

# Grantee: Alaska

## Grant: B-19-DV-02-0001

### July 1, 2024 thru September 30, 2024 Performance

---

---

**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.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$700,000.00	\$35,856,000.00
<b>Total Budget</b>	\$700,000.00	\$35,856,000.00
<b>Total Obligated</b>	\$300,000.00	\$21,012,200.00
<b>Total Funds Drawdown</b>	\$2,185,227.60	\$9,634,511.48
<b>Program Funds Drawdown</b>	\$2,185,227.60	\$9,634,511.48
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$624,791.85	\$9,634,511.45
<b>HUD Identified Most Impacted and Distressed</b>	\$642,065.75	\$6,635,169.63
<b>Other Funds</b>	\$ 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)	\$ 24,000.78	\$ 37,448.86
Anchorage Neighborhood Housing Services dba	\$ 49,423.81	\$ 762,980.88
Cook Inlet Housing Authority	\$ 405,012.53	\$ 8,221,671.01
Habitat for Humanity-Anchorage	\$ 0.00	\$ 0.00
KENAI PENINSULA BOROUGH (INC)	\$ 49,885.23	\$ 80,236.25
State of Alaska	\$ 96,469.50	\$ 532,174.45

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	100.00%	30.77%
Minimum Non Federal Match	\$ .00	\$ .00	\$ .00
Overall Benefit Amount	\$20,438,418.00	\$29,197,740.00	\$8,984,651.89
Limit on Public Services	\$5,378,400.00	\$ .00	\$ .00
Limit on Admin/Planning	\$7,171,200.00	\$6,658,260.00	\$649,859.59
Limit on Admin	\$1,792,800.00	\$1,792,800.00	\$334,843.04
Most Impacted and Distressed	\$28,684,800.00	\$28,274,408.00	\$6,635,169.63

## Overall Progress Narrative:

During this reporting period, DCRA staff continued to coordinate with the three CDBG-DR eligible jurisdictions and subrecipients on their proposed programs and projects. DCRA continued to review and approve monthly Financial/Progress Reports from NeighborWorks Alaska, Cook Inlet Housing Authority, Municipality of Anchorage, and the Kenai Peninsula Borough. On September 3, 2024, HUD issued a HUD Monitoring Report with three Findings, two Concerns, and two Recommendations.

As new information became available regarding Unmet Needs, DCRA updated existing programs and projects. Substantial Amendment #4 to the State of Alaska CDBG-DR Action Plan was approved by HUD in July 2024.

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. The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.

In September 2024, the Kenai Peninsula Borough submitted the Hazard Mitigation Plan to the State of Alaska, Department of Military and Veterans Affairs, Division of Homeland Security and Emergency Management for review and approval.

As of September 30, 2024, four (4) Forest Park Optional Relocation Program (FRORP) households have relocated. Two (2) moved into Low-Income Housing Tax Credit (LIHTC), senior and disabled, rental units with Cook Inlet Housing Authority in Anchorage. One household moved into a LIHTC rental in Eagle River and has recently exited the program. One household purchased a home in Palmer, AK with FPORP down payment assistance.

Four of the Cook Inlet Housing Authority projects were completed during this period. Spenard East Phase II, with the Wilshire duplex, 12 townhomes, and 24 garden apartments. The Wilshire duplex, all 12 Townhomes, and all 24 garden apartments have been leased by moderate-income tenants.

Providence Alaska House received a Conditional Certificate of Occupancy, which was extended until December 2024, to allow time for parts to arrive for the solar PV system. Of the fifty-one (51) affordable rental units, nineteen (19) have been leased to extremely low-income tenants.

Mountain View 21/Brewster's building received a Conditional Certificate of Occupancy, effective through December 31, 2024, pending the replacement of two glass panels in the stairwell enclosure. Lease applications are being accepted, but no tenants have moved into the building.

Old Mat Housing received a Conditional Certificate of Occupancy as of September 30, 2024. Lease applications are being accepted.

Aspen House is nearly complete. Lease applications are being accepted.

## 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	\$60,287.96	\$1,792,800.00	\$334,843.04
02 Planning, 02 Planning - State of Alaska	\$77,760.25	\$4,865,460.00	\$315,016.55
03 Housing - 1, 03 Housing - Forest Park Optional	\$67,843.07	\$1,600,000.00	\$762,980.88
03 Housing - 2, 03 Housing - Public Housing Authority	\$1,979,336.32	\$11,835,190.00	\$8,221,671.01
03 Housing - 3, 03 Housing - Affordable Replacement	\$0.00	\$6,900,000.00	\$0.00
03 Housing - 4, 03 Housing - HUD-Assisted Housing	\$0.00	\$5,737,600.00	\$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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$1,792,800.00
<b>Total Budget</b>	\$0.00	\$1,792,800.00
<b>Total Obligated</b>	\$0.00	\$1,792,800.00
<b>Total Funds Drawdown</b>	\$60,287.96	\$334,843.04
<b>Program Funds Drawdown</b>	\$60,287.96	\$334,843.04
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$89,614.25	\$334,843.04
State of Alaska	\$89,614.25	\$334,843.04
<b>Most Impacted and Distressed Expended</b>	\$48,230.68	\$267,874.74

**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:**

During this reporting period, DCRA staff continued to coordinate with the three CDBG-DR eligible jurisdictions and subrecipients on their proposed programs and projects. DCRA continued to review and approve monthly Financial/Progress Reports from NeighborWorks Alaska, Cook Inlet Housing Authority, Municipality of Anchorage, and the Kenai Peninsula Borough. On September 3, 2024, HUD issued a HUD Monitoring Report with three Findings, two Concerns, and two Recommendations.



**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

**Project # /** 02 Planning / 02 Planning - State of Alaska



## 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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,052,960.00
<b>Total Budget</b>	\$0.00	\$2,052,960.00
<b>Total Obligated</b>	\$0.00	\$2,052,960.00
<b>Total Funds Drawdown</b>	\$3,874.24	\$197,331.44
<b>Program Funds Drawdown</b>	\$3,874.24	\$197,331.44
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,855.25	\$197,331.41
State of Alaska	\$6,855.25	\$197,331.41
<b>Most Impacted and Distressed Expended</b>	\$5,484.22	\$157,865.15

**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. Substantial Amendment #4 to the State of Alaska CDBG-DR Action Plan was approved by HUD in July 2024.

**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





## Grantee Activity Number: R3-2-0

### Activity Title: Updating Neighborhood and Targeted Plans within Municipality of Anchorage - Central Anchorage 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:**

01/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$0.00	\$50,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHORAGE, MUNICIPALITY OF (INC)	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

DCCED will provide \$50,000 to Municipality of Anchorage to develop a neighborhood plan for Central Anchorage including the Airport Heights and Rogers Park areas. Anchorage's central neighborhoods have no area-specific plan to guide land use, housing, business, or transportation development nor hazard mitigation. This plan will include the All Hazards Mitigation Plan goals, policies, and maps.

**Location Description:**

DCCED/MOA Staff are located in Anchorage, AK 99501.

**Activity Progress Narrative:**

The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.

**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



**Grantee Activity Number: R3-2-1**

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

**Activity Type:**

Planning

**Activity Status:**

Under Way

**Project Number:**

02 Planning

**Project Title:**

02 Planning - State of Alaska

**Projected Start Date:**

03/20/2023

**Projected End Date:**

12/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$850,000.00
<b>Total Budget</b>	\$0.00	\$850,000.00
<b>Total Obligated</b>	\$0.00	\$850,000.00
<b>Total Funds Drawdown</b>	\$24,000.78	\$37,448.86
<b>Program Funds Drawdown</b>	\$24,000.78	\$37,448.86
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$24,000.78	\$37,448.86
ANCHORAGE, MUNICIPALITY OF (INC)	\$24,000.78	\$37,448.86
<b>Most Impacted and Distressed Expended</b>	\$24,000.78	\$37,448.86

**Activity Description:**

DCCED will provide \$850,000 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).

**Location Description:**

DCCED/MOA Staff are located in Anchorage, AK 99501.

**Activity Progress Narrative:**

The Municipality of Anchorage Office of Emergency Management (OEM) Mitigation Program Manager worked with OEM's contractor to conduct a Risk Analysis. OEM continued to collaborate with the Planning department to prepare grant documents for planning activities and projects. The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.

**Accomplishments Performance Measures**

**This Report Period**  
Total

**Cumulative Actual Total / Expected**  
Total



### 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



## Grantee Activity Number: R3-2-2

### Activity Title: Seismic Hazards Zone Analysis and Mapping

**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:**

12/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$695,000.00
<b>Total Budget</b>	\$0.00	\$695,000.00
<b>Total Obligated</b>	\$0.00	\$695,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHORAGE, MUNICIPALITY OF (INC)	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Activity Description:

DCCED will provide \$695,000 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. By updating the seismic map, the Planning Department can make recommendations to MOA Building Safety Division 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.

#### Location Description:

DCCED/MOA Staff are located in Anchorage, AK 99501.

#### Activity Progress Narrative:

In September 2024, the Municipality of Anchorage Purchasing Department issued a Request For Proposals for the Seismic Hazards Analysis and Mapping.



**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**

---

<b>Activity Supporting Documents:</b>	None
---------------------------------------	------



**Grantee Activity Number: R3-2-3**

**Activity Title: Updating Neighborhood and Targeted Plans within Municipality of Anchorage - GIS Land Development**

**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:**

12/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$100,000.00
<b>Total Budget</b>	\$0.00	\$100,000.00
<b>Total Obligated</b>	\$0.00	\$100,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHORAGE, MUNICIPALITY OF (INC)	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

DCCED will provide \$100,000 to Municipality of Anchorage to establish a "live" geographic database of existing land uses, facilities, housing types, and a vacant/buildable lands inventory (BLI) including in hazard areas with the highest concentration of critical or potentially vulnerable uses, such as in seismically induced ground failure hazard zones. This includes vacant properties in seismic risk zones that may be candidates for acquisition/set-asides. This "live" database would be a sustainable product fed by ongoing data flows from property appraisal, business licensing, and development permits. It would identify existing critical uses such as public safety, medical, or utility facilities; vulnerable occupancies such as office and residential tower or emergency shelters.

**Location Description:**

DCCED/MOA Staff are located in Anchorage, Alaska 99501.

**Activity Progress Narrative:**

The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.



**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**

---

<b>Activity Supporting Documents:</b>	None
---------------------------------------	------





# Grantee Activity Number: R3-2-5

## Activity Title: Updating Kenai Peninsula Borough Hazard Mitigation Plan

**Activity Type:**

Planning

**Project Number:**

02 Planning

**Projected Start Date:**

07/01/2023

**Benefit Type:**

Area ( Census )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

02 Planning - State of Alaska

**Projected End Date:**

12/31/2024

**Completed Activity Actual End Date:**

**Responsible Organization:**

KENAI PENINSULA BOROUGH (INC)

Overall	Jul 1 thru Sep 30, 2024	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$281,250.00
<b>Total Budget</b>	\$0.00	\$281,250.00
<b>Total Obligated</b>	\$0.00	\$281,250.00
<b>Total Funds Drawdown</b>	\$49,885.23	\$80,236.25
<b>Program Funds Drawdown</b>	\$49,885.23	\$80,236.25
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$49,885.23	\$80,236.25
KENAI PENINSULA BOROUGH (INC)	\$49,885.23	\$80,236.25
<b>Most Impacted and Distressed Expended</b>	\$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 July 2024, the contractor submitted the draft Kenai Peninsula Borough Hazard Mitigation Plan to the Office of Emergency Management for review. In August 2024, a revised draft plan was posted for public comment for thirty days. In September 2024, the consultant updated the plan with the applicable public comments. The plan was submitted to the State of Alaska, Department of Military and Veterans Affairs, Division of Homeland Security and Emergency Management for review and approval.



**Accomplishments Performance Measures**

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

**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



**Grantee Activity Number: R3-2-6**

**Activity Title: Updating Neighborhood and Targeted Plans within Municipality of Anchorage - Buildable Land Capacity**

**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:**

01/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$175,000.00
<b>Total Budget</b>	\$0.00	\$175,000.00
<b>Total Obligated</b>	\$0.00	\$175,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHORAGE, MUNICIPALITY OF (INC)	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

DCCED will provide \$175,000 to Municipality of Anchorage to estimate the capacity of buildable lands for future housing, commercial, and other critical uses in the Anchorage Bowl, Chugiak-Eagle River, and Turnagain Arm/Girdwood. The study will estimate future land development capacity in terms of (1) the number of additional dwellings possible by housing type; (2) the amount of employment possible that can be accommodated by sector and wage range; and (3) key infrastructure capacity and necessary upgrades. The study will identify locations for additional housing and critical uses and how these may overlap into natural hazard areas. This study will also complete a zoning code comparison of proposed housing capacity to determine where zoning may need to be amended to accommodate projected development.

**Location Description:**

DCCED/MOA Staff are located in Anchorage, AK 99501.

**Activity Progress Narrative:**

The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.



**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



## Grantee Activity Number: R3-2-7

### Activity Title: Updating Neighborhood and Targeted Plans within Municipality of Anchorage - Housing Forecast Study

**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:**

12/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$175,000.00
<b>Total Budget</b>	\$0.00	\$175,000.00
<b>Total Obligated</b>	\$0.00	\$175,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHORAGE, MUNICIPALITY OF (INC)	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

DCCED will provide \$175,000 to Municipality of Anchorage to forecast and allocate housing and employment growth in the Municipality of Anchorage through 2050. This study builds upon State of Alaska and University of Alaska Anchorage forecasts to update Anchorage's forecast scenarios for population, housing demand, and employment growth by industry sector. This study translates the growth forecast into resulting land space needs by housing type and household income (including LMI); and for commercial and public facilities. This study allocates forecast housing and economic activity across Anchorage and Eagle River and predicts where growth pressures will occur. This study compares forecast land demand to buildable land capacity and identifies capacity deficits relative to forecast needs. This study assesses the land capacity relative to the forecast for all types of housing and employment needs, including LMI household needs, which has not been done in previous efforts.

**Location Description:**

DCCED/MOA Staff are located in Anchorage, AK 99501.

**Activity Progress Narrative:**

The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.



**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



**Grantee Activity Number: R3-2-8**

**Activity Title: Updating Neighborhood and Targeted Plans within Municipality of Anchorage - Historic Preservation**

**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:**

12/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$97,000.00
<b>Total Budget</b>	\$0.00	\$97,000.00
<b>Total Obligated</b>	\$0.00	\$97,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHORAGE, MUNICIPALITY OF (INC)	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

DCCED will provide \$97,000 to Municipality of Anchorage to incorporate the All-Hazards Mitigation Plan goals, policies, and maps to identify mitigation actions for historic and cultural properties throughout the Municipality of Anchorage. There are several historic and cultural properties listed on the National Register of Historic Places located within Seismic Hazard Zones 4 and 5 (High Ground Failure Susceptibility and Very High Ground Failure Susceptibility), Bootlegger Cove Special Landslide Hazard Area, mapped avalanche areas, FEMA designated Special Flood Hazard Areas and the Upper Cook Inlet Tsunami Inundation Area. A draft plan exists and needs to be finalized with new data.

**Location Description:**

DCCED/MOA Staff are located in Anchorage, AK 99501.

**Activity Progress Narrative:**

The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.



**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**

---

<b>Activity Supporting Documents:</b>	None
---------------------------------------	------





**Grantee Activity Number: R3-2-9**

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

**Activity Type:**

Planning

**Activity Status:**

Under Way

**Project Number:**

02 Planning

**Project Title:**

02 Planning - State of Alaska

**Projected Start Date:**

09/01/2023

**Projected End Date:**

12/31/2026

**Benefit Type:**

Area ( Census )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

ANCHORAGE, MUNICIPALITY OF (INC)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$108,000.00
<b>Total Budget</b>	\$0.00	\$108,000.00
<b>Total Obligated</b>	\$0.00	\$108,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHORAGE, MUNICIPALITY OF (INC)	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

DCCED will provide \$108,000 to Municipality of Anchorage to update the North Anchorage neighborhood adopted plans with the All Hazards Mitigation goals, policies, and maps (includes Government Hill, Fairview, and Mountain View neighborhood plan updates).

**Location Description:**

DCCED/MOA Staff are located in Anchorage, AK 99501.

**Activity Progress Narrative:**

The Municipality of Anchorage Planning Department is in the initial phase of reviewing plans and meeting with partners.



**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

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



**Grantee Activity Number: R1-3-2**

**Activity Title: Forest Park Optional Relocation Program - Housing Assistance**

**Activity Type:**

Relocation payments and assistance

**Activity Status:**

Under Way

**Project Number:**

03 Housing - 1

**Project Title:**

03 Housing - Forest Park Optional Relocation

**Projected Start Date:**

01/03/2022

**Projected End Date:**

06/30/2025

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

Low/Mod

**Responsible Organization:**

Anchorage Neighborhood Housing Services dba

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$1,500,000.00
<b>Total Budget</b>	\$0.00	\$1,500,000.00
<b>Total Obligated</b>	\$500,000.00	\$1,500,000.00
<b>Total Funds Drawdown</b>	\$67,843.07	\$712,980.88
<b>Program Funds Drawdown</b>	\$67,843.07	\$712,980.88
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$49,423.81	\$712,980.88
Anchorage Neighborhood Housing Services dba	\$49,423.81	\$712,980.88
<b>Most Impacted and Distressed Expended</b>	\$49,423.81	\$712,980.88

**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:**



As of September 30, 2024, four (4) Forest Park Optional Relocation Program (FRORP) households have relocated. Two (2) moved into Low-Income Housing Tax Credit (LIHTC), senior and disabled, rental units with Cook Inlet Housing Authority in Anchorage. One household moved into a LIHTC rental in Eagle River and has recently exited the program. One household purchased a home in Palmer, AK with FPORP down payment assistance.

The Public Water System remains out of compliance with the Safe Drinking Water program and the septic system is not functional. Neither the State of Alaska Department of Environmental Conservation nor the Municipality of Anchorage have posted "Notices to Vacate" this year.

## 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



**Grantee Activity Number: R1-3-4**

**Activity Title: Forest Park Optional Relocation Program - Down Payment Assistance**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

03 Housing - 1

**Projected Start Date:**

01/03/2022

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod-Income Housing

**Activity Status:**

Completed

**Project Title:**

03 Housing - Forest Park Optional Relocation

**Projected End Date:**

07/31/2023

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anchorage Neighborhood Housing Services dba

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	(\$200,000.00)	\$50,000.00
<b>Total Budget</b>	(\$200,000.00)	\$50,000.00
<b>Total Obligated</b>	(\$200,000.00)	\$50,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$50,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$50,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$50,000.00
Anchorage Neighborhood Housing Services dba	\$0.00	\$50,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$50,000.00

**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.

**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 Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily Units	0		1/1	

## Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		0	1/1	0/0	1/1	100.00
# Owner	0		0	1/1	0/0	1/1	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



## Grantee Activity Number: R1-3-5

### Activity Title: Forest Park Optional Relocation Program - Relocation Assistance

**Activity Type:**

Relocation payments and assistance

**Project Number:**

03 Housing - 1

**Projected Start Date:**

01/03/2022

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod-Income Housing

**Activity Status:**

Under Way

**Project Title:**

03 Housing - Forest Park Optional Relocation

**Projected End Date:**

06/30/2025

**Completed Activity Actual End Date:****Responsible Organization:**

Anchorage Neighborhood Housing Services dba

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$0.00	\$50,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Anchorage Neighborhood Housing Services dba	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**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.

**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 Progress Narrative:**

During this reporting period, there were no requests for relocation assistance.

**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

**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

**Project Number:**

03 Housing - 2

**Projected Start Date:**

06/15/2022

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod-Income Housing

**Activity Status:**

Under Way

**Project Title:**

03 Housing - Public Housing Authority

**Projected End Date:**

12/31/2024

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cook Inlet Housing Authority

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$4,260,000.00
<b>Total Budget</b>	\$0.00	\$4,260,000.00
<b>Total Obligated</b>	\$0.00	\$4,260,000.00
<b>Total Funds Drawdown</b>	\$1,798,735.12	\$3,834,000.00
<b>Program Funds Drawdown</b>	\$1,798,735.12	\$3,834,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$514,926.26	\$3,834,000.00
Cook Inlet Housing Authority	\$514,926.26	\$3,834,000.00
<b>Most Impacted and Distressed Expended</b>	\$514,926.26	\$3,834,000.00

**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:**

As of September 30, 2024, the Wilshire duplex received a Certificate of Occupancy. All 12 townhomes have received Certificates of Occupancy. The garden buildings are complete and have received Conditional Certificates of Occupancy. All buildings are in warranty. The Wilshire duplex, all 12 Townhomes, and all 24 garden apartments have been leased. Eight (8) of the



decent, safe, sanitary, affordable rental units have been leased to moderate-income tenants. Additional demographics and household information is being collected and will be forthcoming.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
#Low flow showerheads		38		38/38
#Low flow toilets		38		38/38
# of Section 3 Labor Hours		0		1091/0
# of Total Labor Hours		589		10482/0
#Sites re-used		0		1/0
#Units exceeding Energy Star		38		38/38
#Units with bus/rail access		38		38/38
#Units with solar panels		38		38/38

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

### Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0		8	0/18	8/20	8/38	100.00
# Renter	0		8	0/18	8/20	8/38	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

#### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

---

Activity Supporting Documents: None



**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:**

Under Way

**Project Title:**

03 Housing - Public Housing Authority

**Projected End Date:**

06/30/2025

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cook Inlet Housing Authority

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$1,750,000.00
<b>Total Budget</b>	\$0.00	\$1,750,000.00
<b>Total Obligated</b>	\$0.00	\$1,750,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,575,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,575,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,575,000.00
Cook Inlet Housing Authority	\$0.00	\$1,575,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$1,575,000.00

**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:**

As of September 30, 2024, the building received a Conditional Certificate of Occupancy, which was extended until December 2024, to allow time for parts to arrive for the solar PV system. Of the 51 affordable, decent, safe, sanitary, and high-quality rental units, nineteen (19) have been leased to extremely low-income tenants. Additional demographics and household information is being collected and will be forthcoming.



**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# ELI Households (0-30% AMI)		19		19/51
#Low flow showerheads		51		51/51
#Low flow toilets		51		51/51
# of Section 3 Labor Hours		0		0/0
# of Total Labor Hours		1910		15241/0
#Sites re-used		1		1/0
#Units with bus/rail access		51		51/51
#Units with solar panels		51		51/51

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

**Beneficiaries Performance Measures**

		This Report Period		Cumulative Actual Total / Expected			
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	19		19	19/51	0/0	19/51	100.00
# Renter	19		19	19/51	0/0	19/51	100.00

**Activity Locations**

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

**Address Support Information**

**Address:** 4840 Eagle Street, Apt. 201, Anchorage, Alaska 99503

**Property Status:** 07/01/2024

Rental

**Activity Type for End Use:** **Projected Disposition Date:** **Actual Disposition Date:**

**National Objective for End Use:** **Date National Objective is met:**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

---

**Activity Supporting Documents:** None



**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:**

Under Way

**Project Title:**

03 Housing - Public Housing Authority

**Projected End Date:**

12/31/2024

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cook Inlet Housing Authority

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,700,000.00
<b>Total Budget</b>	\$0.00	\$2,700,000.00
<b>Total Obligated</b>	\$0.00	\$2,700,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Cook Inlet Housing Authority	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**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:**

As of September 30, 2024, the building received a Conditional Certificate of Occupancy, effective through December 31, 2024, pending the replacement of two glass panels in the stairwell enclosure. Applications are being accepted, but no tenants have moved into the building.



**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
# ELI Households (0-30% AMI)	0	0/21
#Low flow showerheads	21	21/21
#Low flow toilets	21	21/21
# of Section 3 Labor Hours	196	3364/0
# of Targeted Section 3 Labor	196	2066/0
# of Total Labor Hours	1283	16381/0
#Sites re-used	1	1/1
#Units exceeding Energy Star	21	21/21
#Units with bus/rail access	21	21/21
#Units with solar panels	21	21/21

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
# of Housing Units	21	21/21
# of Multifamily Units	21	21/21

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

---

<b>Activity Supporting Documents:</b>	None
---------------------------------------	------



# 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:**

Under Way

**Project Title:**

03 Housing - Public Housing Authority

**Projected End Date:**

12/31/2024

**Completed Activity Actual End Date:****Responsible Organization:**

Cook Inlet Housing Authority

Overall	Jul 1 thru Sep 30, 2024	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,500,000.00
<b>Total Budget</b>	\$0.00	\$2,500,000.00
<b>Total Obligated</b>	\$0.00	\$2,500,000.00
<b>Total Funds Drawdown</b>	\$180,601.20	\$2,250,000.00
<b>Program Funds Drawdown</b>	\$180,601.20	\$2,250,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$119,244.52	\$2,250,000.00
Cook Inlet Housing Authority	\$119,244.52	\$2,250,000.00
<b>Most Impacted and Distressed Expended</b>	\$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:**

During this period, throughout the building and all units, interior finishes and trim out by architectural, mechanical, plumbing and electrical including special systems had been completed. Unit appliances and countertop installation is nearly complete. ACT ceilings installation was completed in all common areas. Major building components, special systems and distributions systems have been started up and tested, with commissioning in progress. The exterior finishes installations are complete. Site and civil work activities completed with the installation of snowmelt systems and concrete sidewalks, patios and curbs, monument sign, asphalt and landscaping.



**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
# of Section 3 Labor Hours	0	27/0
# of Total Labor Hours	0	7798/0

**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





# 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:**

Under Way

**Project Title:**

03 Housing - Public Housing Authority

**Projected End Date:**

12/31/2024

**Completed Activity Actual End Date:****Responsible Organization:**

Cook Inlet Housing Authority

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$625,190.00
<b>Total Budget</b>	\$0.00	\$625,190.00
<b>Total Obligated</b>	\$0.00	\$625,190.00
<b>Total Funds Drawdown</b>	\$0.00	\$562,671.01
<b>Program Funds Drawdown</b>	\$0.00	\$562,671.01
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$229,158.25)	\$562,671.01
Cook Inlet Housing Authority	(\$229,158.25)	\$562,671.01
<b>Most Impacted and Distressed Expended</b>	\$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:

As of September 30, 2024, the building received a Conditional Certificate of Occupancy. Applications are being accepted.



**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
# of Section 3 Labor Hours	0	27/0
# of Targeted Section 3 Labor	0	276/0
# of Total Labor Hours	2903	12612/0

**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

