

# Grantee: Alaska

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

### April 1, 2022 thru June 30, 2022 Performance Report

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**Grant Number:**

B-19-DV-02-0001

**Obligation Date:****Award Date:****Grantee Name:**

Alaska

**Contract End Date:**

08/09/2027

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$35,856,000.00

**Grant Status:**

Active

**QPR Contact:**

Anita Baker

**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 the Municipality of Anchorage, the Matanuska-Susitna Borough, and the Kenai Peninsula Borough.

The following information was extracted and summarized from Governor Michael L. Dunleavy, "Request for Major Disaster Declaration, January 3, 2019. 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 the Municipality of Anchorage, the Matanuska-Susitna Borough, and the 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; the Municipality of Anchorage, the Matanuska-Susitna Borough, and the Kenai Peninsula Borough. During the following two years, there have been over 12,000 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.

All affected communities are located around Cook Inlet in Southcentral Alaska. 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 the Municipality of Anchorage, the 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; the Municipality of Anchorage, the Matanuska-Susitna Borough, and the 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.

As stated above, there is an ongoing need to respond to the 35 households 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 Forest Park Optional Relocation Program was approved by the U.S. Department of Housing and Urban Development on November 1, 2021. This program is being implemented by NeighborWorks Alaska.

Immediately after the 2018 Cook Inlet Earthquake, the State of Alaska provided interim housing assistance. Currently, there is no need for additional 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 is 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 \$12,823,651 in unmet housing need for all types of housing.

There remains an unmet housing need for the 1,000+ pre-earthquake persons experiencing homelessness (the majority are in protected classes) and a severe shortage of affordable housing (5,000+) within the Municipality of Anchorage.

During the needs assessment, within the 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; the Bootlegger Cove Special Landslide Hazard Area or the Lower Fire Lake Dam Inundation Area, and Special Flood Hazard Areas. There are also four HUD-Assisted housing projects in Seismic Hazard Zone 4, High Ground Failure Susceptibility and the Bootlegger Cove Special Landslide Hazard Area.

During the needs assessment, within the 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 Special Flood Hazard Areas. During the needs assessment, DCCED determined there are numerous housing units requiring additional repair within the Matanuska-Susitna Borough and the Kenai Peninsula Borough.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$6,010,000.00	\$15,681,200.00
<b>Total Budget</b>	\$6,010,000.00	\$15,681,200.00
<b>Total Obligated</b>	\$4,628,400.00	\$6,421,200.00
<b>Total Funds Drawdown</b>	\$85,362.87	\$85,362.87
<b>Program Funds Drawdown</b>	\$85,362.87	\$85,362.87
<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
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<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)	\$ 0.00	\$ 0.00
Anchorage Neighborhood Housing Services dba	\$ 0.00	\$ 0.00
Cook Inlet Housing Authority	\$ 0.00	\$ 0.00
State of Alaska	\$ 0.00	\$ 0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	11.75%	N/A
Minimum Non Federal Match	\$ .00	\$ .00	\$ .00
Overall Benefit Amount	\$20,079,360.00	\$1,000,000.00	\$ .00
Limit on Public Services	\$5,378,400.00	\$ .00	\$ .00
Limit on Admin/Planning	\$7,171,200.00	\$7,171,200.00	\$85,362.87
Limit on Admin	\$1,792,800.00	\$1,792,800.00	\$9,676.11
Most Impacted and Distressed	\$28,684,800.00	\$14,247,160.00	\$ .00

## Overall Progress Narrative:

On April 12, 2022, the HUD-Anchorage Field Office provided DCCED additional guidance regarding Substantial Amendment #2. On April 25, 2022, the State of Alaska re-submitted Substantial Amendment #2 to the State of Alaska Plan for Disaster Recovery #4413: 2018 Cook Inlet Earthquake to the HUD-Anchorage Field Office for review and approval. On May 3, 2022, the HUD-Anchorage Field Office approved Substantial Amendment #2, which proposed limited funding use of \$6.01M for the purpose of expediting the Indian (Alaska Native) Housing Authority/Cook Inlet Housing Authority Affordable Housing Program within the Municipality of Anchorage.

On April 29, 2022, the State of Alaska, Department of Commerce, Community, and Economic Development (DCCED), Division of Administration Services, awarded Contract Number 220000471 for Internal Auditing and Program Monitoring for the CDBG-DR and CDBG-MIT programs to Tidal Basin. This was a "condition" in the U.S. Department of Housing and Urban Development (HUD) CDBG-DR Grant. On May 17, 2022, Tidal Basin met with the CDBG-DR Grant Administrators to initiate the first internal audit cycle, which is scheduled for completion on July 30, 2022.

On May 10, 2022, DCCED submitted the Quarterly Performance Report for the period ending December 31, 2021 and the Quarterly Performance Report for the period ending March 31, 2022 to the HUD-Anchorage Field Office for review and approval. Both reports were approved.

DCCED is continuing to coordinate with the three CDBG-DR eligible jurisdictions; the Municipality of Anchorage, the Matanuska-Susitna Borough, and the Kenai Peninsula Borough on their Housing Programs and Projects. Also, DCCED is continuing to coordinate with the Municipality of Anchorage (MOA) on the Integration of the MOA Hazard Mitigation Plan into the Comprehensive Land Use Plan, and other associated land use plans.

NeighborWorks Alaska, Housing Supportive Services (HSS) conducted outreach with all 37 Forest Park households and delivered 25 applications to interested households. There have been 17 applications returned to HSS for review. There are 8 households enrolled in the FPORP and 6 households in the process of completing their application. NeighborWorks Alaska provided professional, high-quality, team oriented, client-focused case management services to all Forest Park clients. HSS requested the FPORP income eligibility be expanded to include households with income up to 120% AMI and the National Objective include "Urgent Need". HSS has identified 7 households seeking down payment assistance. HSS requested the FPORP be modified to include replacement housing constructed prior to November 30, 2018, the date of the 2018 Cook Inlet Earthquake. This revision would be equivalent to the Alaska Housing Finance Corporation First-Time Homebuyer Program. On May 9, 2022, the Municipality of Anchorage posted a "Notice and Order to Quit", due to unsafe, unsanitary, and uninhabitable conditions at Forest Park, requiring all residents to vacate the property by November 9, 2022. The extremely tight and expensive rental market and housing market are a significant challenge for these households to find "safe, decent, and sanitary" replacement housing.

During this period, DCCED provided technical assistance and program monitoring to NeighborWorks Alaska as the subrecipient conducted public outreach and accepted applications from eligible households in the Forest Park Optional Relocation Program.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01 Administration, 01 Administration	\$9,676.11	\$1,792,800.00	\$9,676.11
02 Planning, 02 Planning	\$75,686.76	\$5,378,400.00	\$75,686.76
03 Housing - 1, 03 Housing - Forest Park Optional	\$0.00	\$2,500,000.00	\$0.00
03 Housing - 2, 03 Housing - Indian Housing Authority	\$0.00	\$6,010,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$20,174,800.00	\$0.00



# Activities

Project # / 01 Administration / 01 Administration



**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

**Projected End Date:**

08/10/2027

**Completed Activity Actual End Date:**

**Responsible Organization:**

State of Alaska

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2022</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>	\$9,676.11	\$9,676.11
<b>Program Funds Drawdown</b>	\$9,676.11	\$9,676.11
<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
State of Alaska	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**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:**

On April 29, 2022, the State of Alaska, Department of Commerce, Community, and Economic Development (DCCED), Division of Administration Services, awarded Contract Number 220000471 for Internal Auditing and Program Monitoring for the CDBG-DR and CDBG-MIT programs to Tidal Basin. This was a "condition" in the U.S. Department of Housing and Urban Development (HUD) CDBG-DR Grant. On May 17, 2022, Tidal Basin met with the CDBG-DR Grant Administrators to initiate the first internal audit cycle, which is scheduled for completion on July 30, 2022.

On May 10, 2022, DCCED submitted the Quarterly Performance Report for the period ending December 31, 2021 and the Quarterly Performance Report for the period ending March 31, 2022 to the HUD-Anchorage Field Office for review and approval. Both reports were approved.



## 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

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Activity Supporting Documents: None

**Project # /** 02 Planning / 02 Planning

# 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

**Projected End Date:**

08/10/2027

**Completed Activity Actual End Date:**

**Responsible Organization:**

State of Alaska

Overall	Apr 1 thru Jun 30, 2022	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$4,628,400.00
<b>Total Budget</b>	\$0.00	\$4,628,400.00
<b>Total Obligated</b>	\$4,628,400.00	\$4,628,400.00
<b>Total Funds Drawdown</b>	\$75,686.76	\$75,686.76
<b>Program Funds Drawdown</b>	\$75,686.76	\$75,686.76
<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
State of Alaska	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**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:**

On April 12, 2022, the HUD-Anchorage Field Office provided DCCED additional guidance regarding Substantial Amendment #2. On April 25, 2022, the State of Alaska re-submitted Substantial Amendment #2 to the State of Alaska Plan for Disaster Recovery #4413: 2018 Cook Inlet Earthquake to the HUD-Anchorage Field Office for review and approval. On May 3, 2022, the Department approved Substantial Amendment #2, which proposed limited funding use of \$6.01M for the purpose of expediting the Indian (Alaska Native) Housing Authority/Cook Inlet Housing Authority Affordable Housing Program within the Municipality of Anchorage. DCCED is continuing to coordinate with the three CDBG-DR eligible jurisdictions; the Municipality of Anchorage, the Matanuska-Susitna Borough, and the Kenai Peninsula Borough on their Housing Programs and Projects. Also, DCCED is continuing to coordinate with the Municipality of Anchorage (MOA) on the Integration of the MOA Hazard Mitigation Plan into the Comprehensive Land Use Plan, and other associated land use plans.



## 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

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Activity Supporting Documents:

None

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



## Grantee Activity Number: R1-3-3

### Activity Title: Forest Park Optional Relocation Program

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

03 Housing

**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:**

12/31/2024

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2022	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$600,000.00
<b>Total Budget</b>	\$0.00	\$600,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<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:**

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

**Location Description:**

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

**Activity Progress Narrative:**

This program is compliant with the AFFH goals and objectives. This is the third activity of six approved activities. There is nothing to report for this period.



## 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

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Activity Supporting Documents:

None

## Grantee Activity Number: R1-3-4

### Activity Title: Forest Park Optional Relocation Program

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

03 Housing

**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:**

12/31/2024

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2022	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$250,000.00
<b>Total Budget</b>	\$0.00	\$250,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<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:**

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:**

This program is compliant with the AFFH goals and objectives. This is the fourth activity of six approved activities. There is nothing to report for this period.



## 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

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Activity Supporting Documents: None

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

# Grantee Activity Number: R1-3-1

## Activity Title: Forest Park Optional Relocation Program

**Activity Type:**

Relocation payments and assistance

**Activity Status:**

Under Way

**Project Number:**

03 Housing - 1

**Project Title:**

03 Housing - Forest Park Optional Relocation

**Projected Start Date:**

05/17/2021

**Projected End Date:**

08/10/2024

**Benefit Type:**

Direct ( HouseHold )

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

Low/Mod-Income Housing

**Responsible Organization:**

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2022	To Date
<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	\$0.00
<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:**

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

**Location Description:**

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

**Activity Progress Narrative:**

This program is compliant with the AFFH goals and objectives. This is the first activity of six approved activities. There is nothing to report for this period.



## 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

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Activity Supporting Documents:

None



## Grantee Activity Number: R1-3-2

### Activity Title: Forest Park Optional Relocation Program

**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

**Activity Status:**

Under Way

**Project Title:**

03 Housing - Forest Park Optional Relocation

**Projected End Date:**

12/31/2024

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

Anchorage Neighborhood Housing Services dba

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2022</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$1,000,000.00
<b>Total Budget</b>	\$0.00	\$1,000,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<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:

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

#### 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 compliant with the AFFH goals and objectives. This is the second activity of six approved activities. NeighborWorks Alaska, Housing Supportive Services (HSS) conducted outreach with all 37 Forest Park households and delivered 25 applications to interested households. There have been 17 applications returned to HSS for review. There are 8 households enrolled in the FPORP and 6 households in the process of completing their application. NeighborWorks Alaska provided professional, high-quality, team oriented, client-focused case



management services to all Forest Park clients. HSS requested the FPORP income eligibility be expanded to include households with income up to 120% AMI and the National Objective include "Urgent Need". HSS has identified 7 households seeking down payment assistance. HSS requested the FPORP be modified to include replacement housing constructed prior to November 30, 2018, the date of the 2018 Cook Inlet Earthquake. This revision would be equivalent to the Alaska Housing Finance Corporation First-Time Homebuyer Program.

On May 9, 2022, the Municipality of Anchorage posted a "Notice and Order to Quit", due to unsafe, unsanitary, and uninhabitable conditions at Forest Park, requiring all residents to vacate the property by November 9, 2022. The extremely tight and expensive rental market and housing market are a significant challenge for these households to find "safe, decent, and sanitary" replacement housing.

During this period, DCCED provided technical assistance and program monitoring to NeighborWorks Alaska as the subrecipient conducted public outreach and accepted applications from eligible households.

## 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**

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**Activity Supporting Documents:**

None



## Grantee Activity Number: R1-3-5

### Activity Title: Forest Park Optional Relocation Program

**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:**

12/31/2024

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

Anchorage Neighborhood Housing Services dba

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2022</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	\$0.00
<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:**

This program is compliant with the AFFH goals and objectives. This is the fifth activity of six approved activities. There is nothing to report for this period.

**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

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Activity Supporting Documents: None



## Grantee Activity Number: R1-3-6

### Activity Title: Forest Park Optional Relocation Program

**Activity Type:**

Clearance and Demolition

**Project Number:**

03 Housing - 1

**Projected Start Date:**

05/01/2022

**Benefit Type:**

N/A

**National Objective:**

Slums and Blight

**Activity Status:**

Planned

**Project Title:**

03 Housing - Forest Park Optional Relocation

**Projected End Date:**

12/31/2024

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

Anchorage Neighborhood Housing Services dba

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2022</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<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:

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

#### Location Description:

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

#### Activity Progress Narrative:

This program is compliant with the AFFH goals and objectives. This is the sixth and last activity of six approved activities. There is nothing to report for this period.



## 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

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Activity Supporting Documents: None

**Project # /** 03 Housing - 2 / 03 Housing - Indian 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:**

07/14/2022

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod-Income Housing

**Activity Status:**

Planned

**Project Title:**

03 Housing - Indian Housing Authority Affordable

**Projected End Date:**

05/31/2023

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cook Inlet Housing Authority

Overall	Apr 1 thru Jun 30, 2022	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$4,260,000.00
<b>Total Budget</b>	\$4,260,000.00	\$4,260,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<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:**

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 limits 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 Phases I and II 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:**

On May 3, 2022, HUD approved Substantial Amendment #2, which proposed limited funding use of \$6.01M for the purpose of expediting the Indian (Alaska Native) Housing Authority (IHA)/Cook Inlet Housing Authority Affordable Housing Program within the Municipality of Anchorage. This program is compliant with the AFFH goals and objectives. This is the first activity of two approved activities.



## 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

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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 - Indian Housing Authority Affordable

**Projected End Date:**

12/31/2025

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cook Inlet Housing Authority

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2022</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$1,750,000.00
<b>Total Budget</b>	\$1,750,000.00	\$1,750,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<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:**

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 limits for prospective tenants is 30-60% AMI and the minimum affordability period is thirty (30) years for this project. The building will include support space for the provision of social services including case management consult rooms, spaces for a reception area, administrative and service provider offices, exam rooms, a computer lab area, 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 2022, with a Fall 2023 completion.

**Location Description:**

4900 Eagle Street, Anchorage, AK 99503

**Activity Progress Narrative:**

On May 3, 2022, HUD approved Substantial Amendment #2, which proposed limited funding use of \$6.01M for the purpose of expediting the Indian (Alaska Native) Housing Authority (IHA)/Cook Inlet Housing Authority Affordable Housing Program within the Municipality of Anchorage. This program is compliant with the AFFH



goals and objectives. This is the second and last activity of two approved activities.

### **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**

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**Activity Supporting Documents:**

None

