

**DRAFT**

**Consolidated  
Annual Performance and  
Evaluation Report  
of the  
2004 Program Year**

*Available for Public Comment*

*March 1, 2005*

Municipality of Anchorage  
Mark P. Begich, Mayor

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# *Consolidated Annual Performance and Evaluation Report of the 2004 Program Year*

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## Part A. Introduction

The Consolidated Annual Performance and Evaluation Report (CAPER) for 2004 is the second annual performance report that describes the actions and funding to carry out the 2003-2007 Consolidated Housing and Community Development Plan for Anchorage. This report describes the progress made during the 2004 Program Year—from January 1, 2004 through December 31, 2004—toward attaining the Municipality’s housing and community development goals. It provides the community of Anchorage an opportunity to report activities and accomplishments in the 2004 program year.

A Consolidated Plan establishes a framework of housing and community development priorities for Anchorage, and identifies projects and programs to help local communities solve their problems, meet their needs, and achieve their goals. It is a plan that articulates and includes the vision of the citizens as well as its elected officials, agency providers and all other stakeholders. The plan is submitted to the Department of Housing and Urban Development for final approval.

To submit comments on or before March 16, 2005 or for more information:

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NOTICE OF PUBLIC HEARING

Municipality of Anchorage

**DRAFT Housing and Community Development:  
Consolidated Annual Performance and Evaluation  
Report 2004**

The Draft CAPER 2004 will be available for public review on March 1, 2005. The Community Development Division will invite public comment on the Draft Consolidated Annual Performance and Evaluation Report (CAPER) 2004 on March 9, 2005 at 4:00 p.m. at City Hall, 632 West 6th Avenue, in the Mayor's Conference Room, 8<sup>th</sup> Floor. The CAPER reports community development activities and accomplishments during the January 1, 2004 - December 31, 2004 program year. Written comments are welcome on the Draft CAPER 2004 March 1, 2005 through March 16, 2005. Submit written comments to the address below, email to Boehm@JHmuni.org, or fax 249-7858.

Hard copies of the Draft CAPER 2004 or copies on a CD may be picked up in person, requested by phone, or by email. The report will also be available at [www.muni.org/cdbg](http://www.muni.org/cdbg). If you have any questions or need more information, call James H. Boehm at 907-343-4285. Mailing address is PO Box 196650, Anchorage, AK 99519-6650. Our office is located at City Hall, 632 W. 6th Ave., Room 630. The fax number is 907-249-7858 and the email address is BoehmJH@muni.org. Any member of the public who is in need of special accommodations is asked to call Dee DeBus at 343-4881.



## **Part B. Narratives**

In this section, the Consolidated Annual Performance and Evaluation Report (CAPER) includes narrative responses to CAPER questions that CDBG, HOME, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

### **1. General**

#### **1.1 Executive Summary**

While the Executive Summary is optional, it provides a useful summary of notable CAPER findings. The Executive Summary will be completed in the final draft of the CAPER.

#### **1.2 General Questions**

##### **1.2.1 Assessment of One-Year Goals and Objectives**

Table 1.2.1 presents a summary of Consolidated Plan goals, strategies and objectives with 2004 accomplishments and commitments anticipated in the 2004 Action Plan compared to actual expenditures and accomplishments in this 2004 CAPER. This table includes only formula-funded programs CDBG, ESG and HOME and the Municipality's Section 108 and BEDI funds. For detailed information about each CDBG, HOME, or ESG activity listed, please see the Formula Grant Program Descriptions section.

**Table 1.2.1. Summary of Accomplishments: Goals, Strategies, and Objectives Matrix**

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2004 Budget and Expenditures		Year 2004 Accomplishments	
			Proposed Budgets	Actual Expenditure	Proposed	Actual
Provide Affordable Housing Opportunity	Increase and preserve affordable homeownership opportunities, particularly for low- and moderate-income persons.	AH-1 Provide nonprofit organizations with funds to help low- to moderate-income households purchase a home.	CDBG-2b. Afford. Homeownership (\$294,602) HOME-2. AnCHOR (\$1,167,385) HOME-6. HARP (589,320) HOME-7. Anch. Hsg. Initiatives (\$108,353)	\$308,131 393,800 0 0	CDBG-2a. (hsg. units): 10 HOME-2. (hsg. units): 20 HOME-6. (hsg. units): 4 HOME-7. (hsg. units): 2	7 22 0 0
		AH-2 Help low-income homeowners remain in their homes by providing funding for emergency repairs.	CDBG-2c. Minor Repair Program (\$1,287,711)	\$515,512	CDBG-2c. (hsg. units): 70	33
		AH-3 Help low-income households remain in their homes by providing housing rehabilitation funding.	CDBG-2c. Minor Repair Program (\$1,287,711) CDBG-2d. Neighborh. Hist. Survey (\$40,000) HOME-3. Homeowner Rehab (\$806,500)	\$515,512 \$18,587 \$0	CDBG-2c. (hsg. units): 70 CDBG-2e. (neighborh.): 1 HOME-3. (hsg. units): 15	33 1 0
		AH-4 Help lower income households afford rental housing.	CDBG-2d. Rental Rehab (\$600,000) HOME-. GOAL (new-tba)	\$0	CDBG-2d. (hsg. units): 53	0
	Expand and preserve affordable rental opportunities, particularly for low-income persons.	AH-5 Provide assistance to lower income households with special needs to modify their home for increased accessibility.	CDBG-2c. Minor Repair Program (\$1,287,711) HOME-3. Homeowner Rehab (\$806,500)	\$515,512 \$0	CDBG-2c. (hsg. units): 70 HOME-3. (hsg. units): 15	33 0
	Strengthen the safety net of housing and services for persons with	AH-6 Link housing with supportive services for the homelessness or special needs households with lower incomes.	CDBG-3a. New Capital Projects (\$926,125) CDBG-3a2. Clare House (CSS) (new) CDBG-3a1. Covenant House (new) HOME-4, Housing Development (\$726,802)	\$0 \$181,562 \$0 \$0		

		Year 2004 Budget and Expenditures			Year 2004 Accomplishments	
	special needs	PS-2. Provide support to low and moderate income families and children	CDBG-3b1. Special Olympics AK (\$300,000)	\$306,000	CDBG-3b1 (orgs):	1 1
	Continuum of Care approach to reduce the frequency and duration of homelessness.	HP-1 Fund activities to prevent homelessness.	ESG-1. Homeless Prevention (\$32,741)	\$25,848	ESG-35 (people):	90-120 163
		HP-2 Fund supportive services to help the homeless secure permanent housing and maintain independent living.	ESG-2. Essential Services (\$44,766) CDBG-5a1. St. Francis House (CSS) (new)	\$25,848 \$36,411	ESG-2 (people): CDBG-5a1 (people):	90-120 5,050 77 12,818
		HP-3 Help emergency shelters for the homeless with maintenance and operations.	CDBG-3a1. Covenant House (\$0) CDBG-3a2. Clare House (CSS) (new) ESG-3. Maint. and Operations (\$71,213)	\$0 \$181,562 \$18,136	CDBG-3a1 (orgs): CDBG-3a2 (orgs): ESG-3 (orgs):	0 0 1 0 1 1
Provide a Suitable Living Environment	Strengthen the safety net of housing and services for persons with special needs	PS-1 Support victims of domestic violence and/or sexual abuse.	CDBG-5a6. Child Advocate Prog. (new) CDBG-5b2. Child Advocate Prog. (\$34,588) CDBG-5a3. Child at Risk (new) CDBG-5b4. Dom Viol. Safety (\$22,500)	\$22,040 \$34,624 \$22,920 \$26,740	CDBG-5a6 (people): CDBG-5b2 (people): CDBG-5a3 (people): CDBG-5b4 (people):	new 35 new 175 282 338 730 242
		PS-2 Provide support to low and moderate income families and children.	CDBG-5b1. Bus Token Program (\$9,500) CDBG-5b5. Job Ready Program (\$23,634) CDBG-5a5. Job Developm't Program (new)	\$9,500 \$23,634 \$31,681	CDBG-5b1 (people): CDBG-5b5 (people): CDBG-5a5 (people):	8,500 40 new 204 40 651
		Promote livable communities and neighborhood redevelopment.	SLE-1 Eliminate slums and blight in municipality neighborhoods.	CDBG-4. Brewsters Corner Mt. View (new) CDBG-4. Elim. of Slum & Blight (\$324,738)	\$94,705 \$0	CDBG-4 (spot blight): CDBG 4. (junk cars): (housing units): (spot blight clean-ups):
		SLE-2 Promote neighborhood planning.	CDBG-1. Neighborhood Planning (\$65,000)	\$0	CDBG-1 (neigh.):	1 0

		Year 2004 Budget and Expenditures		Year 2004 Accomplishments		
		SLE-3 Promote neighborhood development and livable community.	CDBG-3a3. Parks Rejuvenation (new) HOME-4. GOAL (new-tba)	\$1,036,520	CDBG-3a3 (pub. fac.): new	8
		PS-2 Provide support to low and moderate income families and children.	CDBG-3a2. Clare House (CSS) (new)	\$181,562	CDBG-3a2 (orgs): new	1
		AH-7 Use Section 108 Guaranteed Loan Funds to Leverage Development Activities	S108-1. Randy Smith Center (\$2,238,750) S108-2. Mt. View Commercial Revitalization Lending Program (\$4,761,250)	\$0 \$0	S108.1 (jobs): S108-2. (jobs):	40 4 0 0
Provide Expanded Economic Opportunity	Use CDBG funds to leverage other funding sources and sponsor economically viable projects with large public benefits.	AH-7 Use Section 108 Guaranteed Loan Funds to Leverage Development Activities	S108-1. Randy Smith Center (\$2,238,750) S108-2. Mt. View Commercial Revitalization Lending Program (\$4,761,250)	\$0 \$0	S108.1 (jobs): S108-2. (jobs):	40 4 0 0
	Enhance job training and employment opportunities for low- to moderate-income persons.	PS-3 Fund programs and services that support job training and employment of lower income people.	CDBG-5b5. Job Ready Program (\$26,478) CDBG-3.c. Mt. View Arts & Cultural District Arts Anchors/Commercial Development (\$890,000) CDBG-5a4. Anchorage Lit Project II(new) CDBG-5b3. Anchorage Lit Project I (\$58,640) CDBG-5a5. Job Develop't Program (new) CDBG-5a2. Senior Vision Program (new)	\$23,634 \$0 \$45,507 \$58,640 \$2,800	CDBG-5b5 (people): CDBG-3.c. (jobs): CDBG-5a4(people): (new) CDBG-5b3(people): CDBG-5a5 (people): (new) CDBG-5a2 (people): (new)	40 19 127 32 651 15

A review of Table 1.2.1 reveals several areas where accomplishments predicted for 2004 varied from the actual, in both expenditure and in outputs. The reasons for these differences can be broken down to three types:

- **Amendments made to the original 2004 Action Plan**

In June of 2004, the only “substantial amendment” to the 2004 Action Plan was made to incorporate both new capital projects and new public service projects that had been identified through the Spring Request for Grant Proposals (RFGPs). These additions had been predicted in the original 2004 Action Plan. Changes were also made in that amendment to fund the new CDBG Parks Rejuvenation Project, identify the “Brewster’s Corner” slum and blight project as part of the Elimination of Slum and Blight program, and make other adjustments, including changes to the Minor Repair Program funding. These projects were proposed and approved when the Municipality received insufficient requests for funds in the Capital Projects RFGP for projects that were ready to go in the 2004 construction season.

Other amendments made to the 2004 Action Plan were relatively minor and did not trigger the “substantial amendment” process. All fiscal amendments are identified in the “2004 Amendments Adjustments” column of each formula grant program summary table, with notes provided where necessary.

- **Budgets exceeded need for the year**

The 2004 Action Plan anticipated a greater need for CDBG funds for activities under the Elimination of Slum and Blight category. In actuality, several factors reduced the need for 2004 spending in this area. First, through a partnership with the National Guard, costs on one major demolition project were less than expected. Second, due in part to the high-profile demolition projects completed in the second half of 2003 and in 2004, owners of condemned buildings began to step up to the plate themselves and solve the dangerous situations. For example, of the original seven properties on the list for demolitions in 2003, four were completed by the owners before CDBG funds had to be committed to the projects. So, while expended funds and actual accomplishments of “spot slum and blight” accomplishments appear disappointing, the success of the program was actually much greater.

- **Programs underperformed or encountered unexpected delays**

The Minor Repair Program, Rental Rehabilitation Program, Home Rehabilitation Program and the HARP program all showed less than expected progress during the program year. The Rental Rehabilitation Program and Home Rehabilitation program, both

new programs administered by Cook Inlet Housing Authority, struggled to finalize Policy and Procedures and got late starts in the year. By the end of the year, the first HOME rehabilitation program client had been served (although not billed), and many applications had been taken. No major corrections are expected in this program presuming progress improves by the first or second quarter of 2005. Despite great interest in the Rental Rehabilitation program when it was first announced, CIHA reported that the match requirements, loan terms, and documentation requirements proved discouraging to potential landlords. By the end of 2004, the Municipality and CIHA agreed to reduce the program's funding by \$200,000 in the 2005 Action Plan, and jointly re-evaluated the loan terms to reconfigure the program and try it again in 2005. If substantial progress is still not forthcoming by the second quarter of 2005, the contract with CIHA will be cancelled.

The Minor Repair Program faced several challenges during the year. Anchorage Neighborhood Housing Services (ANHS) requested to no longer serve manufactured housing units (mobile homes). Because the other administrator of the program (the Municipality's Weatherization program) also serves manufactured units, ANHS' request was granted, with a corresponding reduction in funding. The Weatherization program, however, showed very slow production during the year, completing only 6 units and amassing a lengthy waiting list. Toward the end of the year, the Community Development Division performed a thorough monitoring review of the program and made several recommendations for improvements, including referring all non-manufactured unit clients on Weatherization's waiting list to ANHS. Other major changes to the program will be made in 2005 to improve production.

The HARP and CHDO Demonstration programs continue to face challenges. Both these programs face the difficult prospect of construction (whether new construction or rehabilitation) on a small scale where both land and construction prices are high. ANHS' HARP program was originally designed to be an on-going program, but competing in the Anchorage market for lots or lower costs homes to rehab has proven to be a challenge. ANHS underwent internal delays as well when the project's key development specialist was promoted to interim Executive Director. By the end of 2004, AHI and ANHS were looking into combining their efforts to achieve a greater economy of scale for HARP and the CHDO Demonstration programs. If these programs do not show success during the first half of 2005 an alternative CHDO production strategy for the funds will be high

priority. In the mean time, the CDD is also working with AHI and a new CHDO, Shiloh Community Development Corporation, to support their capacity through Operating Expense Assistance. The newly formed Anchorage Community Land Trust is also considering CHDO certification.

The AnCHOR program, a consistent high performer, got a late start in the year due to the delay in executing a new contract between the Municipality of Anchorage and ANHS. Despite this delay, however, AnCHOR loans closed at a fast pace in the second half of the year, and by the end of 2004, ANHS reported all remaining AnCHOR funds were committed to clients. No changes are anticipated in this program.

In the area of economic development, 2004 was a year of preparation. The Section 108 loan guarantee program received final approval from HUD in November. The first major loan under that program is expected in 2005. The Municipality's Mountain View Neighborhood Revitalization Strategy was approved by the HAND Commission and the Municipal Assembly, but requires some changes before HUD's approval. Nevertheless, the strategy set forth in that plan has shown progress and HUD approval is anticipated in 2005.

Despite these areas where accomplishments proved disappointing, 2004 was a positive year. CDD grant administration, monitoring and financial tracking improved, planning efforts supported the completion of the Ten Year Plan on Homelessness, CDBG spending was satisfactory despite a disappointing spring RFGP, and many of the program's outstanding findings from HUD, some of which were years old, were resolved.

### 1.2.2 Course Corrections

Programmatic changes proposed as a result of 2004 performance include:

- Change loan terms of the Rental Rehabilitation program to more likely attract landlords needing to improve rental property.
- First and second quarter reviews of the HARP, Homeowner Rehabilitation, Rental Rehabilitation and Minor Repair programs for possible cancellation or changes if performance does not improve.
- Impose production quotas in the Minor Repair program. Work with both administrators on better coordination of programs to reduce waiting lists and build on strengths.

- Continue to strengthen pro-active monitoring of slow-performing subrecipients, programs and grantees to identify barriers earlier on and correct performance.
- Support the capacity building of grantees and potential grantees to improve the abilities of our community partners.

### 1.2.3 Affirmatively Furthering Fair Housing

The Anchorage Equal Rights Commission (AERC) and its' staff have worked this program year to affirmatively further Fair Housing through the Municipal ordinance and by sponsoring and participating in numerous educational and outreach events. In addition, much education occurred through case processing, including mandatory training in cases with substantial evidence and changes in policies and procedures. Specifically, in 2004, the Commission staff has provided substantive non-discrimination training to organizations through the staff and the Commission's video tape library, involving non-discrimination in housing. In 2004, the AERC staff found substantial evidence of discrimination in one housing case based on the complainant's age. The case was settled by the parties at a public hearing on October 16, 2004.

Barbara Jones, Executive Director, attended the Alaska Housing Finance Corporation Training on Legal Issues in Assisted Living on February 24, 2004. The presenters from the Corporation for Assisted Living in Minnesota offered the AERC 10 minutes on the program to explain the work the AERC had done Fair Housing White Paper and offer copies to the attendees. Barbara Jones also participated in Mayor Begich's Homelessness Task Force throughout 2004 and was the government representative on the Continuum of Care meeting to the Homelessness Services Forum. The AERC's designated lead housing investigator, Erin L. Shepherd-Ham, attended training entitled "Access First" on April 22, 2004, sponsored by Alaska Housing Finance Corporation and HUD Alaska. These were outstanding and sometimes surprising outreach opportunities for the AERC to make contacts with members of the housing community.

The AERC is a member of the Alaska Affordable Housing Partnership (AAHP) and participated in quarterly meetings with housing providers and others. The AERC is a member of the AAHP subcommittee for the Alaska Predatory Lending Task Force. In 2004, the AERC staff followed up with a request to "Freddie Mac" on behalf of the Predatory Lending Task Force to make Anchorage a model city fighting predatory lending.

Towards the end of the year, AERC and CDD collaborated in drafting a Memorandum of Agreement to guide re-evaluation of the Municipality's current Analysis of Impediments to Fair Housing. Both the Housing and Neighborhood Development Commission and the Equal Rights Commission will be involved in the process during the coming program year.

During the 2004 program year, CDD also amended several contracts to more explicitly describe expectations of its subrecipients and grantees in furthering fair housing. This will enable more productive monitoring and evaluation efforts in the coming year.

#### 1.2.4 Addressing Obstacles to Meeting Underserved Needs

One of the largest barriers to meeting underserved needs continues to be limited funding. The Municipality completed its Section 108 loan pool application to bring \$5,000,000 of loan guarantees, coupled with \$2,000,000 in Brownfields Economic Development Initiative grants to greatly expand its ability to serve Mountain View, the lowest income neighborhood in Anchorage. This resource will provide incentives for commercial development in Mountain View, a clear underserved need to date in our community.

In addition to these new funds, the Municipality continues to administer the CDBG and HOME funds, dedicated to households of lesser resources. These families' needs for energy efficient, safe and accessible housing are disproportionately harder to fulfill without assistance due to limited family resources or savings. The wide variety of housing programs discussed in the CDBG and HOME sections address not only the financial barrier to housing needs, but also sometimes help with the logistics of, for example, working with a contractor to repair a leaky roof, or wading through the homebuyer process for the first time.

Also critical to addressing underserved needs is being able to identify what these needs are quickly. The Ten-Year Plan on Homelessness, developed over the year by the Mayor's Task Force on Homelessness, called for the community to develop and adopt a common "Housing Barriers Assessment" that will be used to identify the barriers a homeless or near homeless household faces in achieving permanent housing. It is anticipated that this tool, and the data that may be collected from its community-wide use, will help identify what areas are being underserved and imply funding and program changes to correct these areas.

#### 1.2.5 Leveraging Resources

##### a) Other Public and Private Resources

Table 1.2.5 catalogs funding resources that have been made available during the 2004 program year. For detailed information on what these totals include, see Appendix 2.

**Table 1.2.5. Funding Sources: 2004 Consolidated Annual Performance and Evaluation**

**Total all funding sources identified: \$436,324,329**

<b>Funding Source and Funding Program</b>	<b>Summary Amount</b>	<b>Housing Units or Beds Total</b>
<b>Municipal</b>	<b>\$198,278</b>	
<u>Municipality of Anchorage/Office of Management and Budget</u>	<u>subtotal: \$198,278</u>	
Municipal Bonds	\$198,278	
<b>State</b>	<b>\$417,647,552</b>	<b>583</b>
<u>State of Alaska/Alaska Housing Finance Corporation</u>	<u>subtotal: \$416,619,476</u>	
AHFC Energy Programs	\$547,892	0
Federal and Other Competitive Grants	\$0	
Interest Rate Reduction for Low-Income Borrowers	\$2,967,456	0
Low-Income Housing Weatherization	\$1,031,990	205
Mental Health Housing	\$77,887,000	
Misc. Mortgage Programs	\$117,351,110	0
Mortgage	\$73,122,543	0
Single Family Mortgages	\$107,439,470	0
Streamline Refinance	\$36,272,015	0
<u>State of Alaska/Department of Health and Social Services</u>	<u>subtotal: \$491,122</u>	
Human Services Matching Grant - DHSS	\$491,122	378
<u>State of Alaska/Department of Health and Social Services/Division of Public Health</u>	<u>subtotal: \$486,954</u>	
Division of Public Health Funding	\$486,954	
<u>State of Alaska/Mental Health Trust Authority</u>	<u>subtotal: \$50,000</u>	
Misc. Grants	\$50,000	0
<b>Federal</b>	<b>\$12,757,450</b>	<b>1,002</b>
<u>Department of Energy</u>	<u>subtotal: \$438,238</u>	
DoE Weatherization	\$438,238	205
<u>Internal Revenue Service</u>	<u>subtotal:</u>	
Low Income Housing Tax Credits		
<u>US Department of Health and Human Services/Health Resources and Services Administration/Bureau of HIV/AIDS</u>	<u>subtotal: \$169,471</u>	
Ryan White Title III(b)	\$169,471	
<u>US Department of Housing and Urban Development/Community Planning and Development</u>	<u>subtotal: \$11,352,381</u>	
American Dream Downpayment Initiative	\$165,488	0
Community Development Block Grant (current year funds)	\$2,315,000	78
Community Development Block Grant (prior years)	\$2,414,802	85
Continuum of Care	\$2,679,070	234
HOME Investment Partnership Program (current year funds)	\$1,254,105	2
HOME Investment Partnership Program (prior years)	\$2,523,916	2
<u>US Department of Housing and Urban Development/Federal Housing Admin</u>	<u>subtotal: \$797,360</u>	
Project Based Section 8	\$750,860	387
Section 202 Elderly Housing		
Section 811 Housing for the Disabled	\$46,500	9
<b>Private Not For Profit</b>	<b>\$5,721,049</b>	<b>52</b>
<u>M.J. Murdoch Charitable Trust</u>	<u>subtotal: \$100,000</u>	
Murdoch Grants	\$100,000	
<u>Paul G. Allen Charitable Foundation</u>	<u>subtotal: \$50,000</u>	
Allen Grants	\$50,000	
<u>Run for Women</u>	<u>subtotal: \$5,000</u>	
Run for Women	\$5,000	
<u>United Way of Anchorage</u>	<u>subtotal: \$5,566,049</u>	
United Way Agency Funding	\$5,566,049	52

**b) How HUD Funds Leveraged Resources**

The Municipality leverages HUD funds with private and public funds for housing and community development activities in Anchorage.

- The AnCHOR program leveraged significant private sector funds during the 2004 program year. The Municipality awarded 22 AnCHOR

loans to low-income homebuyers, totaling \$393,800 and leveraged \$2,324,659 in first-mortgage loans.

- The Municipality submitted an application to HUD for \$5,000,000 in Section 108 loan funds during the program year, which was approved in November. These loan guarantees will partner with \$2,000,000 in Brownfields Economic Development Initiative (BEDI) funds secured in 2003. The first loan is anticipated to leverage approximately \$5,000,000 with \$2,000,000 in Section 108 loans and \$800,000 BEDI grant funds.
- In coordination with the CDD, Anchorage Historic Properties, Inc., the historic preservation arm of the Municipality of Anchorage, applied for a grant through the State Historic Preservation Officer during the program year. In January, 2004 awards were announced: the effort was successful in bringing \$15,000 in to leverage CDBG funds for historic surveys to be accomplished during the 2004 program year. CDD submitted an additional grant in 2004 to assist with the next survey, planned for 2005.
- CIHA, the subrecipient administering the HOME-funded Homeowner Rehabilitation Program, was successful in securing Supplemental Housing funds through AHFC to augment weatherization activities in conjunction with HOME loans made through that program. Supplemental housing funds will represent 25% of the total amount of HOME funds dedicated to the program.
- The Municipality of Anchorage entered into a Memorandum of Understanding with AHFC to dedicate AnCHOR loans to participants in AHFC's Homebuyer Section 8 pilot program. This program is designed to leverage private loans with AnCHOR loans by allowing Section 8 housing vouchers to pay a portion of the homebuyer's mortgage. It is anticipated these loans will close during the 2004 program year.
- AHFC continues to leverage millions in state and federal funding in Anchorage for housing purposes. The following itemize these leveraged contributions.
- The Municipality of Anchorage applied for and received an intent to award notification from the Alaska Mental Health Trust Authority for \$50,000 in state funds to leverage AnCHOR loan funds.
- The Municipality pledged \$955,000 in future year funding (PY2006) to the Salvation Army for its multi-million dollar McKinnell family shelter and Safe Center. Other funds leveraged will include private donations, national Salvation Army contributions and other grant funds.

### c) Matching Requirements

Matching requirements of the HOME, ADDI and ESG programs are discussed in those program's narratives (Section ). There are no other matching requirements for the entitlement funds covered by this CAPER.

## 1.3 Managing the Process

The Municipality of Anchorage followed the approved Citizen Participation Plan in proposing and approving activities for funding through ESG, HOME, CDBG, Section 108 and BEDI-funded activities. Three substantial amendments to the Consolidated Plan were made during the program year, all of which are available from the CDD office upon request. One amendment incorporated the Mountain View Neighborhood Revitalization Strategy into the 2003-2007 Housing and Community Development Consolidated Plan. A second amended the Consolidated Plan's Citizen Participation Plan (Section 3). A third amended the 2004 Action Plan to include several CDBG capital projects, public service projects, slum and blight projects and make other small adjustments to the programs. Additional funding amendments were made to both CDBG and HOME programs that were not substantial according to the Citizen Participation Plan. All funding amendments are identified in the CDBG and HOME program tables, respectively, with explanatory and reference notes.

## 1.4 Public Participation

### 1.4.1 Summary of Comments

The public comment period for this draft Consolidated Annual Performance and Evaluation Report is March 1 through March 16. An invitation for public comment was published on February 14, 2005 in the Anchorage Daily News (copy of the advertisement is included in Appendix 1). A public hearing on the CAPER will be held on March 9, 2004 beginning at 4pm in the Mayor's Conference Room (632 W. 6th Ave, 8th floor) in conjunction with the regularly scheduled Housing and Neighborhood Development Commission meeting. Copies of the draft CAPER are available at City Hall, by mail, electronically via compact disk, and on the CDD's WEB page ([www.muni.org/cdbg/index.cfm](http://www.muni.org/cdbg/index.cfm)). The Draft CAPER is too large to be delivered by e-mail. All comments received will be summarized and responded to in this section of the final CAPER.

### 1.4.2 Public Disclosure of CDBG, HOME and ESG Funds

Narratives in this CAPER provide detail on each formula grant program, the total amount of funds available, the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Maps describing the geographic distribution and location of investment are included in Appendix 9.

**TABLE 1.4.2 Summary of Resources**

Community Development Block Grant (CDBG)	\$2,285,000
Home Investment Partnerships (HOME)	\$1,119,105
American Dream Downpayment Initiative (ADDI)	\$165,488
Emergency Shelter Grant (ESG)	\$85,231

It has been determined that during the 2004 program year 96.6% of the expenditures for projects were used for activities designed to benefit extremely low-, low-, and moderate-income persons. These programs are discussed in detail in Part C of this CAPER.

## 1.5 Institutional Structure

The following actions were taken over the last year to strengthen institutional structure and to address housing and community development.

- The Mayor's Task Force on Homelessness was convened with 24 community members representing a variety of sectors: from business to faith based organizations, to homeless and formerly homeless individuals, funders and service providers. The diverse group heard from the public, studied the issues, and formulated a vision, 1-, 3-, 5-, and 10-year action steps to address the issue. One of the recommendations by the Task Force was to create a 5-member oversight board in Municipal Ordinance to strengthen the institutional commitment to address homelessness and affordable housing. The plan attracted nationwide attention, with the Director of President Bush's Interagency Council on Homelessness, Dr. Philip Mangano coming to Anchorage to address the Municipal Assembly in December as the Task Force presented its work. In early 2005, after much discussion, the Municipal Assembly unanimously endorsed the document and passed an Ordinance establishing an Oversight Subcommittee on Homelessness as part of the Housing and Neighborhood Development Commission.
- The Mountain View Neighborhood Revitalization Strategy was adopted by the HAND Commission and the Assembly during 2004. The document was submitted to HUD for approval during the year and has been returned to CDD for revisions. Final approval will be sought again in 2005.
- The Municipality continues to post its pertinent documents on the Internet via the CDD Web page: [www.muni.org/cdbg/index.cfm](http://www.muni.org/cdbg/index.cfm). In 2004, a link to the activities and progress of the Mayor's Task Force on Homelessness was added to the CDD site.
- The CDD continues to participate in and support the Alaska Affordable Housing Partnership, a collaborative group of entities and individuals interested in affordable housing in Anchorage.

## 1.6 Monitoring

### 1.6.1 Monitoring Frequency and Method

The majority of programs funded through CDBG, HOME and ESG are administered by outside agencies. In order to ensure program compliance, the Municipality utilizes programmatic Policies and Procedures, Subrecipient and Grant Agreements, and on-going monitoring activities. All grantees were monitored during 2004. The CDD monitored CDBG and HOME grantees and subrecipients utilizing:

- Quarterly and monthly reports
- Onsite inspections
- Desk reviews
- Davis Bacon compliance reviews
- CHDO certification/recertification

All grantees were requested to provide their Single Audit, if required. Audits are reviewed by MOA staff, and if findings are identified, additional monitoring may result.

Agencies receiving Public Service awards received an onsite monitoring visit at least once during the program year by MOA staff. Technical assistance was provided to grantees as needed.

### 1.6.2 Monitoring Results

As a result of the monitoring, new grant agreements include a retainer clause. This clause specifies that a portion of the final payment will be retained until all required reports have been received. The communication between the Grantees and the Municipality of Anchorage has improved due to the monitoring. The Grantees have been empowered to offer suggestions to enhance program performance, and equally as important, are aware that their performance is important and there is someone to call with questions. For example, the Rental Rehabilitation Program has been updated to include changes suggested by the Grantee. By the end of the year, the Minor Repair program was also undergoing significant changes to improve performance.

### 1.6.3 Self Evaluation

The Municipality followed the goals and objectives of the Consolidated Plan. It addressed the needs of low and moderate income persons, the homeless, the non-homeless persons with special needs; cooperated with housing authorities and lending institutions and helped to fund housing needs; and it participated in providing shelter and services to homeless persons. The Municipality continued to improve its grants and financial management system, continued to offer program funding and support services, and has revised several program Policies

and Procedures manuals. It is the Municipality's self evaluation assessment that it has followed the national objectives, continued progress toward the original goals of its 2003-2007 Consolidated Plan, and has implemented the priority activities specified in the 2004 Action Plan.

HUD approved a Management Improvement Plan proposed by CDD during 2004 as part of an effort to improve grant administration. CDD pleased to be on track with the Management Improvement Plan. Of special note is the effort to reconcile program income and recaptured funds received in each of the grant programs. This effort resulted in identification of \$330,850 in HOME recaptured funds that had been previously received but never appropriated (these funds have now been appropriated through the 2005 Action Plan), and more than \$500,000 in CDBG program income receipts that had been incorrectly applied to revenue accounts during the past five years. Appropriation of all available CDBG receipts is anticipated during the 2005 program year.

These internal achievements lay the foundation to work more aggressively over the next year with Subrecipients, Grantees, and Municipal program administrators to improve production performance. There is still much work to be done, but the internal capacity gains made in 2004 will prove critical in future years.

## **1.7 Lead-based Paint**

### **1.7.1 Evaluation and Reduction of Lead-Based Paint Hazards**

On September 15, 2000, 24 CFR Part 35 – Lead Based Paint Poisoning Prevention in Certain Residential Structures became effective. In 2003, Anchorage began implementing Part 35 into its affordable-housing programs.

During the 2004 program year, lead-based paint activities were fully incorporated into the various CDBG and HOME housing programs. The Municipality's Lead-Based Paint Policy and Lead-Based Paint Procedures were updated to channel costs through the individual projects. Lead-based paint firm, risk assessor, inspector, and supervisor certifications; inspection and risk assessor reports; copies of required notifications; LBP procurement documentation; work plans; field and contact notes; clearance results; and all other LBP documentation was required to be kept in the housing-project files to which they pertained. Lead-based paint in Anchorage's housing continues to be a rare occurrence, primarily due to Anchorage's relatively new housing stock. Never-the-less, all CDBG- and HOME-funded programs dealing with rehabilitation of older homes include funds to address lead-based paint according to Part 35 regulations should the need arise.

### 1.7.2 Alaska Division of Public Health (ADPH)

Through surveillance and collaborative partnerships, ADPH identifies sources of lead exposure in Alaska, prevents lead poisoning, and provides education to enable individuals to reduce their exposure to lead. ADPH has a statewide blood-lead surveillance program and targeted-screening effort to ensure the protection of children in the state from childhood lead-exposures. Preliminary studies indicate that Alaska is a low-prevalence state for elevated childhood blood-lead levels. Present efforts are being directed towards targeted screening of populations potentially at risk for lead exposures such as junior shooters at indoor firing ranges. ADPH also acts as a resource for health-care providers, tribal organizations, contractors, and the general public for information and health-education materials regarding lead-exposure hazards and lead-poisoning prevention. In addition, ADPH monitors adult blood-lead levels to identify excess lead exposures of adults and their families.

Agency	Alaska Division of Public Health
Contact:	Scott Arnold, Ph.D.
Title	Environmental Toxicologist
E-Mail Address	Scott_Arnold@health.state.ak.us
<b>Business Address</b>	3601 C Street, Suite 540
<b>Mailing Address</b>	P.O. Box 240249
City, State, Zip Code	Anchorage, AK 99524-0249
Business Phone	907-269-8086
Business FAX	907-561-4672

There is a state law that requires all blood lead levels above 10 µg/dL (micrograms per deciliter) be reported to ADPH within four weeks of collection. However many laboratories report all lead results. Ten (10) µg/dL is the blood lead level of concern for children less than 6 years of age. For adults, the blood lead level of concern is 25 µg/dL. Over a thousand blood-lead reports are received a year from laboratories that perform the analysis. Physicians within the state collect the blood when indicated or in conjunction with an occupational monitoring program such as what exists at the Red Dog Mine.

The ADPH office also performs investigations where lead exposure has been suspected or reported. ADPH's web site contains the results of some of these investigations (<http://www.epi.hss.state.ak.us/bulletins/bltnidx.jsp>, scan down to "L" to find the lead reports). ADPH intends to write a comprehensive report summarizing the data to date from its lead database. While the web site profiles an investigation at the Bear Valley Elementary School, there has been no incidences of elevated blood-lead levels in children in Anchorage due to any reported or suspected lead exposure.

One of the primary sources of occupational-exposure to lead in Alaska is lead mining such as Red Dog Mine. The Red Dog Mine has an excellent blood lead

monitoring program (most reports receive by the ADPH come from Red Dog Mine). There are other less common occupational exposures in Alaska such as radiator shops. There was one adult that worked at an Anchorage radiator shop during the program year with an exposure over 25 µg/dL. This person's blood-lead level did not exceed OSHA's removal limit of 3 tests above 50 µg/dL, or one test above 60 µg/dL.

For non-occupational potential-exposure, firearms use appears the most frequent. Increased lead-exposures have been seen at indoor firing-ranges in other parts of the state, though no levels were found that merited medical treatment. There is also potential exposure with hand-reloading of ammunition. Melting of lead to make fishing weights is also a potential source of exposure. One last source is when children are exposed at home by take-home lead (i.e., lead on the clothes of mom or dad from work or other activity).

Note that all of these operations may be performed without unsafe lead exposure if simple precautions are implemented. Educational materials are available at the ADPH office.

## **2. Housing**

### **2.1 Fostering and Maintaining Affordable Housing**

During 2004, the Mayor's Task Force on Homelessness developed a Ten-Year Plan on Homelessness which proposed several strategies for fostering and maintaining affordable housing. Development of this plan, with adoption by the Municipal Assembly in early 2005, was a major accomplishment toward the ability of the community to foster and maintain affordable housing.

In addition, for the first time, the Municipality partnered with AHFC to identify housing development projects through the Greater Opportunity for Affordable Living (GOAL) program. Awards will be made in 2005 with construction expected during 2005.

These efforts complement the myriad of on-going housing programs that support affordable housing funded by CDBG and HOME, such as the Minor Repair program, Habitat for Humanity's Affordable Homeownership program, AnCHOR, Rental Rehabilitation and Home Rehabilitations programs. See descriptions of those programs for further detail.

### **2.2 Specific Housing Objectives**

#### **2.2.1 Affordable Housing Goals**

In the 2004 Action Plan, the MOA set a goal to assist 16-20 households with down payment assistance (AnCHOR Program), 70 households with minor

repairs to their homes (Minor Repair Program), 15 households with the major rehabilitation to their homes (Homeowner Rehabilitation Program), 8 to 10 households with the Affordable Homeownership Program (AHP), 1 household with homeownership through the CHDO demonstration project (AHI), 4 households for homeownership through the CHDO acquisition rehabilitation/new construction programs (HARP) and rehabilitation of 53 rental units through the Rental Rehabilitation Program. The actual numbers assisted were: AnCHOR 22, Minor Rehab 33, Homeowner Rehab 0, AHP 7 (also included in the count for the AnCHOR program), AHI 0, HARP 0 and Rental Rehabilitation.

These numbers show that all but AnCHOR and the AHP programs performed significantly below goals set in the 2004 Action Plan. Upon close evaluation, most of the problems with these programs relate to the slow start-up of new programs, or new administrators of existing programs. Steps to address these began in 2004, and are still underway. More discussion of “course corrections” implied by these results is included in Section 1.2 of this CAPER along with the summary of accomplishments table.

It is worth noting here, however, that while progress is not impressive based on these numeric goals, 2004 laid the ground work for improvement in 2005. For example, monitoring has resulted in changes in funding levels and in program policies in many of the housing programs, including AnCHOR, HOME and Rental Rehabilitation programs. Also, Policies and Procedures were thoroughly reviewed and updated for the HARP, Minor Repair, AHI Demonstration, and AnCHOR programs, and new Policies and Procedures were finalized for Rental and HOME Rehabilitation programs. The Municipality cooperated with AHFC for the first time in its GOAL competition to identify housing production projects under the HOME program. Those units will not be completed until late 2005. CDD also worked with two new CHDOs to develop the Operating Expense Assistance program, which will assist these new housing organizations build capacity for future housing production activities. All these actions will build community and Municipal capacity to support a more robust production schedule in 2005.

### 2.2.2 Section 215 Affordable Housing

Section 215 is defined under 24 CFR Part 92.252 as affordable rental housing and under 24 CFR Part 92.254 as affordable homeownership housing. Tables included in Appendix 3 shows housing production related to Section 215 units community wide, including data from AHFC and the Municipality of Anchorage.

The AnCHOR loans, the HARP program, the Homeowner Rehabilitation Program and the CHDO demonstration project fit the criteria established in the HUD definition for Section 215. A total of 22 units of this type were assisted during 2004 by formula grant funds in this CAPER.

### 2.2.3 “Worst Case” Housing Needs

Appendix 3 also shows housing assistance provided to “worst case” housing needs, including housing for people with disabilities, housing for seniors, housing for the very low income and housing for the homeless. The AnCHOR program realized assistance to five households with disabilities in partnership with AHFC, utilizing downpayment assistance in conjunction with Housing Choice Vouchers (“Section 8”) for households including one member who experiences a disability. The Minor Repair program served 17 disability households and five senior households.

In addition to these actual households assisted, the Mayor’s Task Force on Homelessness convened during the program year to develop a ten-year plan to address homelessness in Anchorage. While the housing needs of the homeless were addressed through the process, emphasis was also placed on homeless prevention, better coordinating and delivering existing services and funding, and the necessity of combining appropriate services with permanent housing choices for the homeless, especially those with special needs.

Other progress related to the community’s action to address homelessness is presented in Appendix 6, the Continuum of Care progress report. Additional programs active in the community that address housing needs of the homeless and housing needs of persons with disabilities may be found in Part D and E.

## **2.3 Public Housing and Resident Initiatives**

There are two public housing agencies within the Municipality of Anchorage: CIHA and Alaska Housing Finance Corporation AHFC. Both are tremendous assets to the community and continue to be active in providing affordable housing and promoting resident initiatives. A brief summary of their activities follow.

### 2.3.1 Alaska Housing Finance Corporation

AHFC is a high performing public housing agency serving affordable housing needs of low-income residents in Anchorage. AHFC publishes an annual Public Housing Agency Plan which describes the activities it anticipates for the coming fiscal year and a brief statement of progress regarding the past fiscal year. In the statement of progress which most closely reflects the calendar year 2004 (Attachment F of the draft FY05 Agency Plan), AHFC identified the following accomplishments relevant to this section:

- \$250,000 in non-federal matching funds to leverage against federal resident services grants. [statewide]
- AHFC continues to offer the Family Self Sufficiency program in Anchorage. As of the October 2004 report, 245 individuals (an increase of 118 from 2003) participated in the program through a partnership with the Division of Public Assistance. The partnership serves families who

receive benefits through both the Housing Choice Voucher and the Alaska Temporary Assistance Program.

- Nineteen homes were made available to public housing, Section 8 or low-income households through the 5(h) homeownership program since its inception. The last of the 19 single family homes were sold in Fairview and Mountain View. The program targeted low-income first time home buyers.
- The homeownership Housing Choice Voucher program was initiated in 2003 and assisted 14 families (10 in Anchorage) with mortgage assistance. Six of the families assisted in Anchorage also received assistance through the AnCHOR Program. This was made possible through a cooperative agreement with the Municipality of Anchorage.
- All new construction, renovation, and rehabilitation in public housing meet ADA/Section 504 program compliance.
- Two important data-sharing partnerships were established in FY 04 (July 1, 2003 – June 30, 2004). AHFC can now perform “up-front” verification of numerous family characteristics including income and family composition. This occurs through cooperative agreements with the Division of Public Assistance and the Alaska Department of Labor and Workforce Development. AHFC staff use read-only access to their databases to verify information previously requiring a time-consuming paper trail.
- Staff made scheduled visits to two Anchorage job training sites to support the goal of providing comprehensive “one-stop” service coordination.
- AHFC produced and distributed a Section 8 landlord brochure, mapped current Section 8 units to better understand distribution, and awarded 10 scholarships statewide to both public housing and Section 8 participants.
- AHFC secured HUD funding for the Resident Opportunities and Self Sufficiency grant for heavy chore services, Service Coordination in Elderly Housing grant, and the FSS Service Coordinator Grant.

Tables included in Appendix 3 show households served through AHFC's Public Housing and Section 8 programs in 2004.

### 2.3.2 Cook Inlet Housing Authority

#### a) Organizational description

Cook Inlet Housing Authority (CIHA) is a regional housing authority created under Alaska statute (AS 18.55.996) by the Cook Inlet Native Association in 1974. CIHA operates within the 38,000 square mile area of Cook Inlet Region, Inc. (CIRI), an Alaska Native Claims Settlement Act (ANCSA) regional corporation. The geographic service area of CIHA stretches north from the southern shores of Kachemak Bay to the foothills of Mt. McKinley and westward from the shores of the Prince William Sound to the eastern edge of Lake Iliamna. CIHA has been nationally

recognized for its excellence, serving low-income households in Anchorage and throughout CIHA's service area.

Since enactment of the Native American Housing Assistance and Self-Determination Act (NAHASDA) of 1996, CIHA has been the tribally designated housing entity (TDHE) for CIRI. In addition to NAHASDA funding, CIHA actively seeks other affordable housing dollars to ensure that its housing developments represent the racial and ethnic composition of the community.

According to Census 2000 figures, CIHA serves a Native American population of 35,972 or 30 percent of the Native American population of Alaska. Seventy five percent of this population, or 26,995 individuals, live within the Municipality of Anchorage. CIHA estimates that more than half of the Native American families living in CIHA's service area are living at or below HUD-defined low-income levels (80 percent of the median income level or less), making them eligible for any and all of CIHA's housing programs.

CIHA's mission is to provide quality housing that promotes healthy communities, economic development, independence and partnering. The Authority's housing programs are designed to empower clients and to encourage their transition toward self-sufficiency through homeownership or affordable rental housing.

b) Program descriptions

CIHA's programs include elder and family rental housing, affordable home loans, tenant-based rental assistance, and assistance with emergency repairs, accessibility improvements and weatherization upgrades. In addition, CIHA partners with a number of community organizations in an effort to ensure that a full continuum of services is provided to address client needs. By supporting projects such as the Brother Francis Shelter, McKinnell House, Homeward Bound, the Cook Inlet Tribal Council emergency housing assistance program, the Ernie Turner transitional housing, and the local Boys and Girls Clubs, CIHA promotes healthy lifestyles and a healthy community. CIHA programs are listed below:

**Elder Rental Program:** Affordable rental housing units are available for low-income elders through this program. Subsidized monthly rental payments do not exceed 30% of income. Rental facilities are located in throughout the Cook Inlet ANCSA (Alaska Native Claims Settlement Act) service area (360 units in current stock).

In addition to housing, CIHA provides other supportive services to elders. These services are provided as a self-sufficiency service so to enhance

the ability of these elders to continue to reside independently in affordable housing. Much of this assistance is provided by CIHA's Resident Supportive Services Program for the elderly low-income residents of CIHA-owned affordable housing units (1937 Act units, NAHASDA units, and units of other affordable housing programs).

**Family Rental Program:** Affordable rental units developed by CIHA include units housing low-income Native American families. Units developed under this program are funded from a variety of sources, including NAHASDA.

**Mutual Help Homeownership Program:** This program provides low-income Native American families with the opportunity to own a home through a lease, with option to buy. Modernization services and homeownership/maintenance counseling are also provided.

**HOME Loan Homeownership Program:** Low-income Native Americans are given the opportunity of owning a home through this program. This program includes closing costs assistance and down payment assistance. A second lien (or third in some cases) mortgage with low interest is provided.

(NOTE: Non low-income Native American families may be eligible for this program if living in sub-standard housing and purchasing a home in a CIHA revitalization target area. Incomes cannot exceed 100% of area median income.)

**Safe & Healthy Home Program:** Assistance for improving the life safety, accessibility and energy efficiency of housing is provided by this program, to enhance and protect the quality of life for qualified homeowners. In addition, snow plowing is a housing service provided to homeowners who participate in the Safe and Healthy Home Program (as a service to residents of affordable housing).

**Tenant Support Program:** This program provides tenant based rental assistance (TBRA) to low-income Native American residents of rental housing. This assistance is in the form of rental vouchers. This program benefits both the Elderly (additional eligibility requirement: must be 55 years or older) and families.

This program also includes two other components:

- Temporary housing assistance; and
- A self-sufficiency program (non-elder TBRA recipients required to enroll in program).

**Sub-Grant Program:** CIHA supports other programs through sub-grants to agencies providing assistance to eligible participants. These organizations are partners with CIHA in the execution of CIHA's mission and plan. Programs include assistance to homeless, emergency housing assistance, transitional housing, etc. Sub-grantees include:

- Brother Francis Program Sub-grant (Rental Assistance-Emergency Shelter: Anchorage): Grant assistance is provided to the Catholic Social Services to fund positions and program expenses for activities to coordinate housing needs for homeless Native Americans/Alaska Native in Homeless Shelters.
- McKinnell House Sub-grant (Rental Assistance-Emergency Shelter: Anchorage): Grant assistance is provided to the Salvation Army in support of emergency shelter assistance for homeless Native American/Alaska Native families
- Emergency Voucher Assistance Grants (EVAG) Program Sub-grant (Rental Assistance: Region wide): This grant is used by Cook Inlet Tribal Council (CITC) to support its emergency housing voucher program. As a means to prevent homelessness, EVAG provides emergency vouchers to qualified Alaska Natives/American Indians facing homelessness.
- Transitional Housing Program Sub-grant-(Emergency Shelter-Ernie Turner Center: Anchorage): A sub-grant is provided to the Ernie Turner Center to provide transitional housing for low-income Native Americans/Alaska Natives undergoing treatment for alcohol and substance abuse.
- Homeward Bound Program Sub-grant (Housing and Support Assistance: Anchorage): Grant assistance is provided to RuralCAP to help support its Homeward Bound Program in Anchorage. Homeward Bound is a local non-profit program that addresses the hard-core homeless in Anchorage.
- Youth Programs (Crime Prevention and Safety: Region wide): CIHA provides funding for various youth programs throughout the CIRI geographic area (including programs in some of the villages in the area). These programs are intended to benefit residents of affordable housing by reducing crime directed at affordable housing properties and inhabitants. CIHA's support includes funding for youth activities.

**Development Program:** The development program provides new units of affordable housing for use by CIHA's operating programs. Current projects include:

- Brother Francis Shelter New Building (Anchorage): CIHA will contribute funding for the construction of a new homeless shelter in Anchorage. CIHA will work through an established shelter provider, Catholic Social Services, for development and operation of the new facility. The shelter will include emergency housing for homeless low-income Native Americans/Alaska Natives.
- Neighborhood Revitalization (Anchorage): CIHA's Neighborhood Revitalization Program will provide initial investment capital in targeted neighborhoods with the intent of attracting private and other community investment necessary to improve the quality of housing in older neighborhoods, assist low-income families become homeowners, reduce crime, and help neighborhood organizations achieve their community goals and manage their changing environment.
- Muldoon Town Center (Anchorage): This property will be used for the development of affordable housing units.
- Airport Heights Property (Anchorage): This property will be used for the development of affordable housing units.

c) CIHA Funding Description

CIHA receives much of its funding through the Native American Housing and Self-Determination Act of 1996 (NAHASDA), designed to meet the critical housing needs of Alaska Natives and American Indians. CIHA also receives funds from other sources including rental receipts, other grants, and investment income. In this regard, CIHA's challenge is to create neighborhoods and communities that foster self sufficiency and celebrate cultural diversity.

## **2.4 Eliminate Barriers to Affordable Housing**

During 2004, there were several programmatic, funding and institutional accomplishments to eliminate barriers to affordable housing. Unfortunately, there have also been setbacks. The primary barrier to affordable housing is funding. A preview of the funding challenges AHFC will face in 2005 came when it, along with other public housing authorities nationwide, were required to change the way they fund Housing Choice Vouchers, commonly called "Section 8". Rather than funding a set number of vouchers regardless of each individual household's financial need, HUD announced that in 2005 it would, instead, fund a fixed dollar amount. The likely result will be fewer vouchers, and hence, fewer households being served. If a family size increases, if families served are lower income, or if rents increase there will be fewer options for them. For Anchorage, it will be critical to track not only how the state is affected by this change, but how the budget will be applied to Anchorage in relation to the rest of the state.

Despite this disappointing news, there were also gains with regards to affordable housing, discussed below:

- The Municipality, AHFC, CIHA, ANHS and Habitat of Humanity have provided funding and/or services to low/moderate income households. Many AHFC and CIHA programs are discussed in the Public Housing narrative. Program-specific discussions are also detailed Parts C and D of this CAPER.
- The Alaska Affordable Housing Partnership is a collaborative effort that continues to meet on a quarterly basis and share information about housing and housing programs in Anchorage. Among other topics, members of this group have provided input to revisions being made to the Municipality's Title 21 with regards to assisted living.
- With Anchorage's aging housing stock, federally funded agencies, and the State Historic Preservation Officer (SHPO) as an oversight agency, have faced increasingly difficult challenge in performing an adequate historic review of older homes before they are demolished or substantially rehabilitated. During the program year, the Municipality of Anchorage awarded Anchorage Historic Properties, Inc., a grant of \$40,000 to identify funding and an administering agency to perform historic surveys of Anchorage's older neighborhoods. SHPO provided a matching grant of \$15,000 to AHP to augment the effort. By the end of 2004, the Mountain View survey was well on its way to completion by Northwind, Inc., and will be completed in 2005. The Municipality submitted a grant request to SHPO in 2004 to assist with an additional survey, of the Fairview neighborhood, during the 2005 program year.
- Additional programs available to reduce the barriers to affordable housing and foster and maintain affordable housing are listed in the sections below.

## **2.5 HOME/American Dream Downpayment Initiative (ADDI)**

### **2.5.1 Assessment of Relationship of HOME Funds to Goals and Objectives**

Please see sections 1.2 and 2.2 for a discussion of accomplishments related to housing, including HOME-funded programs.

### **2.5.2 HOME Match Report**

During 2004, the Municipality of Anchorage leveraged sufficient match through the Affordable Homeownership Program partnership with Habitat for Humanity to correct past match deficiencies. This productive partnership played a major role in "banking" more than \$356,000 in HOME-eligible match in the form of

volunteer labor and services, donated materials, and cash donations to housing for low-income households. HOME match report is attached as Appendix 4.

### 2.5.3 HOME MBE and WBE Report

This report is included in Appendix 5.

### 2.5.4 Assessments

#### a) On-site Inspections of Rental Housing

On site inspections occurred at Stephens Park and Adelaide during 2004. Stephens Park inspections occurred on April 16, 2004 and inspections at Adelaide were conducted on April 22, 2004. Both properties were found to be clean and well maintained.

#### b) Affirmative Marketing Actions

Owners of rental units assisted with *HOME* funds must keep tenant records, including data on income, family size, rent levels, minority status, use of Section 8 certificates/vouchers, newspaper advertisements, and contacts with community groups concerning existing vacancies (including the dates and persons contacted and the results of contacts). The Municipality annually monitors these records. Anchorage Neighborhood Housing Services provides information on the income, family size, and minority status of all *AnCHOR* loan recipients.

An assessment of programmatic results of these affirmative marketing practices shows that the “white” race group represented the majority among *HOME* program participants, although not as many as would be expected if clientele ethnicity mimicked the general population’s. In PY 2004 the *AnCHOR* Program assisted 14 that were White, 0 Native Hawaiian/Other Pacific Islander, 1 Asian, 4 Black/African American, and 1 American Indian/Alaskan Native. Of those that were White, 5 were of the Hispanic ethnicity.

In Anchorage, most Native Americans and Alaska Natives are eligible for programs available through *Cook Inlet Housing Authority*. These favorable terms these programs offer result in a disproportionate number of Native Americans and Alaska Natives choosing not to apply or receive benefits through CDBG and HOME programs. The Municipality of Anchorage and its sub-grantees do not exclude or discourage this ethnic population from participating in its programs. Overall, these numbers indicate that affirmative marketing is successful among *HOME*-funded programs.

Beneficiaries of the Municipality's *HOME* programs by race/ethnicity are shown in the following table:

<i>HOME</i> Program	Total	White	Black	Hispanic	Asian/Pacific Islander	Native American, Alaska Native
<i>AnCHOR</i>	22 (100%)	14 (64%)	4 (18%)	5 (23%)	3 (13%)	1 (4%)
Overall	22 (100%)	14 (54%)	4 (8%)	5 (23%)	3 (8%)	1 (0%)
Anchorage Population*	260,283 (100%)	188,009 (72%)	15,199 (6%)	14,799 (6%)	16,856 (6%)	18,941 (7%)

\* 2000 Census, 6,479 persons do not fall into these categories.

### c) Outreach to Minority and Women Owned Businesses

The Municipality of Anchorage has a Disadvantaged Business Enterprise (DBE) and Women-Owned Business Enterprise (WBE) Program, which meets the requirements of the local law, AMC 7.60, and the requirements of the various federal agencies, including HUD, which provide financial assistance to the Municipality. The D/WBE officer in the Office of Equal Opportunity manages this program. Program elements include:

**Partnering and assistance for identifying and maintaining inventory of certified DBE/WBE's:** The Alaska Department of Transportation & Public Facilities (ADOT&PF), by mutual agreement with the Municipality's Office of Equal Opportunity and other participating agencies, has developed the Alaska Unified Certification Program (AUCP). This program allows DBE/WBE applicants "one stop shopping" for DBE certification. All certifications are currently performed by the ADOT&PF Civil Rights Office in Anchorage, and their office publishes the directory of DBE/WBE businesses monthly via hard copy, as well as a directory online, which is updated weekly. The Municipality of Anchorage also utilizes the US Small Business Administration's listing of small, disadvantaged businesses.

**Promoting contracts and business opportunities for DBE's and WBE's:** All Municipal solicitations, which are funded wholly or in part by federal agencies, where those agencies have requirements for utilization of minority, disadvantaged, and/or woman owned business enterprises, contain Disadvantaged Business Enterprise and Women-Owned Business Enterprise utilization goals. The goals are published as part of the standard project specifications which are developed to meet the requirements of the federal funding agency. The Municipality annually publishes a notice in the local newspaper

identifying the projected overall goals for utilization of Disadvantaged Business Enterprise and/or Women-Owned Business Enterprise firms on municipal projects.

**Facilitating opportunities for DBE and WBE businesses:** The D/WBE Officer offers technical assistance to any potential vendor of a federally funded Municipal project prior to contract award, as well as after the contract is awarded – assistance includes DBE resource lists, and DBE reporting. The D/WBE Officer also works with DBE/WBE business owners, offering technical assistance on how to be noticed as a DBE, where to get training and procurement information, as well as information on reporting techniques.

**Sponsoring business opportunity-related meetings and workshops:** The Municipality collaborates with other local agencies, such as the US Small Business Administration, Alaska Department of Transportation and Public Facilities (ADOT&PF), as well as Procurement Technical Assistance Centers of Alaska (PTAC) to provide workshops on certification, contract compliance, and procurement procedures for municipal projects.

**Maintaining centralized records with statistical data on utilization and participation of DBE's and WBE's:** The Office of Equal Opportunity maintains records on all municipal projects which are federally assisted and which have a goal for DBE and/or WBE utilization. All contracts executed with organizations that utilize HOME funds require a commitment to affirmative marketing. Loan and grant agreements outline affirmative marketing requirements with which sub-recipients must comply. HOME sub-recipients must agree to comply with all fair housing laws and to use the 'EQUAL OPPORTUNITY' logo in all newspaper advertisements.

### **3. Homeless**

#### **3.1 Homeless Needs**

##### **3.1.1 Actions Taken to Address the Needs of the Homeless**

The “Continuum of Care” is a term used to describe a community’s services for the homeless and services which prevent homelessness. Progress on the Municipality’s Continuum of Care action steps is tracked through monthly subcommittee meetings of the Homeless Services Forum, a group whose purpose is to bring the community together to address homeless issues, share information, spring new ideas, and promote strategies to better serve homeless individuals and families. A detailed overview of the Continuum of Care’s

progress, performance and future plans is included as Appendix 6 in this CAPER. In 2004, a critical action step identified in the Continuum of Care was realized: the Mayor's Task Force on Homelessness was convened and developed the Municipality of Anchorage's Ten Year Plan on Homelessness. The plan is available on the Internet at <http://www.muni.org/cdbg/homeless.cfm>. The first progress report on the Ten Year Plan on Homelessness will be made to the Housing and Neighborhood Development, the Mayor and the Assembly during the 2005 program year.

### 3.1.2 Permanent and Independent Living for the Homeless

The Ten Year Plan on Homelessness placed an emphasis on "Housing First" in addressing homeless in Anchorage. This emphasis will be critical in the coming years in migrating the homeless as quickly as possible from their current homeless state into a permanent housing solution. Ideally, this will limit stays of the homeless in emergency shelters. The Continuum of Care identified an exciting new permanent housing project in 2004 which was funded. The Coming Home II project will offer permanent, supported housing to homeless people with disabilities as project-based housing. The housing portion of this project is sponsored by one of Anchorage's CHDOs, Anchorage Housing Initiatives. Other permanent and independent living opportunities for the homeless are discussed in the Continuum of Care (see the 2005 Action Plan for the most recent completed Continuum of Care text).

### 3.1.3 New Federal Resources through 2004 SuperNOFA

Twelve projects were awarded funds under the 2004 Continuum of Care competition. One was a new housing project and the remaining projects were renewal projects. Anchorage received funds in the amount of \$2,935,642 as a result of the 2004 National Continuum of Care competition.

## CONTINUUM OF CARE APPLICATIONS

Applicant	Project Sponsor/ Project Name	Numeric Priority	Project Amount Awarded	Program and Component Type		
				SHP renew	S+C new	S+C renew
Alaska Housing Finance Corporation/Anchorage Housing Initiative	Coming Home II Program	1	\$698,820		SRA	
Anchorage Community Mental Health Services	Permanent Housing II	2	\$390,474	PH		
Anchorage Housing Initiatives	Coming Home Program	3	\$81,886	PH		
Anchorage Community Mental Health Services	Permanent Housing I	4	\$256,087	PH		
Rural Community Action Program	Homeward Bound	5	\$357,474	TH		
Rural Community Action Program	Community Bound	6	\$141,168	TH		
Alaskan AIDS Assistance Association	6-plex Permanent Housing	7	\$103,425	PH		

Applicant	Project Sponsor/ Project Name	Numeric Priority	Project Amount Awarded	Program and Component Type		
				SHP renew	S+C new	S+C renew
Anchorage Community Mental Health Services	Transitional SRO Housing Program	8	\$203,465	TH		
Covenant House Alaska	Rights of Passage	9	\$245,629	TH		
Municipality of Anchorage /Safe City	LINK/Supportive Services	10	\$296,714	HMIS		
Alaska Housing Finance Corporation/Anchorage Community Mental Health Services	Anchorage Community Mental Health Services Shelter Plus Care Housing Program	11	\$135,084			SRA
Alaska Housing Finance Corporation/Alaskan AIDS Assistance Association	Alaskan AIDS Assistance Association Shelter Plus Care Project	12	\$25,416			SRA
Total Requested Amount:			\$2,935,642			

### 3.2 Specific Homeless Prevention Elements

In Anchorage, CDBG and/or HOME funds support the annual development of a “Continuum of Care” plan as an integral part of the Consolidated Plan process and progress report. In 2004, \$30,000 in planning funds were provided directly to support this planning and coordination effort. Other services funded through CDBG, HOME and ESG, listed below, provided services to prevent homelessness, and are discussed in more detail in each program’s detailed narratives.

- CDBG-2c. Minor Repair Program
- ESG-1. Homeless Prevention
- CDBG-5a1. St. Francis House
- ESG-2. Essential Services

### 3.3 Emergency Shelter Grants (ESG)

The Municipal Department of Health and Human Services (DHHS) administers the U.S. Department of Housing and Urban Development’s Emergency Shelter Grant monies to assist homeless and near-homeless individuals and families.

#### 3.3.1 Actions Taken for Emergency and Transitional Housing

In Program Year 2004, **Essential Services** funds were used, through cooperation with the Municipal Public Transportation Department and 10 local homeless shelter and service providers, to deliver the following transportation assistance:

- 530 youth bus tokens
- 6,555 adult bus tokens

- 2,129 day passes
- 23 Taxi rides to individuals for transportation to job training and interviews, alcohol and drug abuse treatment, anger management, medical treatment, and access to other supportive services.

The Essential Services activity also assisted 77 homeless households access permanent housing by providing 67 security deposits, and 10 'first months' rent' in addition to the transportation assistance indicated above.

The Department of Health and Human Services used **Maintenance and Operations** funds to award \$29,831 to five local emergency homeless shelters to offset utility costs. Each shelter received \$5,966. These shelters are Abused Women's Aid in Crisis (victims of domestic violence), Brother Francis Shelter (single men and women), Clare House (pregnant women or women with young children), Covenant House Alaska (homeless youth), and McKinnell House (intact families or men with children).

### 3.3.2 Homeless Prevention and Persons Served

Emergency Shelter Grant **Homeless Prevention** funds provided 46 rental arrearages, 21 utility arrearages, 13 security deposits, six first month rents, one utility deposit, and one car impound fee which allowed 86 households remain in permanent housing and avoid homelessness.

Overall, during the reporting period, over 14,600 individuals were provided transportation assistance. ESGP activities assisted 163 households to enter or remain in permanent housing.

### 3.3.3 Matching Resources

The Municipality of Anchorage is required to match, at a minimum, the ESG award for PY04, which is \$85,231. The DHHS exceeded this minimum match by providing a total of \$137,261 in staff salaries to administer and implement the use of ESG funds. The DHHS match exceeds the required minimum by over \$52,000.

### 3.3.4 State Method of Distribution

This CAPER does not report on a State allocation of ESG funds, therefore, this section is not required.

### 3.3.5 Activity and Beneficiary Data

Expenditures by ESG activity is shown below:

**Table . Emergency Shelter Grant Funding by Activity**

Category	Funds Available 12/31/2003	New 2004 Funding	Expended 2004	Remaining Balance 1/1/05
ESG-1. Homeless Prevention	7,171.55	25,569.00	25,848.49	6,892.06
ESG-2. Essential Services	19,196.69	25,569.00	29,793.88	14,971.81
ESG-3. Maintenance and Operations	41,382.09	29,831.00	18,136.43	53,076.66
ESG-4. Administration	5,235.72	4,262.00	5,220.19	4,277.53
Total	72,986.05	85,231.00	78,998.99	79,218.06

Expenditure data was collected through the Municipal PeopleSoft accounting software system based on actual expenditures during the program year. The Municipality's accounting system is audited every year and is highly reliable.

b. Homeless Discharge Coordination

During 2004, the Municipality hosted development of a Ten-Year Plan on Homelessness, which identified coordinated eviction and admissions policies and common housing barrier assessments to be done upon discharge or first contact of any homeless or potentially homeless individual or family. ESG funds were not used directly in this effort, but staff working with the ESG program provided input into the plan and will continue to be an integral part of its implementation.

## **4. Community Development**

### **4.1 Community Development Block Grant Program**

#### 4.1.1 Goals and Objectives

- a) A discussion of the use of CDBG funds in relation to the priorities, goals and objectives in the Consolidated Plan is included in section 1.2.1.
- b) Housing activity funded by the CDBG program included the Affordable Homeownership Program, the Minor Rehabilitation Program, and the Rental Rehabilitation Program. The Affordable Homeownership Program assisted 7 low/moderate income households and the Minor

Rehabilitation Program assisted 33 low/moderate income households. Housing tables are located in Appendix 3.

- c) Overall, 96.6% of CDBG funds (\$2,709,201) expended during the 2004 program year directly benefited extremely low-, low-, and moderate-income person. \$94,705 was expended on the elimination of slum and blight, which also benefited many extremely low-, low-, and moderate-income persons.

#### 4.1.2 Changes in Program Objectives

Changes to the overall program in response to CDBG program performance are discussed in section 1.2.1.

#### 4.1.3 Assessment of Efforts in Carrying out Planned Actions

- a) The Municipality of Anchorage pursued all resources available through the Consolidated Plan, including ESG, HOME, and CDBG entitlement funds. In addition, it continued to work with the Section 108/BEDI programs, and funded the development of the Continuum of Care common "Exhibit 1" for organizations in the Municipality of Anchorage that applied for McKinney act funds. Three new match sources for the HOME program were either successfully used, or aggressively pursued for future years: Habitat for Humanity matching contributions; GOAL matching requirements imposed (\$1 : \$1); and a grant with the Alaska Mental Health Trust Authority was requested, with conditional awards made during the program year. The Municipality made great progress in identifying all program income received in the HOME and CDBG programs. This resulted in additional appropriations for both programs during the program year, or in the 2005 Action Plan.
- b) The Municipality considered all requests for Certifications of Consistency with the Consolidated Plan on a fair and impartial basis. All were carefully evaluated and no requests were considered un-approvable. A list of all Certifications provided during the program year is provided below:

#### **Certificates of Consistency for 2004**

<b>DATE ISSUED</b>	<b>APPLICANT</b>	<b>PROJECT</b>	<b>PROGRAM APPLIED FOR</b>
06/23/04	Alaska AIDS Assistance Association	6-Plex	Supportive Housing
06/29/04	Alaska Enfranchise Facilities	Anchorage Senior Housing	HUD Section 202, Capital Advance, Housing for the Elderly
04/02/04	Alaska Housing Finance Corporation	Public Housing Agency Plan	Public Housing & Section 8, Public Housing Drug Elimination Program

<b>DATE ISSUED</b>	<b>APPLICANT</b>	<b>PROJECT</b>	<b>PROGRAM APPLIED FOR</b>
06/23/04	Alaska Housing Finance Corporation	Shelter Plus Care Housing	Shelter Plus Care Housing Program (\$23,724)
06/23/04	Alaska Housing Finance Corporation	Shelter Plus Care Housing	Shelter Plus Care Housing Program (\$125,448)
06/23/04	Alaska Housing Finance Corporation	Shelter Plus Care Housing	Shelter Plus Care Housing
06/23/04	Alaska Housing Finance Corporation	Shelter Plus Care Housing	Shelter Plus Care Housing Program (\$659,220)
07/20/04	Alaska Housing Finance Corporation	Family Self Sufficiency (FSS)	Public Housing Family Self-Sufficiency (FSS) (\$63,000)
05/25/04	Anchorage Community Mental Health Services	Crossover House Homeless	Treatment for Homeless
07/06/04	Anchorage Community Mental Health Services	Transitional SRO Housing	Supportive Housing
07/06/04	Anchorage Community Mental Health Services	Permanent Housing I	Supportive Housing
07/06/04	Anchorage Community Mental Health Services	Permanent Housing II	Supportive Housing
06/16/04	Anchorage Housing Initiatives	The Coming Home	Homeless Assistance – Continuum of Care – Permanent Supportive Housing for Persons with Disabilities
03/09/04	Anchorage Neighborhood Housing Services	Housing Counseling	NR/HUD Housing Counseling Grant
06/16/04	Consumer Credit Counseling Services of Alaska	Comprehensive Housing Counseling & Education	HUD Housing Counseling Assistance
03/18/04	Cook Inlet Housing Authority	Mountain View Revitalization Plan	Affordable Housing Program (AHP)
06/22/04	Cook Inlet Housing Authority	Cook Inlet Housing Elderly/Disabled Resident Services	ROSS Elderly/Disabled Resident Services Delivery
09/09/04	Cook Inlet Housing Authority	Mountain View Village, Phase II	AHFC M/F Loan; LIHTC; HOME, NAHASDA
06/29/04	Covenant House Alaska	Rights of Passage, Transitional Living	Supportive Housing (Coc)
06/17/04	MOA/DHHS/SAFE City/LINK Project	LINK Project Homeless Management Information System	2004 Continuum of Care – SHP – Renewal – Shared (HMIS)
06/23/04	RurAL CAP homeward Bound	Homeward Bound	2004 Continuum of Care – SHP

<b>DATE ISSUED</b>	<b>APPLICANT</b>	<b>PROJECT</b>	<b>PROGRAM APPLIED FOR</b>
05/25/04	RurAL CAP-Homeward Bound	Homeward Bound	Development of Comprehensive Drug/Alcohol & Mental Health Treatment Systems for Persons Who Are Homeless
06/23/04	RurAL CAP Homeward Bound	Homeward Bound	2004 Continuum of Care - SHP

- c) The Municipality of Anchorage followed the Citizen Participation Plan in all efforts to implement the Consolidated Plan.

#### 4.1.4 For Funds Not Used for National Objectives

All funds were used for national objectives, therefore, this section does not apply.

#### 4.1.5 Anti-Displacement and Relocation

No households or businesses were displaced as a result of CDBG or HOME activities during 2004. One business was covered under the URA voluntarily followed through with a planned closure following receipt of the appropriate notices. The CDD worked closely with several Subrecipients and potential Grantees and/or Subrecipients to ensure the proper notices were given to current residents in anticipation of future projects. CDD staff also worked with the Region X field office in Seattle to develop policies regarding relocation as it applies to the Elimination of Slum and Blight demolition activities.

#### 4.1.6 Low/Mod Job Activities

This section is not required during this program year.

#### 4.1.7 Low/Mod Limited Clientele Activities

This section is not required during this program year.

#### 4.1.8 CDBG Program Income Received

- a) The Municipality does not have a revolving loan fund. The revolving loan activity that was reported in 2003 was amended during 2004 to eliminate its revolving loan component. The interest earned on the revolving loan fund before it was changed will be applied, in 2005 to housing rehabilitation activities and is identified in b) below as the CIHA Rental Rehab Interest Payment.
- b) The table below identifies the CDBG program income received during the 2004 program year.

<b>Loan Type</b>	<b>Amount Returned</b>
Housing Rehabilitation	
13901 Erwin Rd.	13,663.70
309 Bunnell St.	19,984.23
6401 W 80 <sup>th</sup> Ave.	10,789.63
2304 W 47 <sup>th</sup> Ave	18,150.00
3302 Cope St.	35,705.15
1718 Russian Jack Circle #2	395.00
4177 Wilson St., #3	75.00
CIHA Rental Rehab Payment	4,959.05
Public Facility (Food Bank)	2,400.00
<b>Total</b>	<b>106,121.76</b>

#### 4.1.9 Prior Period Adjustments

To correct a HUD finding of ineligible expenditures made in prior periods, a \$198,278 was provided by the Municipality of Anchorage for the Parks Rejuvenation Project and followed all CDBG requirements. The original questioned expenditures was in IDIS #384 and totaled \$61,361.

#### 4.1.10 Loans and Other Receivables

- a) There were no float-funded activities during the reporting period.
- b) As of 12/31/04 there were 130 CDBG loans outstanding with a balance owed of \$1,607,022.01.
- c) As of 12/31/04 there were 80 loans that are forgivable, with an amortized balance remaining of \$352,133.40. Clients are required to owner occupy the assisted home as their primary residence for three years from final inspection.
- d) There are no loans made with CDBG funding that have gone into default during 2004.
- e) There are no properties owned by the grantee or subrecipients acquired or improved using CDBG funds that are available as of 12/31/2004.

#### 4.1.11 Lump Sum Agreements

The lump sum agreement reported in the 2003 CAPER has been refunded in full, plus interest, by the financial institution. This program will be administered on a cost reimbursable basis. The interest earned during 2004 on the initial lump sum was reported in 4.1.8 (b).

#### 4.1.12 Housing Rehabilitation

The Minor Repair program, operated by both Anchorage Neighborhood Housing Services and the Weatherization Program, is discussed in detail in Part C of this CAPER. Please see that section for information on units completed, CDBG funds involved, and any other sources involved.

#### 4.1.13 Mountain View Neighborhood Revitalization Strategy

In 2003 the Mountain View Neighborhood Revitalization Strategy (NRS) was constructed by the Community Development Division to assist in the planning and development of the Mountain View neighborhood. The plan was passed by the Anchorage Assembly in May of 2004 and implementation was begun. Appendix 7 provides an overview of the strategic progress that occurred on the Mountain View NRS in 2004.

### **4.2 Anti-Poverty Strategy**

Many agencies, including the Municipality, CIHA, ANHS, and Habitat for Humanity are involved in economic development and housing development/improvement activities with a concentration in the Mountain View Community Council area. One public service activity, the YMCA's job ready program, prepared youth living in low income areas (concentrated in Mountain View) for employment, and assists in placing them in jobs. Beginning in July, Covenant House Alaska also provided a job development program to youth through CDBG public service funding.

Because housing takes such a large share of a household's income living in poverty, housing programs targeted to low-income households is critical in this area. The housing programs discussed throughout this CAPER sponsored by AHFC, CIHA, ANHS, Habitat for Humanity and the Municipality of Anchorage help ease the housing burden on this population.

The Municipality funded an economic development project in 2003 to create jobs and help develop the arts and cultural district in Mountain View: the Alaska Museum of Natural History project included \$535,000 in CDBG funds for land and building acquisition for their new location. During 2004, 1.5 of the new positions were created and filled, and the Museum was opened to the public.

## **5. Non-Homeless Special Needs**

### **5.1 Non-Homeless Special Needs**

Several CDBG projects supported the non-homeless special needs in Anchorage. Special Olympics, Alaska nearly completed its 2003-funded rehabilitation of a sports facility for disabled Alaskans, and received a grant amendment during the 2004 program year to increase the grant by \$40,000 to

address cost overruns. Public service projects provided seniors with vision assessments and illiterate adults with special multi-sensory literacy training. The Minor Repair Program continues to offer assistance to families requiring accessibility improvements to their home or manufactured home. AHFC made Special Needs Housing Grant program funds available through the GOAL program, however, funding announcements were not completed by the end of the year.

## **5.2 Housing Opportunities for Persons with AIDS (HOPWA)**

The Municipality of Anchorage is not a recipient of *HOPWA* funds. Alaskan Aids Assistance Program provided assistance during the program year and their contact information and accomplishments are listed under Other Program Project Descriptions in Part D of this CAPER.

