

Grantee: Alaska

Grant: B-19-DV-02-0001

January 1, 2023 thru March 31, 2023 Performance

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$15,681,200.00
Total Budget	\$0.00	\$15,681,200.00
Total Obligated	\$0.00	\$8,921,200.00
Total Funds Drawdown	\$387,476.13	\$498,550.85
Program Funds Drawdown	\$387,476.13	\$498,550.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$997,370.29	\$1,918,215.38
HUD Identified Most Impacted and Distressed	\$983,858.25	\$1,882,488.40
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



Funds Expended

Overall	This Period	To Date
ANCHORAGE, MUNICIPALITY OF (INC)	\$ 0.00	\$ 0.00
Anchorage Neighborhood Housing Services dba	\$ 63,775.49	\$ 319,915.96
Cook Inlet Housing Authority	\$ 866,034.63	\$ 1,419,664.53
State of Alaska	\$ 67,560.17	\$ 178,634.89

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	11.75%	1.12%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$20,079,360.00	\$1,000,000.00	\$319,915.96
Limit on Public Services	\$5,378,400.00	\$.00	\$.00
Limit on Admin/Planning	\$7,171,200.00	\$7,171,200.00	\$178,634.89
Limit on Admin	\$1,792,800.00	\$1,792,800.00	\$28,365.07
Most Impacted and Distressed	\$28,684,800.00	\$14,247,160.00	\$1,882,488.40

Overall Progress Narrative:

During this reporting period, DCRA staff continued to coordinate with the three CDBG-DR eligible jurisdictions on their proposed programs and projects as well as continued to research and edit Substantial Amendment #3 to the State of Alaska CDBG-DR Action Plan for the 2018 Cook Inlet Earthquake. Substantial Amendment #3 was posted to our comprehensive website for public comment in both English and Spanish. A virtual public hearing was conducted from 4:00 pm to 5:00 pm on February 9, 2023. The public comment period ended on February 13, 2023. There was only one comment received during the public comment period. On March 3, 2023, DCRA submitted Substantial Amendment #3 to HUD for review and approval. DCRA continued to coordinate with the proposed subrecipients identified in Substantial Amendment #3.

DCRA continued to review and approve monthly Financial/Progress Reports from NeighborWorks Alaska and Cook Inlet Housing Authority. DCRA solicited for a Grant Management System, a new system of record, which closed on March 31, 2023. NeighborWorks Alaska Housing Supportive Services (HSS) has continued to conduct public outreach to all 35 Forest Park households and has received 17 applications from interested households. Cumulatively, there are 3 households receiving rental assistance and 6 households seeking suitable housing through the Forest Park Optional Relocation Program (FPORP). NeighborWorks Alaska has continued to provide professional, high-quality, team-oriented, client-focused case management services to all Forest Park clients. HSS has identified 2 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 modification is in Substantial Amendment #3.

Previously, 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. On November 29, 2022, the Superior Court for the State of Alaska, Third Judicial District at Anchorage, granted a preliminary injunction through April 30, 2023 concluding, "This order, however, should not be construed to limit the Municipality from bringing dwellings into compliance under the relevant sections of Title 23 of the Code. The Municipality may notice to vacate tenants in non-compliant dwellings on or after May 1, 2023, and before October 15, 2023."

The extremely tight and expensive rental market and housing market are a significant challenge for these households to find "decent, safe, and sanitary" replacement housing.

DCRA continued to provide technical assistance to NeighborWorks Alaska as the subrecipient continued to conduct public outreach and accepted applications from eligible households.

Construction at Cook Inlet Housing Authority's Spenard East Phase II project was halted during the winter months. GMC Contracting will be mobilizing for construction in the next quarter.

Cook Inlet Housing Authority continued to coordinate with their development partner, Providence Health and Services - Washington. Construction was solicited, awarded, and is expected to begin in the next quarter.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01 Administration, 01 Administration	\$18,375.97	\$1,792,800.00	\$28,365.07
02 Planning, 02 Planning	\$49,184.20	\$5,378,400.00	\$150,269.82
03 Housing - 1, 03 Housing - Forest Park Optional	\$319,915.96	\$2,500,000.00	\$319,915.96
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

Overall	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$1,792,800.00
Total Budget	\$0.00	\$1,792,800.00
Total Obligated	\$0.00	\$1,792,800.00
Total Funds Drawdown	\$18,375.97	\$28,365.07
Program Funds Drawdown	\$18,375.97	\$28,365.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$18,375.97	\$28,365.07
State of Alaska	\$18,375.97	\$28,365.07
Most Impacted and Distressed Expended	\$14,700.77	\$22,692.05

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 on their proposed programs and projects as well as continue to research and edit Substantial Amendment #3 to the State of Alaska CDBG-DR Action Plan for the 2018 Cook Inlet earthquake. Substantial Amendment #3 was posted on our comprehensive CDBG-DR website for public comments on January 10, 2023, in both English and Spanish. A virtual public hearing was conducted from 4:00 pm to 5:00 pm on February 9, 2023. The public comment period ended on February 13, 2023. There was only one comment received during the public comment period. On March 3, 2023, DCRA submitted Substantial Amendment #3 to HUD for review and approval. DCRA continued to review and approve monthly Financial/Progress Reports from NeighborWorks Alaska and Cook Inlet Housing Authority. Also, DCRA prepared the Multi-Family Housing Program Policies & Procedures Manual and continued to coordinate with the proposed subrecipients identified in Substantial Amendment #3.



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



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**Total Projected Budget from All Sources****Jan 1 thru Mar 31, 2023****To Date**

\$0.00

\$4,628,400.00

Total Budget

\$0.00

\$4,628,400.00

Total Obligated

\$0.00

\$4,628,400.00

Total Funds Drawdown

\$49,184.20

\$150,269.82

Program Funds Drawdown

\$49,184.20

\$150,269.82

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$49,184.20

\$150,269.82

State of Alaska

\$49,184.20

\$150,269.82

Most Impacted and Distressed Expended

\$39,347.36

\$120,215.86

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:

During this reporting period, DCRA staff continued to coordinate with the three CDBG-DR eligible jurisdictions on their proposed programs and projects as well as continue to research and edit Substantial Amendment #3 to the State of Alaska CDBG-DR Action Plan for the 2018 Cook Inlet Earthquake. Substantial Amendment #3 was posted on our comprehensive CDBG-DR website for public comment on January 10, 2023, in both English and Spanish. A virtual public hearing was conducted from 4:00 pm to 5:00 pm on February 9, 2023. The public comment period ended on February 13, 2023. There was only one comment received during the public comment period. On March 3, 2023, DCRA submitted Substantial Amendment #3 to HUD for review and approval.



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 / 03 Housing - Forest Park Optional Relocation



Grantee Activity Number: R1-3-2

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Relocation payments and assistance

Project Number:

03 Housing

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

Overall**Total Projected Budget from All Sources****Jan 1 thru Mar 31, 2023****To Date**

\$0.00

\$1,000,000.00

Total Budget

\$0.00

\$1,000,000.00

Total Obligated

\$0.00

\$1,000,000.00

Total Funds Drawdown

\$319,915.96

\$319,915.96

Program Funds Drawdown

\$319,915.96

\$319,915.96

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$63,775.49

\$319,915.96

Anchorage Neighborhood Housing Services dba

\$63,775.49

\$319,915.96

Most Impacted and Distressed Expended

\$63,775.49

\$319,915.96

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) has continued to conduct outreach to all 35 Forest Park households and has received 17 applications from interested households. Cumulatively, there are 3 households receiving rental assistance and 6 households seeking suitable housing through the Forest Park Optional Relocation Program (FRORP). NeighborWorks Alaska has continued to provide professional, high-quality, team-oriented, client-focused case management services to all Forest Park clients. HSS has identified 2



households seeking down payment assistance. HSS requested the FPORP be modified to include replacement housing constructed prior to the November 30, 2018, the date of the 2018 Cook Inlet Earthquake. The modification is in Substantial Amendment #3.

Previously, 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. On November 29, 2022, the Superior Court for the State of Alaska, Third Judicial District at Anchorage, granted a preliminary injunction through April 30, 2023 concluding, "This order, however, should not be construed to limit the Municipality from bringing dwellings into compliance under the relevant sections of Title 23 of the Code. The Municipality may notice to vacate tenants in non-compliant dwellings on or after May 1, 2023, and before October 15, 2023."

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.

DCCED provided technical assistance to NeighborWorks Alaska as the subrecipient continued to conduct public outreach and accepted applications from eligible households.

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	2		2	3/35	0/0	3/35	100.00
# Renter	2		2	3/35	0/0	3/35	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: R1-3-3

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	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$600,000.00
Total Budget	\$0.00	\$600,000.00
Total Obligated	\$0.00	\$600,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Anchorage Neighborhood Housing Services dba	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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:

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



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: R1-3-5

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Relocation payments and assistance

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	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$50,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Anchorage Neighborhood Housing Services dba	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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:

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

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: R1-3-6

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Clearance and Demolition

Project Number:

03 Housing

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

Overall	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Anchorage Neighborhood Housing Services dba	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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:

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



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: R1-3-1

Activity Title: Forest Park Optional Relocation Program

Activity Type:

Relocation payments and assistance

Project Number:

03 Housing - 1

Projected Start Date:

05/17/2021

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:

08/10/2024

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

Anchorage Neighborhood Housing Services dba

Overall	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$100,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Anchorage Neighborhood Housing Services dba	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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:

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



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: R1-3-4

Activity Title: Forest Park Optional Relocation Program

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:

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	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	\$0.00	\$250,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Anchorage Neighborhood Housing Services dba	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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:

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



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 - 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:

Under Way

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	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$4,260,000.00
Total Budget	\$0.00	\$4,260,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$866,034.63	\$1,419,664.53
Cook Inlet Housing Authority	\$866,034.63	\$1,419,664.53
Most Impacted and Distressed Expended	\$866,034.63	\$1,419,664.53

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 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:

There is nothing to report for this period. GMC Contracting will be mobilizing to complete the work next quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Total Labor Hours	0	2712/0
#Sites re-used	0	1/0

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: 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

Overall	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$1,750,000.00
Total Budget	\$0.00	\$1,750,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Cook Inlet Housing Authority	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The 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:

Cook Inlet Housing Authority continues to coordinate with their development partner, Providence Health and Services - Washington. Construction was solicited, awarded, and is expected to begin next quarter.



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

