

**Consolidated  
Annual Performance and  
Evaluation Report  
of the  
2006 Program Year**

*Draft*

*March 7, 2007*

Municipality of Anchorage  
Mark P. Begich, Mayor

Prepared By:  
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# *Consolidated Annual Performance and Evaluation Report of the 2006 Program Year*

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- 1. Public Notices, Public Hearings and Public Comments**
- 2. HOME Match Report**
- 3. HOME MBE and WBE Report (form HUD-40107)**
- 4. Ten Year Plan on Homelessness 2006 Status Report**
- 5. Mountain View Neighborhood Revitalization Strategy Status Table**
- 6. IDIS Reports**
  - Grantee Performance Report (IDIS C04 PR03)
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- 7. Maps**

## Part A. Introduction

The Consolidated Annual Performance and Evaluation Report (CAPER) for 2006 is the fourth annual performance report describing the actions and funding to carry out the 2003-2007 Consolidated Housing and Community Development Plan (Consolidated Plan) for Anchorage. This report describes the progress made during the 2006 Program Year—from January 1, 2006 through December 31, 2006—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 2006 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.

Comments are requested to be submitted on or before March 22, 2007 to:

Mail: Municipality of Anchorage  
Department of Neighborhoods  
P.O. Box 196650  
Anchorage, Alaska 99519

In Person: Department of Neighborhoods  
Room 630, City Hall  
632 W. 6<sup>th</sup> Avenue  
Anchorage, Alaska  
M-F, 8am-noon, 1pm-5pm

Public Hearing: Mayor’s Conference Room 8<sup>th</sup> Floor  
632 W. 6<sup>th</sup> Ave, March 14, beginning @ 4pm

Email: RobinsonTP@muni.org

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NOTICE OF PUBLIC HEARING

Municipality of Anchorage

**DRAFT Housing and Community Development:  
2006 Consolidated Annual Performance and  
Evaluation Report**

The 2006 Consolidated Annual Performance and Evaluation Report (2006 CAPER) reports on housing and community development activities and accomplishments from January 1, 2006 to December 31, 2006, with a focus on activities funded by the US Department of Housing and Urban Development through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) funding programs. The draft 2006 CAPER will be available for public review on March 7, 2007, and public comment on it will be taken through March 22, 2007.

The public may submit comments in person at a public meeting on March 14 at 4:00pm at 632 W 6<sup>th</sup> Ave (City Hall) in the 8<sup>th</sup> Floor Mayor's Conference Room.

Written comments may be submitted through March 22, 2007 to:

Mailing Address: Department of Neighborhoods, PO Box 196650, Anchorage, AK 99519-6650.

Physical Address: City Hall, 632 W. 6th Ave., Room 630

Fax number: 907-343-6831

E-mail: [RobinsonTP@muni.org](mailto:RobinsonTP@muni.org).

Hard copies of the Draft 2006 CAPER or copies on a CD may be picked up in person, requested by phone, or by e-mail. 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 Tyler Robinson at 907-343-4226.

Any member of the public who is in need of special accommodations is asked to call Tyler Robinson at 343-4226.



## **Part B. Narratives**

In this section, the Consolidated Annual Performance and Evaluation Report (CAPER) includes narrative responses to CAPER questions that communities (“Participating Jurisdictions”, or “Entitlement Communities”) receiving Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grant (ESG) must respond to annually in order to maintain compliance with applicable federal regulations.

### **1. General**

#### **1.1 Executive Summary**

Please see Section 1.2 for an overall summary of 2006 goals and objectives.

#### **1.2 General Questions**

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

- a. Describe the accomplishments in attaining the goals and objectives for the reporting period.*
- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
- c. If applicable, explain why progress was not made towards meeting the goals and objectives.*

Table 1.2.1 presents a summary of Consolidated Plan goals, strategies and objectives with 2006 accomplishments and commitments anticipated in the 2006 Action Plan compared to actual expenditures and accomplishments in this 2006 CAPER. This table includes only formula-funded programs: CDBG, ESG and HOME (including ADDI) and the Municipality’s Section 108 Loan Guarantee Program (Section 108) and Brownfields Economic Development Initiative (BEDI) funds. Program numbers (e.g. CDBG-2A) correspond to the 2006 Action Plan but may not correspond to the 2005 CAPER. More details are included in the reports generated by HUD’s Integrated Disbursement and Information System (IDIS) included in Appendix 7.

**Table 1.2.1 Goals, Strategies, and Objectives Matrix**

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2006 Proposed Budgets and Expenditures		Year 2006 Accomplishments	
			Proposed Budgets	Expenditures	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-2.e. Affordable Homeownership - Habitat (\$87,251) HOME-2. AnCHOR (\$711,286) HOME-4. Mountain View Village II (\$1,187,113) HOME-6. CHDO Housing Production Projects (\$454,839) HOME-7. AHI CHDO Demo Project (\$108,353) HOME-8. HARP (\$413,907) HOME-9. Manufactured Housing – Fresh Start (\$500,000)	\$0 \$85,800 \$1,127,757 \$0 \$0 \$76,336 \$0	<b>Proposed</b> CDBG-2.e. (hsg. units): 3 HOME-2. (hsg. units): 22 HOME-4. (hsg. units): 23 HOME-6. (hsg. units): 0 HOME-7. (hsg. units): 1 HOME-8. (hsg. units): 3 HOME-9. (hsg. units): TBD	<b>Actual</b> 0 0 0 0 0 3 0
		AH-2 Help low-income homeowners remain in their homes by providing funding for emergency repairs.	CDBG-2.a. Minor Repair Program RFP (\$406,000) CDBG-2.b. MOA Minor Repair (\$571,838)	\$229,517 \$641,708	<b>Proposed</b> CDBG-2.a. (hsg. units): 25 CDBG-2.b. (hsg. units): 25	<b>Actual</b> 29 34
		AH-3 Help low-income households remain in their homes by providing housing rehabilitation funding.	CDBG-2.a. Minor Repair Program RFP (\$406,000) CDBG-2.b. MOA Minor Repair (\$571,838) HOME-3. Homeowner Rehabilitation (\$450,000)	\$229,517 \$641,708 \$192,283	<b>Proposed</b> CDBG-2.a. (hsg. units): 25 CDBG-2.b. (hsg. units): 25 HOME-3. (hsg. units): 22	<b>Actual</b> 29 34 6
		AH-4 Help lower income households afford rental housing.	CDBG-2.c. Rental Rehabilitation (\$400,000) HOME-4. Mountain View Village II (\$1,187,113) HOME-5. Housing First Production/1- and 4-bedroom units (\$635,479)	Program Canceled \$1,127,757 \$0	<b>Proposed</b> CDBG-2.c. (hsg. units): 20 HOME-4. (hsg. units): 47 HOME-5. (hsg. units): 30	<b>Actual</b> Cancelled 47 0

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2006 Proposed Budgets and Expenditures		Year 2006 Accomplishments	
			Proposed Budgets	Expenditures	Proposed	Actual
	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-2.a. Minor Repair Program RFP (\$406,000) CDBG-2.b. MOA Minor Repair (\$571,838) HOME-3. Homeowner Rehabilitation (\$450,000)	\$229,517 \$641,708 \$192,283	<b>Proposed</b> CDBG-2.b. (hsg. units): 25 CDBG-2.b. (hsg. units): 25 HOME-3. (hsg. units): 22	<b>Actual</b> 29 34 6
		Strengthen the safety net of housing and services for persons with special needs	AH-6 Link housing with supportive services for the homelessness or special needs households with lower incomes.	CDBG-3.b Salvation Army McKinnell (\$955,000) CDBG-3.c Crisis Center Renovation HOME-5. Housing First Production (\$635,479)	\$909,549 \$3,907 \$0	<b>Proposed</b> CDBG-3.b. (fam units): 16 CDBG-3.c. (persons): 40 HOME-5. (hsg.units): 30
	Continuum of Care approach to reduce the frequency and duration of homelessness.		PS-2. Provide support to low and moderate income families and children	CDBG-3.b Salvation Army McKinnell (\$955,000) CDBG-5.a. St. Francis (\$82,203) CDBG-5.c. ALP MSI (\$74,954)	\$909,549 Canceled \$122,405	<b>Proposed</b> CDBG-3.b. (fam units): 16 CDBG-5.a (hholds): 13,960 CDBG-5.c. (persons): TBA
		Fund activities to prevent homelessness.	HP-1 Fund activities to prevent homelessness.	ESG-1. Homeless Prevention (\$25,072) CDBG-5.c. ALP MSI (\$74,954)	\$25,072 \$136,456	<b>Proposed</b> ESG-1. (people): 100 CDBG-5.c. (persons): TBA
	Fund supportive services to help the homeless secure permanent housing and maintain independent living.		HP-2 Fund supportive services to help the homeless secure permanent housing and maintain independent living.	ESG-2. Essential Services (\$25,072) CDBG-5.d. Katrina Emergency Assistance (\$30,000) CDBG-5.e. Homeless Task Force Pilot Program (\$40,000)	\$25,072 \$7,969 \$0	<b>Proposed</b> ESG-2. (people): 100 CDBG-5.d. (people): 50 CDBG-5.e. (people): TBD

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2006 Proposed Budgets and Expenditures		Year 2006 Accomplishments	
			Proposed Budgets	Expenditures	Proposed	Actual
		HP-3 Help emergency shelters for the homeless with maintenance and operations.	ESG-3. Maintenance and Operations (\$79,250)	0 (combined with '06)	Proposed ESG-3. (organizations): 2	Actual 3
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-5.b. Children At-Risk Project (\$126,500)	\$122,405	Proposed CDBG-5.b (people): 700	Actual 652
		PS-2 Provide support to low and moderate income families and children	CDBG-2.a. Minor Repair Program (\$406,000) CDBG-2.b. MOA Minor Repair (\$571,838)	\$229,517 \$641,708	Proposed CDBG-2.a. (hsg. units): 25 CDBG-2.b. (hsg. units): 25	Actual 29 34
	Promote livable communities and neighborhood redevelopment.	SLE-1 Eliminate slums and blight in municipality neighborhoods.	CDBG-4.a.. Elimination of Slum and Blight (\$186,753) CDBG-4.b. Mountain View Façade Improvement (\$100,000)	\$51,210 \$0	Proposed CDBG 4.a. (junk cars): 20 (spot blight clean-ups): 7 CDBG-4.b. (businesses): 2	Actual 339 2 + 1 survey 0
		SLE-2 Promote neighborhood planning.	CDBG-1. Neighborhood Plan for Mountain View (\$60,000) and General Neighborhood Planning (\$670,870) CDBG-2.b. MOA Minor Repair (Historic Survey) (\$40,000)	\$474,722 \$23,245	Proposed CDBG-1. (neighborhoods): 1 CDBG-2.b. (survey): 1	Actual 0 (1 underway) 0 (1 underway)
		PS-2 Provide support to low and moderate income families and children	CDBG-3.a. Mountain View Arts Anchors (\$137,230)	\$78	Proposed CDBG-3.a. (jobs): 7	Actual 1.75

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2006 Proposed Budgets and Expenditures		Year 2006 Accomplishments	
			Proposed Budgets	Expenditures	Proposed	Actual
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. Sadler's Warehouse (\$2,800,000 in 2005) S108-2. Mt. View Commercial Revitalization Lending Program (\$4,200,000)	\$2,800,000	<b>Proposed</b> S108-1. (jobs): 56 S108-2. (jobs): (TBD)	<b>Actual</b> 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-5.c. ALP MSI (\$74,954) CDBG-3.a. Mountain View Arts Anchors (\$137,230)	\$136,456 \$78	<b>Proposed</b> CDBG-5.c. (persons):TBD CDBG-3.a. (jobs): 7	<b>Actual</b> 409 1.75

The 2006 program year marked significant progress across a number of consolidated plan goals and objectives.

In the area of economic and community development, a number of accomplishments were achieved in one of Anchorage's lowest income communities, Mountain View. Following strategies established in the Mountain View Neighborhood Revitalization Strategy (Appendix 5), the Mountain View Neighborhood Planning process continued. The planning process is a community-wide effort that brings together residents, business owners, and service providers to provide direction for revitalization efforts in Mountain View. The Mountain View Historic Survey, funded by CDBG funds, was completed in 2005 and provides guidance to historic preservation; it will also expedite redevelopment by confirming what homes and properties are *not* considered historic. Following completion of a one-block demonstration of the street revitalization along Mountain View Drive's neighborhood commercial core (East of Bragaw) in 2005, additional Municipal bond funds were secured in 2006 and the neighborhood was engaged to prepare for additional rehabilitation and road construction in 2007. The portion of Mountain View Drive that is closer to the Glenn Highway and three major CDBG investment properties (Success by Six, Special Olympics and Mobile Trailer Supply) neared completion in 2006; the renewed streetscape and available funds for façade improvement provides incentives for increased commercial investments along Mountain View Drive.

Neighborhoods staff worked with the neighborhood to identify a viable use for the final \$390,000 available for the Mountain View Arts and Culture project. Towards the end of the program year, the neighborhood had identified several projects, and was leaning toward one which will be pursued in 2007. This will conclude the major CDBG investment originally committed in 2003. 2005 investments in the Mobile Trailer Supply building began to show increased activity in the building in 2006 as an art studio opened on the first floor, the Mountain View Weed and Seed office opened, and several artists established studios in the building's bays. The owner of the Mobile Trailer Supply, the Anchorage Community Land Trust (ACLT), is also the owner and developer of the Municipality's first Section 108/BEDI project, the Sadler Warehouse. The ACLT is pursuing tenants who specialize in small business and technology development. The Sadler building will house a new charter school with a focus on Native Alaskan traditions, which will also include a Yupik language immersion program. The Sadler Project construction was well under way in 2006, but not complete. The building was partially pre-leased by the end of the year. These projects, along with a retail mall development, will provide job opportunities locally in Mountain View, while also bringing employees to an area of Anchorage that has recently been avoided by all but local residents.

In addition to these economic development efforts, Cook Inlet Housing Authority (CIHA) made substantial progress on its Mountain View Village project in 2006. Except for some outside work to be completed in the spring of 2007, Phase II of this project is complete. Phase II consists of 47 affordable housing units on 27 scattered sites in Mountain View, includes just under \$1.2 million in HOME funds. Final close-out material for this project was underway at the end of the program year, therefore will be counted as a completed project in 2007. In 2006, CIHA also secured funding for its Phase III of this project, a portion of which includes a first for Anchorage, let alone Mountain View: a new mixed-use building along Mountain View drive with commercial space on the first floor, housing units above, and parking behind, allowing the building to face Mountain View Drive and adding to the commercial revitalization of the area.

Other new programs showed evidence of promise in 2006. Anchorage Neighborhood Housing Services (ANHS) began its first new construction units under the Housing Acquisition and Rehab Program (HARP). Completion and sale of these units is expected in 2007. ANHS continues to work with Anchorage Housing Initiatives (AHI) to produce an accessible home for purchase by low- to moderate-income buyers. CHDO operating expense assistance was provided to AHI. Municipal staff worked closely with Shiloh Community Development on CHDO recertification, and renewed CHDO operating expense assistance, as well as a HOME rental development project, is expected in early 2007. Through a partnership between the Municipality of Anchorage, Alaska Housing Finance Corporation (AHFC) and HUD, Shiloh also received direct technical assistance from the Foraker Group on business and strategic planning.

In 2006, the Department of Neighborhoods continued to operate the Weatherization program. Despite funding challenges, the quality improved during the year as staff worked on increased quality control. The program's space lease ended during the program year in September. Three efforts were made to find space to lease suitable to move the entire Department. The third try resulted in a successful lease, but one which won't allow the move until mid-2007. Hence, Weatherization program staff operated under temporary and scattered locations from September through the end of the year, presenting considerable challenges. However, quality of work has continued to improve, and field monitoring in early 2007 by AHFC recognized these programmatic and staff improvements. Minor Repair began a focus on manufactured housing roofs in 2006. The in-house crew gained expertise and are now able to offer quality roofs, an area in which the private construction market had few options. In addition to Weatherization projects, the staff completed 34 minor repair projects in 2006, for a total of 63 minor repair projects completed by both ANHS and DoN. This represents a substantial increase in completed projects when compared to the previous year.

DoN gained knowledge on the issues related to manufactured housing as it participated in the nationwide network of Innovations in Manufactured Housing (I'M HOME) grantees. DoN worked with CIHA to pursue a manufactured home park suitable and available for conversion to common ownership or community land trust model, but the effort was unsuccessful in 2006. Both CDBG and HOME funding has been dedicated to this effort, but the project has proved challenging. Efforts will continue in 2007.

In early 2005, the Oversight Subcommittee on Homelessness was created by Municipal Ordinance, and the Ten Year Plan on Homelessness was officially adopted by the Assembly. During 2006 a close review and consultation with existing homelessness planning groups, a major reformation of homelessness groups was proposed and implemented. The highlights include formation of a new Anchorage Homelessness Coalition with an Executive Board. The Homeless Services Forum was disbanded, and the Oversight Subcommittee on Homelessness was folded into the Executive Board. A new Status Report was developed for the Ten Year Plan on Homelessness to make periodic progress reports and course corrections more feasible (Appendix 4). DoN pursued grant funds to allow for a position partially dedicated to this effort.

A number of programs funded through entitlement grants in this report were funded in 2006 to assist low- and moderate-income families, at-risk populations, and homeless individuals (Table 1.2.1). Fewer individuals were assisted than expected through the Katrina/Rita public service project, which was made available at the tail end of 2005 and throughout 2006 to assist the more than 100 families from the Gulf Coast reported to have relocated to Anchorage. The funds remaining from this project will be reprogrammed in 2007. In 2006, a homeless pilot outreach program was awarded to RurAL CAP to respond to one of the Action Steps in the Ten Year Plan on Homelessness, in particular to increase outreach to people unsheltered, living in camps. RurAL CAP's Community Bound program was able to hire a case manager to focus on this position and began training at the end of 2006. This grant was matched by a similar grant by the Alaska Mental Health Trust Authority (AMHTA), and will also be combined with three permanent housing rental vouchers through the HUD Continuum of Care process.

DoN also worked with subrecipients to evaluate performance and recommend course corrections. Through this effort, at the end of 2006, Na Qenq'a Community Development Financing, Inc., a subsidiary of CIHA, had refocused staff on the homeowner rehabilitation program, and was making progress on completing outstanding projects. An extension on that grant into 2007 will allow completion of these projects, but does not anticipate any new

projects under this contract. Corrective actions by DoN resulted in all open HUD findings being officially closed in September.

### 1.2.2 Course Correction

*Describe the manner in which the recipient would change its program as a result of its experiences.*

Programmatic changes proposed as a result of 2006 performance include:

- Continue to target Minor Repair program to strengths and community need, which especially include roof work on manufactured housing. Focus more effort on re-qualifying clients on the waiting list earlier, to ensure a steady flow of eligible projects. Identify opportunities to expand the market for the Weatherization program to increase applications.
- Secure a location where the housing rehabilitation activities and planning/administration functions of the Department of Neighborhoods may be co-located. The divided work place has added challenges to day-to-day operations that would be alleviated if all functions are consolidated to a single location.
- Pursue VISTA Volunteer position to improve communications with the public, most notably in making regular updates to our website.
- Hire temporary assistance to aid in the development of the Five Year Consolidated Plan during 2007.
- Continue to strengthen monitoring activity. Closely evaluate projects where funding has not been expended and either re-program funding or work with subrecipients, grantees and community partners to keep the funding moving. In CDBG, this primarily involves grants with other organizations (Habitat, Covenant House), but also the façade improvement program which has made little progress. In HOME, this involves firming up program plans developed in the 2006 Action Plan and bringing them to fruition. Pro-active monitoring of subrecipients was successful in 2006 in identifying weaknesses and building on strengths. This will continue in 2007. Quarterly reports, required in all new grants, will continue to be reviewed, and where absent, even if there is no activity, there will be more active follow up with grantees. Quarterly reporting requirements were added to all new or renewing grants, additional information required to meet HUD's new performance measurements was included. There may be additional work needed in this area in the coming year.
- Pursue diversification of (grant) funding sources as HUD programs are increasingly threatened at the federal level.
- Support the capacity building of grantees and potential grantees to improve the abilities of our community partners.

### 1.2.3 Affirmatively Furthering Fair Housing

- a. *Provide a summary of impediments to fair housing choice.*
- b. *Identify actions taken to overcome effects of impediments identified.*

During 2005, DoN worked with the Anchorage Equal Rights Commission (AERC) and the Americans with Disabilities Act Commission to identify and articulate impediments that exist in Anchorage to fair housing choice. Nine impediments were published in draft form during 2005, and a final listing is included as an appendix to the 2006 Action Plan. While Specific actions to address these impediments will be identified during the 2007 program year, certain actions taken during the 2006 program year addressed these impediments, and are briefly discussed below.

#### 1) A shortage of affordable housing

CDBG, HOME and ESG programs continue to focus on affordable housing, and increasingly promote new affordable housing unit production. The Ten Year Plan on Homelessness also identified affordable housing as a major issue in Anchorage. Affordable housing activities are discussed elsewhere in this report.

#### 2) A shortage of accessible housing

Accessible housing continues to be a challenge to those who need it, and to developers asked to build it. As affordable housing becomes a greater challenge, two-story and townhouse style homes are increasingly favored by the market and developers. These homes are generally not accessible to wheelchairs, however. Anchorage Housing Initiatives has struggled with the cost of developing fully accessible single family homes through the HOME-funded Homeownership Demonstration project, in part due to the cost of construction a wheel-chair accessible home.

#### 3) Zoning

A revision to the Municipality of Anchorage's Assisted Living ordinance was submitted and approved by the Assembly in 2006. The ordinance, AO 2005-124 (S-1A) was developed by a working group of Municipal staff, lawyers and representatives of the assisted living industry. The ordinance provides definitions for a variety of care facilities, amends zoning districts, and amends supplementary district standards and conditional uses.

#### 4) Lending

The Anchorage Predatory Lending Task Force was successful in bringing Freddie Mac's "Don't Borrow Trouble" campaign to Anchorage to help define

and prevent and reduce predatory lending. The campaign includes defining what is unacceptable as far as predatory lending methods, and educating homeowners on how to avoid becoming the victim of predatory lending activity. Anchorage Neighborhood Housing Services, HUD, the Anchorage Equal Rights Commission, and local lending institutions, have been involved in this project.

#### 5) Fair Housing Education

The Anchorage Equal Rights Commission co-sponsored Fair Housing Conference in the spring of 2006, in conjunction with the Alaska State Commission for Human Rights, HUD, and the YWCA. Over 125 individuals, including landlords, property managers, real estate professionals, attended this free program. The morning program was presented by the Washington, D.C., Fair Housing Academy Executive Director Beverly Watts. The afternoon training was presented by the Seattle Regional Fair Housing and Equal Opportunity Director, Judith Keelor. The lunchtime keynote speaker Assistant U.S. Secretary of Housing and Urban Development, Kim Kendrick, was introduced by Anchorage Mayor Mark Begich. In addition, the "Don't Borrow Trouble" campaign began in Anchorage (see #4.) and predatory lending brochures were translated into Spanish, Tagalog, and Yupik.

#### 6) Limited English Proficiency

Increasingly, clients seeking services housing assistance have limited English proficiency. In December of 2005, the Department of Neighborhoods created a Senior Family Services position to focus on the intake process of housing programs run by the Department of Neighborhoods. The person filling this position will also be responsible for developing a policy and strategies to assist clients with limited English proficiency better access our services, and work with subrecipients to ensure their process are also increasing access. As noted above, the "Don't Borrow Trouble" predatory lending materials were translated into Spanish, Tagalog, and Yupik.

#### 7) Complaint and Enforcement Process

The Municipality of Anchorage Equal Rights Commission worked in 2006 to improve public knowledge of its role in accepting complaints and enforcing the Municipal anti-discrimination laws in the area housing, through Fair Housing Education (see #5). HUD took a major step toward improving the complaint and enforcement process in Alaska by bringing a Fair Housing and Equal Opportunity compliance officer to Anchorage in 2005. Melvin Torres was brought in as the FHEO officer in Anchorage in 2006; previous to 2005 all federal complaints were handled through the Seattle HUD office.

#### 8) Other (sexual orientation)

While not a protected class under federal, state or local fair housing laws, the Analysis of Impediments acknowledged that sexual orientation may be the basis for unfair discrimination in Anchorage. No specific activities under this category were accomplished other than identifying this as an impediment.

#### 9) Service Animals

No specific activities were undertaken with regards to service animals during the program year.

#### 1.2.4 Addressing Obstacles to Meeting Underserved Needs

*Describe other actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.*

One of the largest barriers to meeting underserved needs continues to be limited funding, and a lack of local expertise to either access or implement projects with existing programs. In 2005, HUD approved the Municipality's first Section 108 loan 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. Along with the first ever use of New Market Tax Credits, this resource provided funding for commercial development and job creation in Mountain View. In 2006, DoN began to work with CIHA to pursue a second Section 108/BEDI Project in Mountain View. The complication and novelty of this resource in Anchorage continues to be a challenge, but does bring additional resources to this underserved area.

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 in 2004 by the Mayor's Task Force on Homelessness, called for a number of actions to address services and housing needs of underserved populations. Members of the Oversight Committee on Homelessness have two permanent seats on the Municipality's Housing and Neighborhood Development (HAND) Commission, thereby ensuring that underserved needs have a place at the

community development table. Evolution of the Oversight Subcommittee on Homelessness into the Executive Oversight Board of a broader community membership body called the Anchorage Coalition on Homelessness, further solidifies and focuses the community's work on homeless issues. A revised status report of the Ten Year Plan on Homelessness was completed in 2006. This report is included in Appendix 5.

#### 1.2.5 Leveraging Resources

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

Table 1.2.5 summarizes some of the funding resources that have been made available during the 2006 program year.

#### **Table 1.2.5. Funding Sources: 2006 CAPER**

Table 1.2.5 will be provided in the final version of the CAPER.

##### 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 2006 program year. The Municipality awarded 8 AnCHOR loans to low-income homebuyers, totaling \$75,800 and leveraged \$756,230 in first-mortgage loans.
- The Municipality's first Section 108 loan guarantee, to purchase and renovate the Sadler's Warehouse, was approved by HUD in September of 2005. This \$2,000,000 loan was coupled with an \$800,000 grant and was closed in October of 2005 to renovate the Sadlers Warehouse. Complete renovations are expected in 2007. This project will leverage more than \$5.8 million in private investments, including equity generated through New Markets Tax Credit.
- BGES, Inc. began work on a historic survey of the neighborhood of Fairview, which leveraged \$15,000 from the State Historic Preservation Officer with \$105,000 in CDBG funds from DoN.
- The Municipality strengthened its ability to leverage CDBG funds with the Weatherization Program when it transferred the Weatherization program to the Department of Neighborhoods in April of 2005. The Weatherization Program brings approximately \$1,000,000 in state and federal funds, as well and programmatic expertise in weatherization and rehabilitation activities for low income households.
- The Alaska Mental Health Trust, through Alaskan AIDS Assistance Association, funded a contractor to help staff the planning efforts and activities associated with the Ten Year Plan on Homelessness.

- CIHA, the subrecipient administering the HOME-funded Homeowner Rehabilitation Program (HRP), completed six projects during the 2006 program year. Twenty percent of each project was financed with AHFC Supplemental Housing Development Grant Program funds, which resulted in a twenty-five percent match of HOME funds. These funds are reported in the match log. The 6 loans were comprised of \$192,283.45 of HOME funds, leveraging (match) \$49,644.11 of Supplemental Housing Development Grant Program funds (this match was counted in 2005).
- Anchorage Neighborhood Housing Services continued to work with AHFC to leverage AnCHOR loans with 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.
- ANHS, the subrecipient administering the HOME-funded Housing Acquisition and Rehabilitation Program (HARP), completed one HARP project in 2006. Twenty-five percent of the project was financed with ANHS's funds. The total amount of match generated though this project has yet to be fully calculated as of this writing. Last year, the Municipality reported \$2,455 of match on the first project. For FFY 2006, the balance of that project was counted at \$28,870.47.
- AHFC continues to leverage millions in state and federal funding in Anchorage for housing purposes. This includes \$157,629,889 in total mortgages, \$2,960,774 in total grants, and \$20,960,729 in total rental assistance.
- The Municipality of Anchorage maintains a Memorandum of Understanding with AHFC to dedicate AnCHOR loans to participants in AHFC's Housing Choice Voucher Homeownership Program (HCVHP). This program is designed to leverage private loans with AnCHOR loans by allowing HUD Housing Choice Vouchers (Section 8) to pay a portion of the homebuyer's mortgage. During the 2006 program year, seven of these loans closed. Leverage funds were comprised of HomeStart funds from the Federal Home Loan Bank of Seattle, amounting to \$39,989.
- The Municipality of Anchorage has an agreement with the Alaska Mental Health Trust Authority for \$50,000 in state funds to leverage AnCHOR loan funds. Loans utilizing these funds are to AMHTA beneficiaries. The Municipality made two AnCHOR loans that were combined with \$10,000 AMHTA funds.
- The Municipality expended \$909,549 of CDBG funds to the Salvation Army for its multi-million dollar McKinnell family shelter and Safe Center. This project, which has a total CDBG commitment of \$955,000, leverages additional private donations, national Salvation Army contributions and other grant funds for the more than \$7,000,000 project.

c) Matching Requirements

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

### **1.3 Managing the Process**

*Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

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. One substantial amendment to the Consolidated Plan was made during the program year, which is available from the DoN office upon request.

As discussed elsewhere in this document, the Rental Rehabilitation program was cancelled and \$400,000 of CDBG funds was reprogrammed. Catholic Social Services, St. Francis House award for \$82,203 in CDBG public service funds have been declined by grant recipient, leading to the reprogramming of funds to the next highest ranked applicants. And Salvation Army Alaska McKinnell Family Shelter (16-unit homeless shelter) was previously awarded \$955,000 in FY 2006 funds. Salvation Army originally requested the project be postponed to secure necessary other funding sources. During the comment period for this amendment Salvation Army presented evidence that it has secured sufficient funding to fill the financial gap. The amendment reduced the 2006 Salvation Army allocation by \$19,000, to 936,000. The remaining \$19,000 will be funded from FY2007 funds, which allowed 2006 CDBG funds to be expended in a timely manner.

The amendment included the following new and expanded CDBG projects:

1. Anchorage Literacy Project, Multi-Sensory Instruction for Illiterate Adults. Current year funding was increased.
2. The Salvation Army, Cares for Kids, Parent Time Out was awarded funds to provide short-term emergency respite care for children (age birth through 11) to high risk families without charge.
3. Manufactured Housing. Funds were programmed for pre-development costs to purchase and develop or renovate a manufactured housing community in Anchorage for long-term sustainable/affordable homeownership for low- and very low-income households. Future year funds of up to \$400,000 is also being committed to the development phase of this project.
4. Minor Repair. Additional funding to provide up to \$15,000 in critical home repairs and energy-saving measures to low- and moderate-income households. The increase includes an additional \$20,000 to complete a historic survey for the Fairview neighborhood, and \$239,000 to account for

an underestimate of available funds in the 2006 Action Plan. An additional \$100,000 has been added to accommodate a targeted roof program to speed up roof repairs, making other repairs and maintenance more effective.

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 in Section 1.4.2, with explanatory and reference notes.

## **1.4 Public Participation**

### **1.4.1 Summary of Comments**

The public comment period for the draft Consolidated Annual Performance and Evaluation Report is from March 7 through March 22. An invitation for public comment was published on March 7, 2006 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 14, 2007 beginning at 4pm in the Mayor's Conference Room (632 W. 6th Ave, 8th floor). Copies of the draft CAPER are available at City Hall (suite 630), by mail, electronically via compact disc, and on DoN's Web page ([www.muni.org/cdbg/index.cfm](http://www.muni.org/cdbg/index.cfm)).

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

*In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.*

The Table below summarizes CDBG, ESG and HOME funds available and committed during the 2006 program year.

Table 1.4.2a. Source of ESG, CDBG and HOME funds

Source	Prior Funds Available as of 1/1/2006	New Funds Available, including Program income, Recaptured Funds, and Prior Year Adjustments	Total Available	Total Committed or Expended	Total Uncommitted
CDBG	2,318,584	2,588,974	4,907,558	2,638,969	2,268,590
HOME	3,919,930	1,432,825	5,352,755	1,621,134	3,731,621
ADDI	77,670	25,488	103,158	0	103,158
ESG	21,997	83,168	105,165	78,669	26,496

Of CDBG funds expended and drawn through HUD's reporting system, 91.87% were for activities directly benefiting low and moderate income people. The remaining were expended on activities that pursued the elimination of slum and blight. The tables that follow present more detailed expenditure, commitment and location data for the HOME and CDBG programs. ESG is discussed in more detail in section 3.2.

Table 1.4.2b. Detailed HOME Table

Proposed Activities	IDIS #	Location	Balance 12/31/2005 (2005 CAPER)	2006 Adjustments/ Corrections	Expended PY2006	Balance Dec. 31, 2006	Notes
<b>1 Administration, Planning, and Grant Management</b>	Var.	<b>City-wide</b>	<b>89,571</b>	<b>110,421</b>	<b>(92,999)</b>	<b>106,993</b>	
HOME Funds			81,980	110,421	(92,999)	99,402	1,2
ADDI Funds			7,591	-	-	7,591	
<b>2 Anchorage Community Home Ownership Resources (AnCHOR)*</b>	Var.	<b>City-wide</b>	<b>636,437</b>	<b>116,771</b>	<b>(85,800)</b>	<b>667,408</b>	
HOME Funds			536,358	75,798	(75,800)	536,356	1
ADDI Funds			70,079	25,488	-	95,567	1
AMHTA Funds			30,000	-	(10,000)	20,000	
Rental Rehab Program Income			-	15,485	-	15,485	1
<b>3 Homeowner Rehabilitation Program</b>	Var.	<b>City-wide</b>	<b>1,006,500</b>	<b>-</b>	<b>(192,283)</b>	<b>814,217</b>	
<b>4 Mountain View Village</b>	769	<b>Mountain View</b>	<b>1,187,113</b>	<b>-</b>	<b>(1,127,757)</b>	<b>59,356</b>	
<b>5 Housing First Production/1- and 4-Bedroom Units</b>		<b>City-wide</b>	<b>111,518</b>	<b>503,865</b>	<b>-</b>	<b>615,383</b>	1,3
<b>6 CHDO Housing Production Projects</b>	TBA	<b>City-wide</b>	<b>293,444</b>	<b>151,327</b>	<b>-</b>	<b>444,771</b>	1
<b>7 AHI CHDO Demonstration Program</b>	308,309	<b>City-wide</b>	<b>108,353</b>	<b>-</b>	<b>-</b>	<b>108,353</b>	
<b>8 Housing Acquisition and Rehab Program (HARP)</b>	548	<b>City-wide</b>	<b>413,907</b>	<b>-</b>	<b>(76,336)</b>	<b>337,570</b>	
<b>9 Manufactured Housing - Fresh Start</b>	TBA	<b>City-wide</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>500,000</b>	1
<b>10 CHDO Operating Expense Assistance</b>	766,767	<b>City-wide</b>	<b>59,688</b>	<b>50,442</b>	<b>(45,958)</b>	<b>64,172</b>	1
<b>Unallocated</b>			<b>13,399</b>	<b>-</b>	<b>-</b>	<b>13,399</b>	
<b>Total</b>			<b>3,919,930</b>	<b>1,432,825</b>	<b>(1,621,134)</b>	<b>3,731,621</b>	

1 2006 Action Plan Additional Funds

2 Includes a correction of +9,536 in admin funds identified during reconciliation

3 Includes a correction of +3,865 in program funds identified during reconciliation

Table 1.4.2c. Detailed CDBG Table

Proposed Activities	IDIS #	Location	Balance 12/31/2005 (2005 CAPER)	2006 Amendments/ Adjustments*	Total Available for 2006	2006 Expenditures	Balance 12/31/2006 (2006 CAPER)
<b>#1 Program Administration and Planning</b>	various	City-wide	385,481	505,795	891,276	(474,722)	416,554
<b>#2 Housing</b>							
a. Minor Repair Program (ANHS)	820	City-wide	351,365	57,210	408,575	(229,517)	179,058
b. Minor Repair Program (MOA)	812	City-wide	366,847	523,840	890,687	(641,708)	248,979
b. Neighborhood Historic Surveys (MOA)	823	City-wide	45,806	60,000	105,806	(23,245)	82,561
c. Rental Rehabilitation (CIHA)	689	City-wide	400,000	(400,000)	-	-	-
d. Housing Services Project Delivery Costs (HOME)	762, Var.	City-wide	134,588	30,838	165,426	(33,996)	131,430
e. Affordable Homeownership Program (Habitat)	655	City-wide	87,251	-	87,251	-	87,250
f. Manufactured Housing	TBA	City-wide	-	60,000	60,000	-	60,000
<b>#3 Community Building Capital Projects</b>							
a. Mountain View Arts and Cultural District	TBA	Mountain View	111,942	25,366	137,308	(78)	137,230
a. "Mobile Trailer Supply" Building Acquisition (Anchorage Community Land Trust)	787	3130, 3142 and 3150 Mountain View Drive	-	-	-	-	-
b. McKinnell Family Shelter (Salvation Army)	761	546 E 15th	-	938,299	938,299	(909,549)	28,750
c. Clare House Renovation (Catholic Social Services)	722	420 W. 54th Ave	25,288	(21,381)	3,907	(3,907)	-
- Crisis Center Renovation (Covenant House)	760	609 F Street	36,708	340,053	376,761	(53)	376,708
- Parks Rejuvenation Project (MOA)	709	Various/City-wide	2,773	(2,018)	754	(754)	-
d. CDBG Project Delivery (formerly Cap Project Oversight)	Various	City-wide	70,455	4,411	74,865	-	74,865
- Sadler	694	3200 Mt. View Dr.	-	3,400	3,400	(3,400)	-
<b>#4 Elimination of Slum &amp; Blight</b>							
a. Slum and Blight (Demolitions and Rust in Peace)	815, 816	City-wide	164,864	(1,336)	163,528	(51,210)	112,319
b. Mountain View Façade Improvement	n/a	Mountain View	100,000	-	100,000	-	100,000
<b>#5 Public Service</b>							
a. St. Francis House (Catholic Social Services)	712	3710 E. 20th	-	-	-	-	-
- Senior Vision Assessment Program (AK Center for Blind)	713	3903 Taft Dr.	-	-	-	-	-
b. Children at Risk Project (Alaska Legal Serv)	814	1016 W. 6th Ave.	-	126,500	126,500	(122,405)	4,095
c. Anchorage Literacy Project II (MSI)	813	1345 Rudakof Cir.	5,217	131,239	136,456	(136,456)	-
d. Katrina Emergency Assistance (NinStar)	804	City-wide	30,000	-	30,000	(7,969)	22,031
e. Homeless Task Force Pilot Program (RurAL CAP/Homeward E	834	City-wide	-	40,000	40,000	-	40,000
f. Cares for Kids (Salvation Army)	n/a	-	-	23,998	23,998	-	23,998
Unallocated				142,762	142,762		142,762
<b>Tota</b>			<b>2,318,584</b>	<b>2,588,975</b>	<b>4,907,559</b>	<b>(2,638,969)</b>	<b>2,268,590</b>

\*2006 Amendments/Adjustments include an additional \$2,511,238 as a result of new funds allocated through the 2006 Action Plan, Amendment #1, and an addition of \$77,736 identified through reconciliation process.

Maps of activities will be included in Appendix 7 with the final CAPER.

## 1.5 Institutional Structure

*Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

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

- Further refining the role of DoN, the department will continue to facilitate the production of the Mountain View Neighborhood Plan, producing a Neighborhood Plan under the Municipal ordinance 2005-73. Through this experience, the community will have an example of an approvable neighborhood plan under the ordinance.

- The Anchorage Coalition on Homelessness was formed, reconfiguring homelessness planning groups in Anchorage.
- The Mountain View Neighborhood Plan process developed into several subcommittees which pursued action steps and goals during the program year. This infrastructure provides a foundation of community residents and business owners from which to draw as future developments and decisions are made in the neighborhoods.
- The Municipality continues to post its pertinent documents on the Internet via the DoN Web page: [www.muni.org/cdbg/index.cfm](http://www.muni.org/cdbg/index.cfm).
- DoN 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

*Describe how and the frequency with which you monitored your activities*

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. The Department of Neighborhoods 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

*Describe the results of your monitoring including any improvements*

As a result of monitoring, payments to several grantees have been delayed until reports or deliverables are completed. During the on-site inspection of Adelaide

one non-working smoke detector was found, and upon re-inspection it had been repaired. During the Stephens Park monitoring an inspection of the furnace room revealed a leak that had been undetected. The furnace room was re-inspected several days later and the leak had been repaired. The monitoring of the Municipality of Anchorage Minor Repair Program contributed to consolidation of the Municipality's housing repair programs into the Department of Neighborhoods. The monitoring also resulted in some changes in the bid solicitation to identify a term heating contractor for use in the Weatherization and Minor Repair programs. Several meetings with Anchorage's newest CHDO, Shiloh Community Development, Inc. have contributed to that organization's better understanding of housing activities and requirements under the HOME program.

Our monitoring efforts have improved communication between the Department of Neighborhoods and our grantees or subrecipients.

### 1.6.3 Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
- c. Describe how you provided a decent housing and suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- d. Indicate any activities falling behind schedule.
- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

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; leveraged new funding for economic development and job creation in a target neighborhood; 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 2005 Action Plan.

DoN continued to build its internal capacity in 2006, and is making strides with the Management Improvement Plan approved by HUD in 2004. Programs like HARP, Mountain View Village, and Homeowner Rehab began or completed units in 2006. Many new programs were anticipated in 2006 to meet emerging housing needs, especially in the HOME Program. These programs were still being developed by the end of the year as new staff with HOME expertise was pursued. Significant investments in economic development projects and housing units were made in 2006 through the Sadler project, and from other resources through road construction and commercial retail development, and widespread community participation is ongoing as part of the neighborhood planning process.

During 2006, new staff in the Weatherization and Minor Repair programs were trained and made significant improvements to the program. The intake process has better quality control and efficiency, construction files likewise have incorporated quality control checks and balances, and an overall increase in quality was clear over the year. All Weatherization staff attended a one-week training in Portland in the Spring, which further strengthened staff skill and commitment to quality work. The decision to focus efforts on manufactured housing roofs resulted in a very successful roofing season.

The major players involved in affordable housing development in Anchorage, ANHS, Habitat for Humanity, and CIHA, continue to provide needed housing opportunities in the community. The CHDO operating expenses provided in 2006 is evidence of the organizational growth and capacity of CHDOs in the Municipality.

## **1.7 Lead-based Paint**

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

During the 2006 program year, the Municipality continued to fully incorporate lead-based paint activities into its various CDBG and HOME housing programs. This incorporation included procuring two environmental-services firms, Solar Environmental Services and Environmental Management, Inc., to undertake LBP Risk Assessments and Clearance for the Municipality's Weatherization Assistance Program and Minor Repair Program. The Municipality determined, however, that the scope of work varied too greatly to enter into long-term

contracts for LBP Supervisor services. Firms conducting Supervisor services are procured on a case-by-case bases.

Lead-based paint in Anchorage’s housing continues to be a rare occurrence, primarily due to Anchorage’s relatively new housing stock. Nevertheless, all CDBG- and HOME-funded programs dealing with rehabilitation of older homes include funds to address lead-based paint according to Part 35 regulations. Furthermore, all Weatherization projects are undertaken in compliance with Weatherization Program Notice 02-6.

1.7.1 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.

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## **2. Housing Needs**

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

*Describe Actions during the last year to foster and maintain affordable housing.*

Significant progress was made by the community on the Ten Year Plan on Homelessness. In the area of housing production and preservation, the following progress was made:

- Housing Production and Preservation: CIHA, acting as either the general contractor or funder, created 32 homes in Mountain View in 2006, rehabbed 20 apartment units at Salamatof Heights senior project in Muldoon, rehabbed 6 properties under the CDBG-funded homeowner rehab, and completed approximately 20 minor rehabilitation projects;
- HOME funds dedicated to rental housing: CIHA's Mountain View Village II, funded by a variety of sources including HOME, was approximately 95% complete with its 47 units in 2006;
- Housing production incentives: the Ten Year Plan points out a shortage of one and four-bedroom affordable units. Through this work DoN developed the Housing First Production/1- and 4- Bedroom Units program in its 2006 Action Plan which, in 2007, will solicit housing applications that highly favor this type of housing.
- Municipal Development Authority: the Anchorage Community Development Authority initiated its first housing project in Government Hill which is expected to result in new housing units in 2007.
- Mobile Home Parks: DoN has undertaken a two-tiered strategy to provide long-term, sustainable solutions to affordable housing in the manufactured housing sector. The first would involve securing a mobile home park from a privately owned and leased arrangement to a resident owned cooperative or land trust model. The second involves the creation of a replacement unit program, in which minor repair (and eventually Weatherization funds) can be utilized to help an owner or renter of a substandard unit purchase a new manufactured home on a secure lot;
- Encourage Alaska Housing Finance Corporation to direct more of its funding towards affordable housing. The HAND Commission was approached by the Alaska Mental Health Trust and asked to endorse the creation of an Alaska Housing Trust Fund; the commission formalized their support through a resolution passed in early 2007.

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, AnCHOR, Housing Acquisition and Rehab (HARP), and Home Rehabilitations programs, as well as the support of the three CHDOs in Anchorage.

## 2.2 Specific Housing Objectives

### 2.2.1 Affordable Housing Goals

*Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*

In the 2006 Action Plan, the MOA set a goal to assist 18 households with down payment assistance (AnCHOR Program), 47 households with rental housing development/GOAL (Mountain View Village II), 50 households with minor repairs to their homes (Minor Repair Program), 22 households with the major rehabilitation to their homes (Homeowner Rehabilitation Program), 1 household with homeownership through the CHDO demonstration project (AHI), 12 households with CHDO housing production projects, 20 households with manufactured housing fresh start program, 20 households with the Rental Rehabilitation program, 2 households for homeownership through the acquisition rehabilitation/new construction programs (HARP), and 30 households with Housing First Production (1- and 4-bedroom units). The actual numbers assisted were: AnCHOR 8, Goal 0 (47 near completion but no final paperwork), Minor Rehab 63, Homeowner Rehab 6, AHI 0 (1 breaking ground in early 2006), HARP 1, CHDO 0, manufactured housing 0, and housing first 0.

The breakdown, by housing project with units completed in 2006, of households served by income ranges is as follows:

Table 2.2.1

Household Income Range	Minor Repair - ANHS	Minor Repair - ANHS 2	Minor Repair - MOA	AnCHOR	HARP	Homeowner Rehab	Total
Very Low	5	8	13	3			<b>29</b>
Low	6	2	16	3		2	<b>29</b>
Moderate	1	7	5	2	1	4	<b>20</b>
<b>Total</b>	<b>12</b>	<b>17</b>	<b>34</b>	<b>8</b>	<b>1</b>	<b>6</b>	<b>78</b>

As outlined above, the minor repair program exceeded its goals, and AnCHOR, HARP, and Homeowner Rehab performed below goals set in the 2006 Action Plan. DoN made two separate attempts to gain site control of a manufactured housing park in 2006; in both instances, the deal did not proceed. DoN will try to identify a mobile home park to either purchase or help its resident purchase in early 2007. DoN has been working with affordable housing developers and a church community to secure land on which the church would like to see affordable housing developed; the partners are looking for a commitment from the community church in early 2007, and if granted, hopes to be able to commit

funding for the Housing First and CHDO projects. The Rental Rehabilitation program was folded in 2006 and the resources were reprogrammed to meet other needs. More discussion of “course corrections” implied by these results is included in Section 1.2 of this CAPER.

In addition to the in the Rental Rehabilitation program, monitoring has resulted in changes in funding levels and in program policies in many of the housing programs, including AnCHOR and HOME. DoN continues to work closely with two new CHDOs, and provided operating expense assistance for the second time in 2006, which has helped these small housing organizations build capacity for future housing production activities. AHI was successful in receiving an award of HUD 811 funds to pursue 10 additional units of affordable housing for people with disabilities, and applied for additional funds through the state’s Special Needs Housing Grant (SNHG) to fill the capital funding gap in this project. DoN worked closely with Shiloh to ensure its board structure is in compliance with CHDO requirements, and to complete its application for HOME rental housing funds to purchase a four-plex in Fairview. This project is expected to come to fruition in 2007. All these actions will build community and Municipal capacity to support a more robust production schedule in 2007.

## 2.2.2 Section 215 Affordable Housing

*Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*

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. With respect to the CDBG and HOME programs, AnCHOR loans, the HARP program, Homeowner Rehabilitation Program and the CHDO demonstration project fit the criteria established in the HUD definition for Section 215. A total of 15 units of this type were assisted and completed during 2006 by formula grant funds in this CAPER, falling short of a goal of 43.

## 2.2.3 “Worst Case” Housing Needs

*Describe efforts to address “worst case” housing needs and housing needs of person with disabilities.*

Housing assistance provided to “worst case” housing needs includes housing for people with disabilities, housing for seniors, housing for the very low income and housing for the homeless. The Minor Repair and AnCHOR program provided housing assistance to 29 very-low income households. Minor Repair assisted 18 disabled households, homeowner rehab 1 disabled household, AnCHOR 2 disabled households. Minor Repair assisted 15 elderly households.

In addition to these actual households assisted, the Ten Year Plan on Homelessness addressed housing for homeless, and also emphasized 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. The full status report of the Ten Year Plan on Homelessness is included in Appendix 4.

Other progress related to the community's action to address homelessness is performed by the Continuum of Care in Anchorage. The results of Anchorage's 2006 Continuum of Care application are included in Section 3. A copy of the CoC current application and progress can be obtained by contacting DoN.

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

*Describe actions taken during the last year to improve 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**

The AHFC Public Housing Division is a statewide public housing agency serving affordable housing needs of low-income residents in Anchorage and 12 other communities. In 2005 AHFC published its Five Year Public Housing Agency Plan identifying goals and objectives through 2010. On an annual basis AHFC submits an Agency Plan describing basic policies as prescribed by HUD, indicating any changes in policy from the previous year. The format of the Agency Plan no longer requires a 'progress statement' as in previous years; however, the outline below reflects some of the major accomplishments during the past calendar year.

HUD no longer supports a Public Housing Drug Elimination Program, nor is money set aside for resident services activities. AHFC is using corporate receipts to continue to support self-sufficiency type programs.

- \$250,000 in non-federal matching funds continued to be available statewide to leverage federal resident services grants. In Anchorage, funds are used to support activities at the Gateway Learning Center, a computer lab at the Loussac Manor complex, and a contract with Nine Star Enterprises for youth services.

- AHFC continues to offer the Family Self Sufficiency program in Anchorage. During calendar year 2006 approximately 200 Anchorage families were enrolled in FSS. AHFC continues to operate its Housing Choice Voucher FSS program in partnership with the Alaska Division of Public Assistance. The partnership serves families who receive benefits through both the voucher and the Alaska Temporary Assistance Program.
- The Housing Choice Voucher homeownership program continues to grow. Originally a pilot program serving persons with disabilities, the program is now available to working families. After an initial lottery in the fall of 2005, qualified applicants are now selected based upon date and time of application. The Five-Year Plan has a goal of 50 new homeowners, statewide. Sixteen home buyers reside in Anchorage with voucher assistance. A majority of those families also received assistance through the AnCHOR Program, made possible by a cooperative agreement with the Municipality of Anchorage.
- All new construction, renovation, and rehabilitation in public housing meet ADA/Section 504 program compliance.
- Staff continues to schedule visits to the Anchorage Job Centers in support the goal of providing comprehensive “one-stop” service coordination.
- AHFC sets aside \$5,000 annually to fund a scholarship program of ten \$500 scholarships for academic or vocational training. Over half of the scholarships reach Anchorage families.

### 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.

a) 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, 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 throughout the Cook Inlet ANCSA (Alaska Native Claims Settlement Act) service area (360 units in current stock for this program).

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 Housing Act units, NAHASDA units, and units of other affordable housing programs).

**Family Rental Program:** Many of the units developed by CIHA provide needed affordable housing for low-income families. Units developed for families are funded from a variety of sources, including NAHASDA and Low-Income Housing Tax Credits.

**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. As of July 2006, CIHA had 74 homes in this program (including 50 in the Municipality of Anchorage).

**Homeownership Loan Program:** Low-income Native Americans are given the opportunity of owning an affordable 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. This program is operated through CIHA's affiliate Cook Inlet Lending Center.

(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 affordable 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 elder homeowners who participate in the Safe and Healthy Home Program (as a supportive service to elder residents of affordable housing, enhancing the ability of these residents to live independently).

**Rental Assistance 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 three other components:

- Temporary housing assistance;
- Assistance for clients of homeless shelters or transitional housing; and

- A self-sufficiency program (non-elder TBRA recipients required to enroll in this component).

**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, transitional housing, etc. Sub-grantees during 2006 included:

- Brother Francis Program Sub-grant (Rental Assistance-Emergency Shelter: Anchorage): Grant assistance was 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 was provided to the Salvation Army in support of emergency shelter assistance for homeless Native American/Alaska Native families
- Transitional Housing Program Sub-grant-(Emergency Shelter-Ernie Turner Center: Anchorage): A sub-grant was provided to the Ernie Turner Center to provide transitional housing for low-income Native Americans/Alaska Natives undergoing treatment for alcohol and substance abuse.
- Youth Programs (Crime Prevention and Safety: Region wide): CIHA provided funding for various youth programs throughout the CIRI geographic area (including programs in some of the villages in the area, as well as programs in Anchorage). These programs are intended to benefit residents of affordable housing by reducing crime directed at affordable housing properties and inhabitants.

**Development Program:** The development program provides new units of affordable housing for use by CIHA's operating programs. 2006 projects within the Municipality of Anchorage included:

- Neighborhood Revitalization: CIHA's Neighborhood Revitalization Program has provided 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: This property will be used for the development of affordable housing units. 2006 activities mostly involved planning for development.
- Airport Heights Property: This property will be used for the development of affordable housing units. 2006 activities mostly involved planning for development.
- Oxford House (group living): CIHA acquired a residential unit for this program, and plans additional acquisitions in the future.
- Elder Rental Program: CIHA was developing additional plans to expand its Muldoon campus, including the addition of a community center.

b) 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**

*Describe actions taken during the last year to eliminate barriers to affordable housing.*

During 2006, there were several programmatic, funding and institutional accomplishments to eliminate barriers to affordable housing. Unfortunately, there have also been setbacks. AFHC faced major funding challenges, along with other public housing authorities nationwide, when they 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 result was 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. In 2005, AHFC responded to this challenge by implementing a new voucher moratorium. While avoiding going over budget, the moratorium resulted in going under-budget, and as of the end of 2006, the number of vouchers being used

continues to be astonishingly low. This is an area the community will continue to work with AHFC on to ensure voucher use is restored to the maximum level the budget allows. Despite this setback, 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.
- The AnCHOR program provided down payment and closing cost assistance to 8 low- and moderate-income households in 2006. New applications were accepted beginning in the Fall of 2006, which will result in completed projects in 2007.
- 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. The partnership began an effort to track all affordable housing opportunities in Anchorage in 2005, and hopes to incorporate this information into a real-time database. 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 and SHPO funded a historic survey in Fairview, providing streamlining for further affordable housing development, rehabilitation, and historic preservation in the community. Funding has been reserved in 2007 to complete a survey of the Spenard neighborhood.
- Manufactured housing has historically been an important option of affordable housing in Anchorage. Yet incentives for manufactured housing parks to sell or redevelop, and new proposed code requirements threaten this option. In 2006, the Municipality joined a nationwide network of grantees from the Center for Enterprise Development to explore the possibility of creating an adequate and secure manufactured housing development; furthermore, DoN and the HAND Commission have made significant contributions to the Municipal code rewrite to ensure that manufactured housing is not restricted from all but a small amount of residential land.

- 95% of the nearly \$1.2 million in HOME funds were distributed to CIHA for production of 47 affordable units in Mountain View, in the Mountain View Village II project. Completion documentation to conclude this project was received in early 2007.
- As a product of the state's Plan on Homelessness, completed during 2005, two groups were recommended. During 2006, one group, dedicated to forming a state-wide Housing Trust Fund, succeeded in gaining AHFC endorsement for initial funding in the SFY08 budget. This statewide collaboration lays the foundation for future work in the elimination of barriers to affordable housing.

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

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

*Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*

As discussed elsewhere in this report, HOME funds were used for downpayment assistance, rental and homeownership housing rehabilitation and construction, and CHDO operating Expense Assistance during the program year. The AnCHOR program did not perform as well as the past few years, but did provide a small amount of match through a partnership with the Alaska Mental Health Trust Authority. A grant final grant reporting for CIHA's 47 units of rental housing development is expected to be finalized in early 2007. Na Qenq'a (part of CIHA) administered the housing rehabilitation program and completed six units. The first home was completed under the HARP program, and progress continues to be made with the three active CHDOs. The manufactured housing and Housing First production projects saw the projects become better defined for funding commitments in 2007.

Please see sections 1.2 and 2.2 for a count of units completed through HOME-funded programs.

### 2.5.2 HOME Match Report

*Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*

Match for FFY 2006 was derived from Proceeds for Affordable Housing Bonds and Cash. Most AnCHOR loans (except for the ones combined with AHP) are funded in conjunction with one of AHFC's first-time homebuyer's programs. When a loan is combined with the first-time homebuyer's program, AHFC purchases the loan from the first-mortgage loan originator and reduces the homebuyer's interest rate, thus making the loan more affordable. The funds for

AHFC's programs are derived from statewide affordable housing bonds and are, therefore, restricted to 25% of the Municipality's annual match liability (which is 25% of HOME-project funds expended). Bond-proceeds not used for match are "banked" for future periods. In FFY 2006, the Municipality counted \$31,906.08 of the bond proceeds as match, banking \$413,527.67, with total bankable proceeds forwarded to 2007 amounting to \$3,815,122.62.

Match from cash sources stemmed from the Housing Acquisition and Rehabilitation Program (HARP) administered by ANHS and the Municipality's agreements with the Alaska Mental Health Trust Authority (AMHTA) and AHFC for its Housing Choice Voucher Homeownership Program (HCVHP) as used in conjunction with the AnCHOR Program.

ANHS finished construction on one project during FFY 2006 and made significant progress on another with HARP. The total amount of match generated though this project has yet to be fully calculated as of this writing. Last year, the Municipality reported \$2,455 of match on the first project. For FFY 2006, the balance of that project was counted at \$28,870.47. The preliminary numbers counted as match for the second project was \$20,300.04. The source of ANHS's match funds is its own cash reserves from operations.

ANHS, the Municipality's Subrecipient for the AnCHOR Program, closed two loans during the 2006 federal fiscal year that assisted AMHTA beneficiaries. The AMHTA loans amounted to \$10,000 each.

Seven loans were closed by ANHS that were combined with AHFC's Housing Choice Voucher Homeownership Program. Six of the loans had cash match from the Federal Home Loan Bank of Seattle's HomeStart program. The total cash contribution from HCVHP was \$39,989.

As of the end of FFY 2006, the Municipality had expended (drew down) \$510,497.24 of HOME funds, creating a match liability of \$127,624.32. Match included bond proceeds (\$31,906.08), cash (\$109,159.51), and the carryforward from 2005 (\$1,704.96). The total 2006 match contributions (bond proceeds and cash) was \$141,065.59. Total match including bond proceeds, cash, and the 2005 carryforward came to \$142,770.45, covering the Municipality's match liability and leaving a carryforward to 2007 of \$15,146.14. The HOME match report is attached in Appendix 2.

### 2.5.3 HOME MBE and WBE Report

*Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*

The report is included in Appendix 3.

## 2.5.4 Assessments

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

On site inspections occurred at Stephens Park and Adelaide during 2006. 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, in a proportion that mimicks the general population. In PY 2006 the *AnCHOR* Program assisted 6 that were White, 1 Native Hawaiian/Other Pacific Islander, and 1 Asian. Of those that were White, 2 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>	8 (100%)	6 (75%)	0 (0%)	2 (25%)	2 (25%)	0 (0%)

HARP	1 (100%)	1 (100%)				
Homeowner Rehab	6 (100%)	4 (67%)				2 (33%)
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.

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### **3. Homeless**

#### **3.1 Homeless Needs**

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

*Identify actions taken to address needs of homeless persons.*

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 can be obtained by contacting DoN.

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 was published in January of 2005 and is available on the Internet at <http://www.muni.org/cdbg/homeless.cfm>. The first progress report on the Ten Year Plan on Homelessness was to the community and members of the Mayor’s Task Force on Homelessness in January of 2006. A second year status report is included as Appendix 4.

##### **3.1.2 Permanent and Independent Living for the Homeless**

*Identify actions to help homeless persons make the transition to permanent housing and independent living.*

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 to migrate the homeless as quickly as possible from their current homeless state into a permanent housing solution. In 2006 a new Homeless Pilot Outreach program was funded with Community Development Block Grant (CDBG) public service funds in conjunction with the Alaska Mental Health Trust Authority to fund case management that will reach out to the unsheltered chronic population in Anchorage. This program was funded towards the end of the program year, and progress is expected in 2007. Ideally, this will reduce the number of people living in camps, and reduce the impact to neighborhoods in which homeless campers are found. This program is expected to be augmented by housing voucher’s through the Continuum of Care’s permanent housing Shelter Plus Care application submitted by RurAL CAP in 2006.

### 3.1.3 New Federal Resources through 2005 SuperNOFA

*Identify new Federal resources obtained from Homeless SuperNOFA.*

Ten projects were awarded funds under the 2006 Continuum of Care competition. Anchorage received funds in the amount of \$2,231,594 as a result of the 2006 National Continuum of Care competition.

Table 3.1.3 CONTINUUM OF CARE APPLICATIONS

(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) Awarded Project Amount	(6) Term of Project	(7) Program and Component Type*				
						SHP new	SHP renew	S+C new	S+C renew	SRO new
Anchorage Housing Initiatives	Anchorage Housing Initiatives	Coming Home	1	\$81,886	1 year		PH			
ACMHS	ACMHS	Permanent Housing	2	\$646,561	1 year		PH			
RurAL CAP	RurAL CAP	Homeward Bound	3	\$357,474	1 year		TH			
RurAL CAP	RurAL CAP	Community Bound	4	\$141,168	1 year		TH			
Alaskan AIDS Assist. Assn (Four As)	Four As	6-plex Permanent Housing	5	\$103,425	1 year		PH			
Covenant House Alaska	Covenant House Alaska	Rights of Passage	6	\$245,629	1 year		TH			
ACMHS	ACMHS	Transitional Housing SRO	7	\$196,349	1 year		TH			
MOA SAFE City	MOA SAFE City	LINK Project/Supportive Services	8	\$296,714	1 year		HMIS			
AHFC	ACMHS	ACMHS Shelter+Care	9	\$136,608	1 year				SRA	
AHFC	Alaskan AIDS Assist. Assn	Four As Shelter+Care	10	\$25,680	1 year				SRA	
<b>Total Amount:</b>				<b>\$2,231,594</b>						

### 3.1.4 Specific Homeless Prevention Elements

*Identify actions taken to prevent homelessness.*

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 2006, \$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:

CDBG-5c	Anchorage Literacy Project – Multisensory Instruction
CDBG-5e	Homeless Task Force Pilot Program
CDBG-2ab.	Minor Repair Program
CDBG-5d	Katrina Emergency Assistance
ESG-1.	Homeless Prevention
ESG-2.	Essential Services

### 3.2 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.

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

*Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).*

In Program Year 2006, **Essential Services** (ES) funds assisted 83 homeless households access permanent housing by providing first month's rent (8) and security deposits (74), and utility deposit (1). In addition, 4 Taxi rides were provided for individuals for transportation to alcohol and drug abuse treatment, medical treatment or access to other supportive services.

The Department of Health and Human Services uses **Maintenance and Operations** funds to help offset utility costs at local emergency homeless shelters. Abused Women's Aide In Crisis (AWAIC), Catholic Social Services' Clare House, Salvation Army's McKinnell received utility assistance.

#### 3.2.2 Homeless Prevention and Persons Served

*Assessment of Relationship of ESG Funds to Goals and Objectives*

- a. *Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.*
- b. *Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.*

Emergency Shelter Grant **Homeless Prevention** (HP) funds provided 35 rental arrearages and 10 utility arrearages.

Overall, during the reporting period for ES and HP funding assistance, 83 individuals were assisted in the ES category and 187 individuals were assisted in the HP category, for a total of 270 individuals, representing 128 households. Of the 270 individuals, 124 were children, 27 beneficiaries were reported veterans, and 12 beneficiaries reported homelessness as a result of domestic violence. In addition, 8,811 telephone requests and 835 office visits were made inquiring for assistance for these federal dollars. For those who were not eligible, or when funds were no longer available, referrals to other agencies and triaging with the faith community was implemented.

### 3.2.3 Matching Resources

*Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.*

The Municipality of Anchorage is required to match, at a minimum, the ESG award for PY06, which is \$83,168. The DHHS exceeded this minimum match by providing staff salaries to administer and implement the use of ESG funds. The DHHS match of \$94,933 exceeds the required minimum.

### 3.2.4 State Method of Distribution

*States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.*

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

### 3.2.5 Activity and Beneficiary Data

*Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.*

Expenditures by ESG activity is shown below:

**Table 3.3.5. Emergency Shelter Grant Funding by Activity**

Category	Funds Available 12/31/2005	New 2006 Funding	Expended 2006	Remaining Balance 1/1/07
ESG-1. Homeless Prevention	186	24,950	23,937	1,199
ESG-2. Essential Services	1,160	24,950	24,166	1,944
ESG-3. Maintenance and Operations	20,650	29,110	26,408	23,353
ESG-4. Administration	1	4,158	4,158	1
Total	21,997	83,168	78,669	26,496

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

- a. *As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.*
- b. *Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effect.*

ESG funds are extremely limited and are used to assist households and homeless facilities in preventing homelessness and in providing services to the homeless. Because of the small dollar amounts, these funds are not targeted exclusively to assist with discharge. However, other efforts were employed to improve the discharge policy in Anchorage and in the State. The two top priorities identified through the State of Alaska's Plan on Homelessness includes one on better coordinated discharge of people exiting prison and the Alaska Psychiatric Institute (API). As a part of this, various state organizations focused on issues related to coordinating discharge of individuals from prison and from the API. One of the outcomes in 2006 has been the Alaska Mental Health Trust Authority has developed its "Bridge Home" program, which targets people exiting API with high risk of homelessness, and has expanded its "Oxford House"

program, which holds great promise to improve re-integration into the community after discharge. 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. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
- b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
- c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate income persons.*

- 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 which Habitat for Humanity uses to purchase land for its homeownership projects, did not purchase additional land in 2006. However, development on land purchased in prior years was well underway in 2006. Homes are expected to be sold in 2007. The Minor Repair Program completed 63 low/moderate income households.
- c) Overall, 91.87% of CDBG funds drawn during the 2006 program year were for activities that directly benefit extremely low-, low-, and moderate-income person. The remaining was expended on the elimination of slum and blight, which also benefits many extremely low-, low-, and moderate-income persons.

#### 4.1.2 Changes in Program Objectives

*Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

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. Indicate how grantee pursued all resources indicated in the Consolidated Plan.*

- a) The Municipality of Anchorage pursued all resources available through the Consolidated Plan, including ESG, HOME, and CDBG entitlement funds. DoN also continued to fund the development of the Continuum of Care common "Exhibit 1" for organizations in the Municipality of Anchorage that applied for McKinney Act funds. Several match sources for the HOME program were employed, discussed in more detail in section 2.5.2. DoN applied for an EPA Brownfields Assessment Grant during 2006, and participated in a statewide collaborative to pursue a Brownfields revolving loan fund, both of which anticipate funding announcements in 2007. DoN applied for and received funds from the State Historic Preservation Officer to augment CDBG funds with next historic neighborhood survey, to be of Spenard.

*b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.*

- 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 2006**

<b>Date Issued</b>	<b>Applicant</b>	<b>Project</b>	<b>Program Applied For</b>
April 3, 2006	Alaska AIDS Assistance Assoc.	6-plex Project	Shelter Plus Care (2006 CoC)
August 2, 2006	Alaska Housing Finance Corporation	Gateway Resident Enrichment Services	HUD ROSS Family and Homeownership Program
July 10, 2006	Alaska Housing Finance Corporation	Elderly/Disabled Case Management Program	HUD ROSS Grant
April 10, 2006	Alaska Housing Finance Corporation	Alaska Housing Finance Corporation PHA Plan	Five Year and Annual PHA Plan
April 3, 2006	Alaska Housing Finance Corporation	Four A's 6-plex Project	Shelter Plus Care (2006 CoC)
March 28, 2006	Alaska Housing Finance Corporation	Shelter Plus Care Scattered Sites	Shelter Plus Care Housing Program
April 7, 2006	Alaska Housing Finance Corporation	Shelter Plus Care Scattered Sites Program II	Shelter Plus Care Housing Program
March 28, 2006	Anchorage Community Mental Health Services	Scattered Site Apartments, Permanent Housing	Supportive Housing Program (CoC)

March 28, 2006	Anchorage Community Mental Health Services	Transitional SRO Housing Program	Supportive Housing Program (CoC)
March 20, 2006	Anchorage Community Mental Health Services	Crossover House Homeless Project	Treatment of Homeless, SAMHSA
April 7, 2006	Anchorage Housing Initiatives, Inc.	Coming Home Project I	Permanent Housing (CoC)
March 9, 2006	Anchorage Neighborhood Housing Services, Inc.	Housing Counseling/Financial Literacy	Neighborworks America (HUD)
May 17, 2006	Consumer Credit Counseling Service of Alaska	Comprehensive Housing Counseling	HUD
April 17, 2006	Covenant House Alaska	Rights of Passage	Supportive Housing Program (CoC)
October 3, 2006	Creekside Village I, Limited Partnership	Grass Creek Village	LIHTC
April 17, 2006	MOA/DHHS/SAFE City/LINK Project	LINK Project Homelessness Management Information System	Supportive Housing Program, HMIS (CoC)
April 3, 2006	RuRAL Cap -- Community Bound	Community Bound	Supportive Housing Program (CoC)
April 3, 2006	RuRAL CAP -- Homeward Bound	Homeward Bound	Supportive Housing Program (CoC)

*Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

- 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

- a. *Indicate how use of CDBG funds did not meet national objectives.*  
b. *Indicate how did not comply with overall benefit certification.*

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

#### 4.1.5 Anti-Displacement and Relocation

- a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*  
b. *Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*

c. *Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

Cook Inlet Housing Authority neared completion with the Mountain View Village II project towards the end of 2005. To accomplish this project, several units were demolished and re-built. This resulted in a no-net-loss of affordable units, however some tenants were displaced. All owners received proper and timely notices informing them of the voluntary nature of the project. Cook Inlet Housing Authority was required by contract to provide all the proper notices to renters, and provided relocation assistance according to regulations implementing the URA and Section 104(d) of the Housing and Community Development Act of 1974. Compliance with these regulations will be presented in CIHA's closeout documentation expected in early 2007, and reported more fully in the 2007 CAPER.

#### 4.1.6 Low/Mod Job Activities

*For economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons.*

- a. *Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
- b. *List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
- c. *If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

Three projects active during the program year are expected to create new jobs; however, the job creation activity will be completed in future program years. Jobs created in these projects are presumed to benefit low- moderate-income persons due to their location, as allowed by regulation. These include the following:

- Museum of Natural History
- Mobile Trailer Supply
- Sadler's Warehouse

#### 4.1.7 Low/Mod Limited Clientele Activities

*For activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.*

*Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

This section is not required during this program year.

#### 4.1.8 CDBG Program Income Received

*a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g. housing rehabilitation, economic development, or other type of revolving fund.*

*b. Detail the amount repaid on each float-funded activity.*

*c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*

*d. Detail the amount of income received from the sale of property by parcel.*

a) The Municipality does not have a revolving loan fund.

b) The table below identifies the CDBG program income reported for the 2006 program year.

**CDBG Program Income Received 2006**

Type of Income	Voucher Number	Amount
<b>Capital Projects</b>		
Mobile Trailer Supply	192107-001	242,406.58
Food Bank	192912-001	1,555.00
Food Bank	195774-001	845.00
Food Bank	205468-001	1,542.00
Food Bank	205469-001	858.00
King Park Extension	207270-001	500.00
<u>Subtotal</u>		<u>247,706.58</u>
<b>Elimination of Slum and Blight</b>		
Martinez	200854-001	1,925.44
Martinez	205974-001	4,069.56
Demolition Collection	205975-001	316.00
Demolition Collection	205976-001	316.00
Demolition Collection	205977-001	316.00
Demolition Collection	205978-001	8,037.43
<u>Subtotal</u>		<u>14,980.43</u>
<b>Housing Rehabilitation - Loan Proceeds</b>		
Loan 484	192114-002	15,000.00
Loan 484	192115-001	2,500.00
Loan 44	192116-001	10,480.00
Loan44	192117-001	4,520.00
Loan 508	192118-001	1,765.03
Loan 508	192119-001	3.33
Loan 192A	198814-001	17,440.00
Loan 192B	198817-001	3,268.00
Loan 367A	206601-001	15,000.00
Loan 367A	206602-001	2,500.00
Loan 367B	206603-001	4,412.99
Loan 367B	206604-001	2,314.58
<u>Subtotal</u>		<u>79,203.93</u>
<b>Total</b>		<b>341,890.94</b>

**4.1.9 Prior Period Adjustments**

*Where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:*

- The activity name and number as shown in IDIS;*
- The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*

- c. The amount returned to line-of –credit or program account; and,*
- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

No expenditures were disallowed during the 2006 Program Year.

#### 4.1.10 Loans and Other Receivables

- a. List the principal balance for each float –funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

- a) There were no float-funded activities during the reporting period.
- b) There are 118 loans made with CDBG funds that are outstanding as of 12/31/06 with a balance owed of \$1,730,410.24.
- c) There are no loans made with CDBG funds that are deferred or forgivable.
- d) There are no loans made with CDBG funding that have gone into default during 2006 for which the balance was forgiven or written-off.
- e) There are no properties owned by the grantee or subrecipients acquired or improved using CDBG funds that are available as of 12/31/2006.

#### 4.1.11 Lump Sum Agreements

- a. Provide the name of the financial institution.*
- b. Provide the date the funds were deposited.*
- c. Provide the date the use of funds commenced.*
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

No lump sum activity occurred during 2006.

#### 4.1.12 Housing Rehabilitation

*For each type of rehabilitation program for which projects/units were reported as completed during the program year.*

*a. Identify the type of program and number of projects/units completed for each program.*

*b. Provide the total CDBG funds involved in the program.*

*c. Detail other public and private funds involved in the project.*

The Minor Repair program is operated by both Anchorage Neighborhood Housing Services (through RFP) and the Department of Neighborhoods. The program provides assistance for increased accessibility or repairs to items presenting a threat to health or safety in owner-occupied homes (including mobile homes, condominiums, single-family homes, etc.).

Assistance was available to low- and moderate-income residents throughout the Municipality. All homes considered for assistance were occupied by owners with annual at or below the 80 percent of the area median income, as determined by HUD, adjusted for family size. Eligible households exhibiting the one or more of the following characteristics received preference under this program: emergency nature of repairs needed, families with at least one disabled occupant, senior citizens, and families with children ages five or younger. Portions of this report list ANHS as two separate minor repair programs during 2006, as the organization operated under an older contract until an updated agreement could be finalized by spring of 2006.

Anchorage Neighborhood Housing Services (ANHS) completed 29 projects in 2006 under this program, expending \$229,517 of CDBG funds. The Department of Neighborhoods completed minor repairs on 34 units in 2006, and expended \$641,708.

In addition to the above projects, additional units were rehabilitated through the Housing Acquisition and Rehab Program (HARP), the Homeowner Rehabilitation Program and the Mountain View Village II project. HARP completed one unit and incurred expenses of \$76,336, Homeowner Rehab completed 6 units with expenses of \$192,288. Mountain View Village II, in addition to new construction, included the substantial rehabilitation of four 4-plex units. Funds expended on MVII in 2006 totalled \$1,127,757.

#### 4.1.13 Mountain View Neighborhood Revitalization Strategy

*For grantees that have HUD-approved NRS.*

*a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

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. The strategy was not approved by HUD as an official NRS, however, Appendix 5 provides an overview of progress made during the 2006 program year.

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

*Describe actions taken during the last year to reduce the number of persons living below the poverty line.*

Many agencies, including the Municipality, CIHA, ANHS, RuRAL CAP, and Habitat for Humanity are involved in economic development and housing development/improvement activities with a concentration in the Mountain View Community Council area. Funded through a CDBG public service grant, the Homeless Task Force Pilot Program seeks to provide outreach and case management to chronic homeless with a focus on individuals residing in camps, and seeks to transition individuals into permanent or transitional housing.

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. CDBG funds played an increasing role in the Weatherization Program, as the Weatherization program was run through the DoN. The expertise that came with the Weatherization Program has increased the ability of CDBG funds to play a role in decreasing the energy consumption of low income households, and therefore, the costs to them of keeping their homes warm. In 2006 the Weatherization Program provided weatherization assistance to 171 households in Anchorage.

Two new job creation projects were initiated during 2005, the Mobile Trailer Supply (CDBG grant and loan) and Sadler Warehouse (Section 108 loan guarantee and BEDI grant) projects. Both projects are still building organizational capacity (Mobile Trailer Supply as an art production center and Sadler's as an office space), and job creation results are expected in 2007 and beyond.

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

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

*Identify actions taken to address special needs of persons that are not homeless but require supportive housing (including persons with HIV/AIDS and their families).*

One of the downpayment assistance loans was closed which combined Alaska Mental Health Trust Authority funds with the HOME-funded AnCHOR program to beneficiaries of the AMHTA. Anchorage Housing Initiatives entered into a partnership with Anchorage Neighborhood Housing Services (ANHS) to construct the one remaining accessible homeownership unit for a household with members with disabilities required under the HOME-funded Homeowner Demonstration project. The Municipality also funded the Continuum of Care Exhibit 1 planning and grant writing process required to apply for supportive housing funds from HUD. 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.

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

The Municipality of Anchorage is not a recipient of *HOPWA* funds.

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## **6. Other Narrative**

*Include any CAPER information that was not covered by narratives in any other section.*

In the Fall of 2005, HUD issued several waivers related to serving victims of the Rita and Katrina hurricanes. Anchorage utilized these waivers to approve a case management program serving victims who relocate to the Anchorage area. The waivers used to approve this activity included a waiver on the time frame required for public comment (from 30 days to 3), and the waiver allowing public service activities to be excluded from the maximum percentage of public service commitments allowed in any given program year. This activity began at the very end of 2005 and continued into 2006. It will not continue into 2007.

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