

Grantee: Alaska

Grant: B-19-DV-02-0001

April 1, 2025 thru June 30, 2025 Performance Report

Grant Number: B-19-DV-02-0001	Obligation Date:	Award Date:
Grantee Name: Alaska	Contract End Date: 08/10/2027	Review by HUD: Reviewed and Approved
Grant Award Amount: \$35,856,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$35,856,000.00	Estimated PI/RL Funds:	
Total Budget: \$35,856,000.00		

Disasters:

Declaration Number

FEMA-4413-AK

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	(\$6,813,607.41)	\$35,856,000.00
Total Budget	(\$6,813,607.41)	\$35,856,000.00
Total Obligated	\$0.00	\$21,012,200.00
Total Funds Drawdown	\$1,537,428.55	\$13,487,045.62
Program Funds Drawdown	\$1,537,428.55	\$13,487,045.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,537,428.55	\$13,483,001.59
HUD Identified Most Impacted and Distressed	\$1,183,735.70	\$10,076,567.87
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
ANCHORAGE, MUNICIPALITY OF (INC)	\$ 0.00	\$ 37,448.86
Anchorage Neighborhood Housing Services dba	\$ 40,016.56	\$ 883,805.23
Cook Inlet Housing Authority	\$ 1,455,652.66	\$ 11,835,190.00
Habitat for Humanity-Anchorage	\$ 0.00	\$ 0.00
KENAI PENINSULA BOROUGH (INC)	\$ 2,325.00	\$ 98,497.47
State of Alaska	\$ 39,434.33	\$ 628,060.03

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	100.00%	43.56%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$20,438,418.00	\$29,197,740.00	\$12,718,995.23
Limit on Public Services	\$5,378,400.00	\$.00	\$.00
Limit on Admin/Planning	\$7,171,200.00	\$6,658,260.00	\$768,050.39
Limit on Admin	\$1,792,800.00	\$1,792,800.00	\$428,216.63
Most Impacted and Distressed	\$28,684,800.00	\$28,685,000.00	\$10,076,567.87

Overall Progress Narrative:

During this reporting period, DCRA organized a new CDBG-DR/MIT Section and hired two new Program Coordinators. The new staff coordinated with the three CDBG-DR eligible jurisdictions and subrecipients on their proposed programs and projects. The new CDBG-DR/MIT Section reviewed and approved monthly Financial/Progress Reports from NeighborWorks Alaska, Cook Inlet Housing Authority, Municipality of Anchorage, and the Kenai Peninsula Borough. Also, the new CDBG-DR/MIT Section conducted a monitoring visit to Cook Inlet Housing Authority and NeighborWorks Alaska. In June 2025, Tidal Basin, DCRA's internal auditing firm, completed the seventh audit cycle.

As new information became available regarding Unmet Needs, DCRA updated existing programs and projects. DCRA submitted Substantial Amendment #5 to the State of Alaska CDBG-DR Action Plan to HUD, which was approved on June 3, 2025.

During this reporting period, the Municipality of Anchorage Office of Emergency Management (OEM) continued to collaborate with the Planning Department to prepare grant documents for planning activities and projects.

During this reporting period, the Kenai Peninsula Borough staff held their kickoff meeting with their Emergency Operations Plan contractor, scheduled/held meetings, and completed a project management plan. In June 2025, the Kenai Peninsula Borough staff reviewed the first draft of the Emergency Operations Plan and draft annexes.

The Forest Park Optional Relocation Program is closing down. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, this activity will be closed out.

All five (5) Cook Inlet Housing Authority projects have been completed and are in the warranty period. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, all five activities were closed out.

In June, DCRA negotiated with Cook Inlet Housing Authority on two new projects, Baxter Family Housing and Airport Heights Senior Housing.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01 Administration, 01 Administration - State of Alaska	\$38,848.86	\$1,792,800.00	\$428,216.63
02 Planning, 02 Planning - State of Alaska	\$2,910.47	\$4,865,460.00	\$339,833.76
03 Housing - 1, 03 Housing - Forest Park Optional	\$40,016.56	\$1,600,000.00	\$883,805.23

03 Housing - 2, 03 Housing - Public Housing Authority	\$1,455,652.66	\$17,572,790.00	\$11,835,190.00
03 Housing - 3, 03 Housing - Affordable Replacement	\$0.00	\$6,900,000.00	\$0.00
03 Housing - 5, 03 Housing - Homeowner Recovery	\$0.00	\$3,124,950.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # /

01 Administration / 01 Administration - State of Alaska

Grantee Activity Number: R1-1-1

Activity Title: State Administration

Activity Type:

Administration

Project Number:

01 Administration

Projected Start Date:

11/30/2018

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

01 Administration - State of Alaska

Projected End Date:

08/09/2027

Completed Activity Actual End Date:

Responsible Organization:

State of Alaska

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$1,792,800.00
Total Budget	\$0.00	\$1,792,800.00
Total Obligated	\$0.00	\$1,792,800.00
Total Funds Drawdown	\$38,848.86	\$428,216.63
Program Funds Drawdown	\$38,848.86	\$428,216.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$38,848.86	\$428,216.63
State of Alaska	\$38,848.86	\$428,216.63
Most Impacted and Distressed Expended	\$0.00	\$285,321.94

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.

Location Description:

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

Activity Progress Narrative:

In April 2025, DCRA organized a new CDBG-DR/MIT Section and hired two new Program Coordinators. The new staff coordinated with the three CDBG-DR eligible jurisdictions and subrecipients on their proposed programs and projects. The new CDBG-DR/MIT Section reviewed and approved monthly Financial/Progress Reports from NeighborWorks Alaska, Cook Inlet Housing Authority, Municipality of Anchorage, and the Kenai Peninsula Borough. Also, the new CDBG-DR/MIT Section conducted a monitoring visit to Cook Inlet Housing Authority and NeighborWorks Alaska. In June 2025, Tidal Basin, DCRA's internal auditing firm, completed the seventh audit cycle.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Project # /	02 Planning / 02 Planning - State of Alaska
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Grantee Activity Number: R1-2-1

Activity Title: State Planning

Activity Type:

Planning

Project Number:

02 Planning

Projected Start Date:

01/27/2020

Benefit Type:

Area (Census)

National Objective:

N/A

Activity Status:

Under Way

Project Title:

02 Planning - State of Alaska

Projected End Date:

08/09/2027

Completed Activity Actual End Date:

Responsible Organization:

State of Alaska

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$2,052,960.00
Total Budget	\$0.00	\$2,052,960.00
Total Obligated	\$0.00	\$2,052,960.00
Total Funds Drawdown	\$585.47	\$199,843.43
Program Funds Drawdown	\$585.47	\$199,843.43
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$585.47	\$199,843.40
State of Alaska	\$585.47	\$199,843.40
Most Impacted and Distressed Expended	\$585.47	\$159,991.84

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.

Location Description:

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

Activity Progress Narrative:

As new information became available regarding Unmet Needs, DCRA updated existing programs and projects. DCRA submitted Substantial Amendment #5 to the State of Alaska CDBG-DR Action Plan to HUD, which was approved on June 3, 2025.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: R3-2-5

Activity Title: Updating Kenai Peninsula Borough Hazard Mitigation Plan

Activity Type: Planning	Activity Status: Under Way
Project Number: 02 Planning	Project Title: 02 Planning - State of Alaska
Projected Start Date: 07/01/2023	Projected End Date: 12/31/2024
Benefit Type: Area (Census)	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: KENAI PENINSULA BOROUGH (INC)

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$281,250.00
Total Budget	\$0.00	\$281,250.00
Total Obligated	\$0.00	\$281,250.00
Total Funds Drawdown	\$2,325.00	\$98,497.47
Program Funds Drawdown	\$2,325.00	\$98,497.47
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,325.00	\$98,497.47
KENAI PENINSULA BOROUGH (INC)	\$2,325.00	\$98,497.47
Most Impacted and Distressed Expended	\$0.00	\$0.00

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.

Location Description:

KPB Staff are located in Soldotna, AK 99669.

Activity Progress Narrative:

In April 2025, the Kenai Peninsula Borough staff held their kickoff meeting with their Emergency Operations Plan contractor, scheduled meetings, and completed a project management plan. In May 2025, the Kenai Peninsula Borough staff and contractor conducted in person meetings. In June 2025, the Kenai Peninsula Borough staff reviewed the first draft of the Emergency Operations Plan and draft annexes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of community engagement	0	9/9
# of Plans or Planning Products	0	1/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Project # /	03 Housing - 1 / 03 Housing - Forest Park Optional
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Grantee Activity Number: R1-3-2

Activity Title: Forest Park Optional Relocation Program - Housing Assistance

Activity Type:	Activity Status:
Relocation payments and assistance	Under Way
Project Number:	Project Title:
03 Housing - 1	03 Housing - Forest Park Optional Relocation
Projected Start Date:	Projected End Date:
01/03/2022	06/30/2025
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod	Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$0.00	\$1,500,000.00
Total Funds Drawdown	\$40,016.56	\$833,805.23
Program Funds Drawdown	\$40,016.56	\$833,805.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$40,016.56	\$833,805.23
Anchorage Neighborhood Housing Services dba	\$40,016.56	\$833,805.23
Most Impacted and Distressed Expended	\$40,016.56	\$833,805.23

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 may include in a case-by-case basis, an extension until the household has received a Housing Choice Voucher or other subsidized housing assistance. Also, Temporary Lodging at an extended stay facility/short-term rental and Temporary Storage (not to exceed 90 days), Utility connect/disconnect fees, and U.S. Post Office Box rental fees are authorized until the household has found a "decent, safe, sanitary" and suitable apartment/rental house. This will be based on fair market rent multiplied by 24 months. The following are the FY2024 Anchorage, AK HUD Metro Fair Market Rents (with utilities): Efficiency: \$996; 1-Bedroom \$1,107; 2-bedroom \$1,454; 3-bedroom \$2,049, and 4-Bedroom \$2,467. The following are the FY2023 Matanuska-Susitna Borough, AK HUD Metro Fair Market Rents (with utilities): Efficiency: \$919; 1-Bedroom \$974; 2-bedroom \$1,280; 3-bedroom \$1,804, and 4-Bedroom \$2,172.

Location Description:

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

Activity Progress Narrative:

This program is closing down. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, this activity will be closed out.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		0	3/8	0/0	3/8	100.00
# Renter	0		0	3/8	0/0	3/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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: Completed
Project Number: 03 Housing - 2	Project Title: 03 Housing - Public Housing Authority
Projected Start Date: 06/15/2022	Projected End Date: 06/30/2025
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: Low/Mod-Income Housing	Responsible Organization: Cook Inlet Housing Authority

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$4,260,000.00
Total Budget	\$0.00	\$4,260,000.00
Total Obligated	\$0.00	\$4,260,000.00
Total Funds Drawdown	\$426,000.00	\$4,260,000.00
Program Funds Drawdown	\$426,000.00	\$4,260,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$426,000.00	\$4,260,000.00
Cook Inlet Housing Authority	\$426,000.00	\$4,260,000.00
Most Impacted and Distressed Expended	\$426,000.00	\$4,260,000.00

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.

Location Description:

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

Activity Progress Narrative:

Spenard East has been completed and is in the warranty period. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, this activity was closed out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	38/38
#Low flow toilets	0	38/38
# of Section 3 Labor Hours	0	1611/0
# of Total Labor Hours	0	10128/0
#Sites re-used	0	1/0
#Units exceeding Energy Star	0	38/38
#Units with bus/rail access	0	38/38
#Units with solar panels	0	38/38

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	38/38
# of Multifamily Units	0	38/38

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		0	23/18	15/20	46/38	82.61
# Renter	0		0	23/18	15/20	46/38	82.61

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: R2-3-2

Activity Title: Providence Alaska House

Activity Type:

Construction of new housing

Project Number:

03 Housing - 2

Projected Start Date:

06/22/2022

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Completed

Project Title:

03 Housing - Public Housing Authority

Projected End Date:

06/30/2025

Completed Activity Actual End Date:

Responsible Organization:

Cook Inlet Housing Authority

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$1,750,000.00
Total Budget	\$0.00	\$1,750,000.00
Total Obligated	\$0.00	\$1,750,000.00
Total Funds Drawdown	\$175,000.00	\$1,750,000.00
Program Funds Drawdown	\$175,000.00	\$1,750,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$175,000.00	\$1,750,000.00
Cook Inlet Housing Authority	\$175,000.00	\$1,750,000.00
Most Impacted and Distressed Expended	\$175,000.00	\$1,750,000.00

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 twenty (20) 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.

Location Description:

4900 Eagle Street, Anchorage, AK 99503

Activity Progress Narrative:

Providence Alaska House has been completed and is in the warranty period. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, this activity was closed out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	48/51
#Low flow showerheads	0	51/51
#Low flow toilets	0	51/51
# of Section 3 Labor Hours	0	0/0
# of Total Labor Hours	0	23582/0
#Sites re-used	0	1/0
#Units with bus/rail access	0	51/51
#Units with solar panels	0	51/51

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	51/51
# of Multifamily Units	0	51/51

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		0	48/51	0/0	48/51	100.00
# Renter	0		0	48/51	0/0	48/51	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: R3-3-1

Activity Title: Mountain View 21

Activity Type:

Construction of new housing

Project Number:

03 Housing - 2

Projected Start Date:

07/15/2023

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Completed

Project Title:

03 Housing - Public Housing Authority

Projected End Date:

06/30/2025

Completed Activity Actual End Date:

Responsible Organization:

Cook Inlet Housing Authority

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2025

To Date

\$0.00

\$2,700,000.00

Total Budget

\$0.00

\$2,700,000.00

Total Obligated

\$0.00

\$2,700,000.00

Total Funds Drawdown

\$542,133.67

\$2,700,000.00

Program Funds Drawdown

\$542,133.67

\$2,700,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$542,133.67

\$2,700,000.00

Cook Inlet Housing Authority

\$542,133.67

\$2,700,000.00

Most Impacted and Distressed Expended

\$542,133.67

\$2,700,000.00

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 elevatored building. The targeted income limit for prospective tenants is 60% AMI or less for 21 households. The minimum affordability period is twenty (20) 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.

Location Description:

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

Activity Progress Narrative:

Mountain View 21 has been completed and is in the warranty period. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, this activity was closed out.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/21
#Low flow showerheads	0	21/21
#Low flow toilets	0	21/21
# of Section 3 Labor Hours	0	5042/0
# of Targeted Section 3 Labor	0	0/0
# of Total Labor Hours	0	26737/0
#Sites re-used	0	1/1
#Units exceeding Energy Star	0	21/21
#Units with bus/rail access	0	21/21
#Units with solar panels	0	21/21

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/21
# of Multifamily Units	0	21/21

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		0	21/21	0/0	21/21	100.00
# Renter	0		0	21/21	0/0	21/21	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: R3-3-2

Activity Title: Aspen House

Activity Type:

Construction of new housing

Project Number:

03 Housing - 2

Projected Start Date:

07/01/2023

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Completed

Project Title:

03 Housing - Public Housing Authority

Projected End Date:

06/30/2025

Completed Activity Actual End Date:

Responsible Organization:

Cook Inlet Housing Authority

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$2,500,000.00
Total Budget	\$0.00	\$2,500,000.00
Total Obligated	\$0.00	\$2,500,000.00
Total Funds Drawdown	\$250,000.00	\$2,500,000.00
Program Funds Drawdown	\$250,000.00	\$2,500,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$250,000.00	\$2,500,000.00
Cook Inlet Housing Authority	\$250,000.00	\$2,500,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Aspen House 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 elevatored building. Targeted income limits for prospective tenants are 60% AMI or less for 30 units, and the minimum affordability period for the project is twenty (20) years. Eight (8) 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.

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 Progress Narrative:

Aspen House has been completed and is in the warranty period. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, this activity was closed out.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	40/40
#Low flow toilets	0	40/40
# of Section 3 Labor Hours	0	31/0
# of Total Labor Hours	0	13629/0
#Sites re-used	0	40/40
#Units exceeding Energy Star	0	40/40
#Units with bus/rail access	0	40/40
#Units with solar panels	0	40/40

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/40
# of Multifamily Units	0	40/40

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		0	30/30	10/10	40/40	100.00
# Renter	0		0	30/30	10/10	40/40	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: R3-3-3

Activity Title: Old Mat Housing

Activity Type:

Construction of new housing

Project Number:

03 Housing - 2

Projected Start Date:

07/03/2023

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Completed

Project Title:

03 Housing - Public Housing Authority

Projected End Date:

06/30/2025

Completed Activity Actual End Date:

Responsible Organization:

Cook Inlet Housing Authority

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$625,190.00
Total Budget	\$0.00	\$625,190.00
Total Obligated	\$0.00	\$625,190.00
Total Funds Drawdown	\$62,518.99	\$625,190.00
Program Funds Drawdown	\$62,518.99	\$625,190.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$62,518.99	\$625,190.00
Cook Inlet Housing Authority	\$62,518.99	\$625,190.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

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.

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 Progress Narrative:

Old Mat Housing has been completed and is in the warranty period. DCRA conducted a Monitoring Visit and found no findings nor areas of concern. Upon final payment, this activity was closed out.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	24/24
#Low flow toilets	0	24/24
# of Section 3 Labor Hours	0	27/0
# of Targeted Section 3 Labor	0	0/0
# of Total Labor Hours	0	12571/0
#Units exceeding Energy Star	0	24/24
#Units with bus/rail access	0	24/24
#Units with solar panels	0	24/24

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	24/24
# of Multifamily Units	0	24/24

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		0	15/24	9/0	24/24	100.00
# Renter	0		0	15/24	9/0	24/24	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: R5-3-1

Activity Title: Baxter Family Housing

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: 06/03/2025	Projected End Date: 12/31/2026
Benefit Type: N/A	Completed Activity Actual End Date:
National Objective: Low/Mod-Income Housing	Responsible Organization: Cook Inlet Housing Authority

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Cook Inlet Housing Authority	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Baxter Family Housing will be a two-phase Low-Income Housing Tax Credit (LIHTC) multi-family affordable housing development constructed at 4220 Baxter Road in East Anchorage. This is an area characterized by both residential and commercial uses. The site provides easy access to essential services, public transportation, and recreational areas, making it an ideal location for a family housing development. Phase 1 design includes site infrastructure and 24 units in (2) three-story 9-unit buildings and (1) two-story 6-unit building all meeting the State of Alaska’s 5-star plus Building Energy Efficiently Standards (BEES). Nineteen (19) of these units will be income restricted, serving households at 60% AMI or less. The project site contemplates 2 phases of development eventually supporting 44 units of family housing, an on-site manager’s office with maintenance storage, on-site snow storage, private drive, on-site parking, green space and play elements. Project characteristics for phase 1 include (6) fully accessible units and 5 homeless set-asides. Phase 2 is currently contemplated as a 20-unit family development in smaller building types. Sixteen (16) of the units will be income restricted, serving households at 60% AMI or less. The minimum affordability period is thirty (30) years for this project.

Location Description:

4220 Baxter Road, Anchorage, Alaska

Activity Progress Narrative:

The Baxter Family Housing Grant Agreement was negotiated with Cook Inlet Housing Authority in June 2025.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: R5-3-2

Activity Title: Airport Heights Senior Housing

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: 06/03/2025	Projected End Date: 12/31/2026
Benefit Type: N/A	Completed Activity Actual End Date:
National Objective: Low/Mod-Income Housing	Responsible Organization: Cook Inlet Housing Authority

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Cook Inlet Housing Authority	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Airport Heights Senior Housing Phase 1 project is a mixed-income Low-Income Housing Tax Credit (LIHTC) project with 24 units for seniors. The Phase I design is currently underway with the architectural team. The project will be permitted and a general contractor competitively procured upon design completion. The project scope consists of 24 senior units contained in a single three-story building with an elevator. Approximately (19) of these units will be income restricted, serving households at 60% AMI or less. Construction of this phase will commence in Spring 2026. Construction will be complete in Fall 2027 with full lease-up occurring thereafter. The minimum affordability period is thirty (30) years for this project.

Location Description:

Northway Business Park, Seward Towers Tract-1, Anchorage, Alaska

Activity Progress Narrative:

The Airport Heights Senior Housing Grant Agreement was negotiated with Cook Inlet Housing Authority in June 2025.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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