Humanity may acquire real estate suitable for development/re-development and construct new, affordable, accessible, sustainable housing. All housing units must meet current adopted International Residential Building codes and the State of Alaska Building Energy Efficiency Standards. Geographic Eligibility and Priority: Must be located within Municipality of Anchorage, a HUD defined "most impacted and distressed" jurisdiction.

Maximum Award Per Site: Land acquisition and initial demolition/site preparation costs will not exceed \$400,000 for a residential lot.

Activity Type: This activity meets National Objective of Low-Moderate Income Housing, as described in 24 CFR 570.483(b)(3).

Restricted Development Areas: Properties within areas of mitigation interest (i.e., Seismic Hazard Zones 4 and 5, High Ground Failure Susceptibility and Very High Ground Failure Susceptibility; the Bootlegger Cove Special Landslide Area; mapped avalanche zones; and any Special Flood Hazard Areas) and with areas determined to be non-compliant with the HUD Environmental Review requirements, such as Airport Hazards.

Affirmatively Furthering Fair Housing Review: All proposed projects will undergo AFFH review by DCCED, in conjunction with Municipality of Anchorage, before approval.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None

Project # / 03 Housing - 4 / 03 Housing - HUD-Assisted Housing



Grantee Activity Number: R3-3-7

Activity Title: HUD-Assisted Housing Seismic/Structural Analysis and Retrofit

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

03 Housing - 4

Project Title:

03 Housing - HUD-Assisted Housing

Projected Start Date:

09/01/2023

Projected End Date:

12/31/2026

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 5,737,600.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and Distressed Budget:

\$ 5,737,600.00

Total Funds:

\$ 5,737,600.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	30	30		100.00
# Owner Households				0.0
# of Households	30	30		100.00

Projected Accomplishments

	Total
# of Singlefamily Units	30
# of Multifamily Units	
# of Housing Units	30
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# of Substantially Rehabilitated Units	30



# ELI Households (0-30% AMI)	30
Activity funds eligible for DREF (Ike Only)	
#Units with other green	
#Units deconstructed	
#Sites re-used	30
#Units exceeding Energy Star	30
#Units with bus/rail access	30
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Replaced thermostats	
#Efficient AC added/replaced	
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	30

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of Alaska	State	\$ 5,737,600.00

Location Description:

Municipality of Anchorage

Activity Description:

DCCED proposes a HUD-Assisted Housing Seismic/Structural Analysis and Retrofit Program through qualified subrecipients/vendors. The program will seek to identify and repair the remaining program qualified 2018 earthquake-damaged HUD-assisted housing within Municipality of Anchorage. The program will conduct a comprehensive outreach and intake process to identify potential properties. Assistance will be in the form of grants to property owners that agree to work with the program vendors and stakeholders to implement the identified earthquake repairs, seismic/structural retrofits, or replacement needs of the property. The program will include any additional remediation required by an environmental review and inspection for lead, asbestos, and radon, if qualified for earthquake related repairs and resiliency improvements. The scope will include resiliency retrofits for seismic hazards. When retrofit is less cost reasonable or feasible to address ongoing risk to future earthquakes, the program may fund construction of a new replacement unit on the same site or in another qualified location. Qualified locations must be outside of Seismic Hazard Zones 4 and 5 (High Ground Failure Susceptibility and Very High Ground Failure Susceptibility) and the Bootlegger Cove Special Landslide Hazard Area. Participation by owners of properties identified as qualified and eligible for repair, retrofit, or replacement is voluntary and will be processed in the order that applicants cooperate with completing full applications and any other requirements as defined in the program policy and procedures. As required by the Stafford Act, DCCED will coordinate with stakeholders to verify there is not a duplication of



benefits on each proposed project prior to the obligation of funds.

Maximum Award: \$200,000.00 per unit.

Eligible Applicants: For-Profit and Non-Profit owners of single-family or small rental housing (with 4 dwelling units or less) currently financed through Federal Housing Administration, or other HUD Assistance Programs. HUD Assisted refers to properties with any of the following: FHA-mortgage insurance, a federal mortgage interest subsidy, project based rental assistance such as PRAC, HOME, CDBG, NSP, or other HUD funding including HUD funds allocated through state and local jurisdictions.

Geographic Eligibility and Priority: Site must be located within Municipality of Anchorage and have an Unmet Need of Repair from the 2018 Cook Inlet Earthquake. Projects will be funded in the order that complete application documentation is received, subject to the availability of funding, based on the properties Unmet Need of Repair from the 2018 Cook Inlet Earthquake.

Activity Type: This activity meets the National Objective of Low-Moderate Income Housing, as described in 24 CFR 570.483 (b)(3) and is an eligible activity under Section 105(a)(4) of the Housing and Community Development Act of 1974.

Estimated Outcome: Preservation and improved resiliency of approximately 40 affordable rental units.

Minimum Affordability Periods: A recapture provision will be enforced through recorded deed restrictions, covenants, or other similar mechanisms, for a period not less than five (5) years for 1-4 dwelling units.

Affirmatively Furthering Fair Housing Review: All proposed projects will undergo AFFH review by DCCED, in conjunction with Municipality of Anchorage and qualified subrecipients before approval.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements: No

Disaster Type: Earthquake

Activity Supporting Documents: None

Project # / 03 Housing - 5 / 03 Housing - Homeowner Recovery Program



Grantee Activity Number: R3-3-8

Activity Title: Homeowner Rehabilitation and Reconstruction

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

03 Housing - 5

Project Title:

03 Housing - Homeowner Recovery

Projected Start Date:

08/01/2023

Projected End Date:

12/31/2026

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

08/10/2027 by Steven Edwards

Block Drawdown By Grantee:

Not Blocked

\$ 3,124,950.00

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Most Impacted and

Distressed Budget: \$ 0.00

Total Funds:

\$ 3,124,950.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	50	50		100.00
# of Households	50	50		100.00

Projected Accomplishments

	Total
# of Singlefamily Units	50
# of Multifamily Units	
# of Housing Units	50
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# of Substantially Rehabilitated Units	50



# ELI Households (0-30% AMI)	50
Activity funds eligible for DREF (Ike Only)	
#Units with other green	
#Units deconstructed	
#Sites re-used	50
#Units exceeding Energy Star	50
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Replaced thermostats	
#Efficient AC added/replaced	
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	50

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of Alaska	State	\$ 3,124,950.00

Location Description:

Activity Description:

DCCED is supporting the Kenai Peninsula Borough with the implementation of the Homeowner Recovery Program (HRP). The HRP will serve homeowners residing within Kenai Peninsula Borough, who experienced major to severe damage to their homes with unmet needs resulting from the 2018 Cook Inlet earthquake. The program may include rehabilitation, repair, seismic/structural retrofit, reconstruction, and new construction for eligible homeowners. Available assistance is listed below.

For homeowners who wish to remain in their homes or rebuild on their existing property, the program will provide grants for rehabilitation, seismic/structural retrofit, or reconstruction. Applicants eligible for rehabilitation may reach a level of repair scope, cost, or other situation in which reconstruction, instead of rehabilitation, is more feasible. Building a new home on a different site is also allowable in certain situations, and determined by house and site restrictions assessed by the HRP.

Maximum Award: Not to exceed \$200,000 per home, which aligns with the U.S. Small Business Administration disaster home loan program for the 2018 Cook Inlet Earthquake.

Activity Type: This activity meets the National Objective of Low-Moderate Income Housing, as described in 24 CFR 570.483(b)(3) and is an eligible activity under Section 105(a)(4) of the Housing and Community Development Act.

Geographic Eligibility: Home must be located within Kenai Peninsula Borough.



Environmental Assessment:

Environmental Reviews: None

Activity Attributes

Disaster Type: Earthquake

Activity Supporting Documents: None

Action Plan History

	Date
B-19-DV-02-0001 AP#13	08/18/2023
B-19-DV-02-0001 AP#12	07/25/2023
B-19-DV-02-0001 AP#11	10/21/2022
B-19-DV-02-0001 AP#10	10/20/2022
B-19-DV-02-0001 AP#9	09/07/2022
B-19-DV-02-0001 AP#8	08/16/2022
B-19-DV-02-0001 AP#7	08/10/2022
B-19-DV-02-0001 AP#6	05/13/2022
B-19-DV-02-0001 AP#5	05/04/2022
B-19-DV-02-0001 AP#4	04/27/2022
B-19-DV-02-0001 AP#3	04/07/2022
B-19-DV-02-0001 AP#2	04/01/2022
B-19-DV-02-0001 AP#1	03/18/2022

