

**Consolidated
Annual Performance and
Evaluation Report
of the
2007 Program Year**

Draft

March 10, 2008

Municipality of Anchorage
Mark P. Begich, Mayor

Prepared By:
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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) and Section 3 Summary Report (form HUD-2529)**
- 4. Ten Year Plan on Homelessness 2007 Status Report**
- 5. IDIS Reports**
 - Grantee Performance Report (IDIS C04 PR03)
 - Summary of Consolidated Plan Projects (IDIS C04 PR06)
 - Summary of Accomplishments Report (IDIS PR23)
 - Financial Summary Report (IDIS C04 PR26)
- 6. Maps**

Part A. Introduction

The Consolidated Annual Performance and Evaluation Report (CAPER) for 2007 is the fifth 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 2007 Program Year—from January 1, 2007 through December 31, 2007—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 2007 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 (HUD) for final approval.

Comments were requested to be submitted before March 25, 2008 to:

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

In Person: Department of Neighborhoods
557 East Fireweed Lane, Suite D
Anchorage, Alaska
M-F, 8am-noon, 1pm-5pm

Public Hearing: Mayor’s Conference Room 8th Floor
632 W. 6th Ave, March 12, beginning @ 4pm

Email: RobinsonTP@muni.org

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NOTICE OF PUBLIC HEARING

Municipality of Anchorage

**DRAFT Housing and Community Development:
2007 Consolidated Annual Performance and
Evaluation Report**

The 2007 Consolidated Annual Performance and Evaluation Report (2007 CAPER) reports on housing and community development activities and accomplishments from January 1, 2007 to December 31, 2007, 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 2007 CAPER will be available for public review on March 10, 2008, and public comment on it will be taken through March 25, 2008.

The public may submit comments in person at a public meeting on March 12 at 4:00pm at 632 W 6th Ave (City Hall) in the 8th Floor Mayor's Conference Room.

Written comments may be submitted through March 25, 2008 to:

Mailing Address:

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

Physical Address:

557 East Fireweed Lane, Suite D
Fax number: 907-343-6831
E-mail: RobinsonTP@muni.org.

Hard copies of the Draft 2007 CAPER may be picked up in person, requested by phone, or by e-mail. The report will also be available at www.muni.org/cdbg. If you have any questions or need more information, call Tyler Robinson at 907-343-4848.

Any member of the public who is in need of special accommodations is asked to call Tyler Robinson at 343-4848.



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 2007 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 2007 accomplishments and commitments anticipated in the 2007 Action Plan compared to actual expenditures and accomplishments in this 2007 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 2007 Action Plan but may not correspond to the 2006 CAPER.

Table 1.2.2 on page 6 presents each activity in correlation to HUD’s standardized performance measurement system of three objective categories (suitable living environment, decent housing, and creating economic opportunities) and three outcome categories (availability/accessibility, affordability, and sustainability). Appendix 5 presents a detailed report from HUD’s Integrated Disbursement and Information System (IDIS).

Table 1.2.1 Goals, Strategies, and Objectives Matrix

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2007 Proposed Budgets and Expenditures		Year 2007 Accomplishments	
			Actual 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.d. Affordable Homeownership - Habitat (\$87,250) HOME-2. AnCHOR (\$1,192,896) HOME-3 Housing First Production/ 1- and 4- (\$615,423) HOME-4. CHDO Housing Production Projects (\$672,479) HOME-5. AHI CHDO Demo Project (\$108,353) HOME-6. HARP (\$337,570) HOME-7. Manufactured Housing – Fresh Start (\$600,00) HOME-11. Mountain View Village II (\$59,356)	\$0 \$1,062,837 \$0 \$142,500 \$102,935 \$0 \$0 \$59,356	Proposed CDBG-2.d. (hsg. units): 0 HOME-2. (hsg. units): 18 HOME-3. (hsg. units): 0 HOME-4. (hsg. units): 2 HOME-5. (hsg. units): 1 HOME-6. (hsg. units): 3 HOME-7. (hsg. units): 0 HOME-11. (hsg. units): 36	Actual 0 43 0 0 0 0 0 36
		AH-2 Help low-income homeowners remain in their homes by providing funding for emergency repairs.	CDBG-2.a. Minor Repair Program (ANHS) (\$467,618) CDBG-2.b. MOA Minor Repair (\$909,061)	\$421,658 \$462,869	Proposed CDBG-2.a. (hsg. units): 28 CDBG-2.b. (hsg. units): 30	Actual 30 28
		AH-3 Help low-income households remain in their homes by providing housing rehabilitation funding.	CDBG-2.a. Minor Repair Program (ANHS) (\$467,618) CDBG-2.b. MOA Minor Repair (\$909,061) HOME-10. Homeowner Rehabilitation (\$814,217)	\$421,658 \$462,869 \$186,455	Proposed CDBG-2.a. (hsg. units): 28 CDBG-2.b. (hsg. units): 30 HOME-10. (hsg. units): 22	Actual 30 28 5 (11 total)
		AH-4 Help lower income households afford rental housing.	HOME-11. Mountain View Village II (\$59,356) HOME-3. Housing First Production/1- and 4-bedroom units (\$615,383)	\$59,356 \$0	Proposed HOME-4. (hsg. units): 36 HOME-5. (hsg. units): TBD	Actual 36 0

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2007 Proposed Budgets and Expenditures		Year 2007 Accomplishments	
			Actual 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 (ANHS) (\$467,618) CDBG-2.b. MOA Minor Repair (\$909,061) HOME-10. Homeowner Rehabilitation (\$814,217)	\$421,658 \$462,869 \$186,455	Proposed CDBG-2.a. (hsg. units): 28 CDBG-2.b. (hsg. units): 30 HOME-10. (hsg. units): 22	Actual 30 28 5 (11 total)
		AH-6 Link housing with supportive services for the homelessness or special needs households with lower incomes.	CDBG-3.b Salvation Army McKinnell (\$47,750) CDBG-3.c Crisis Center Renovation (\$376,598) HOME-3. Housing First Production (\$615,383)	\$47,750 \$546 \$0	Proposed CDBG-3.b. (fam units): 16 CDBG-3.c. (units): 40 HOME-3. (hsg.units): 0	Actual 16 0 0
	Strengthen the safety net of housing and services for persons with special needs	PS-2. Provide support to low and moderate income families and children	CDBG-3.b Salvation Army McKinnell (\$47,750) CDBG-5.b. ALP MSI (\$132,581)	\$47,750 \$132,581	Proposed CDBG-3.b. (fam units): 16 CDBG-5.b. (persons): 300	Actual 16 407
		Continuum of Care approach to reduce the frequency and duration of homelessness.	HP-1 Fund activities to prevent homelessness.	ESG-1. Homeless Prevention (\$26,325) CDBG-5.b. ALP MSI (\$132,581)	\$26,325 \$132,581	Proposed ESG-1. (people): 100 CDBG-5.c. (persons): 300
	HP-2 Fund supportive services to help the homeless secure permanent housing and maintain independent living.		ESG-2. Essential Services (\$27,070) CDBG-5.c. Homeless Task Force Pilot Program (\$90,000) CDBG-5.e. Homeless TB/Safe Cities Project (\$23,223)	\$27,070 \$72,096 \$1,210	Proposed ESG-2. (people): 100 CDBG-5.c. (people): 10 CDBG-5.e. (people): 20	Actual 56 15 2

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2007 Proposed Budgets and Expenditures		Year 2007 Accomplishments	
			Actual Budgets	Expenditures	Proposed	Actual
		HP-3 Help emergency shelters for the homeless with maintenance and operations.	ESG-3. Maintenance and Operations (\$31,846)	\$2,668	Proposed ESG-3. (organizations): 3	Actual 4
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.a. Children At-Risk Project (\$130,595)	\$130,595	Proposed CDBG-5.a. (people): 600	Actual 723
		PS-2 Provide support to low and moderate income families and children	CDBG-2.a. Minor Repair Program (\$467,618) CDBG-2.b. MOA Minor Repair (\$909,061)	\$421,658 \$462,869	Proposed CDBG-2.a. (hsg. units): 28 CDBG-2.b. (hsg. units): 30	Actual 30 28
	Promote livable communities and neighborhood redevelopment.	SLE-1 Eliminate slums and blight in municipality neighborhoods.	CDBG-4.a.. Elimination of Slum and Blight (\$132,319) CDBG-4.b. Mountain View Façade Improvement (\$100,000)	\$17,360 \$0	Proposed CDBG 4.a. (junk cars): 100 (spot blight clean-ups): 7 CDBG-4.b. (businesses): 5	Actual 303 0 0
		SLE-2 Promote neighborhood planning.	CDBG-1. General Neighborhood Planning (\$821,920) CDBG-2.b. MOA Minor Repair (Historic Survey) (\$16,755)	\$424,304 \$12,177	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 Library (\$390,000)	\$22,118	Proposed CDBG-3.a. (facility): 1	Actual 0

National Consolidated Plan Goals	Consolidated Plan 5-Year Strategy	Objectives	Year 2007 Proposed Budgets and Expenditures		Year 2007 Accomplishments	
			Actual 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	Proposed S108-1. (jobs): 56 S108-2. (jobs): (TBD)	Actual 6
	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 (\$132,581) CDBG-3.a. Mountain View Library (\$390,000)	\$132,581 \$22,118	Proposed CDBG-5.c. (persons): 300 CDBG-3.a. (facility): 1	Actual 407 0

Table 1.2.2. HUD Performance Measurement Matrix

		OBJECTIVES		
		Availability/Accessibility	Affordability	Sustainability
OUTCOMES	Suitable Living Environment	<u>CDBG-3.b</u> . Salvation Army, McKinnell Family Shelter <u>CDBG-3.c</u> . Crisis Center Renovation. Covenant House <u>CDBG-5.a</u> . Children At-Risk Project <u>CDBG-5.b</u> . ALP MSI <u>CDBG-5.c</u> . Homeless Task Force Pilot Program <u>CDBG-5.e</u> . Homeless TB/SafeCities Pilot Program <u>ESG-2</u> . Essential Services <u>ESG-3</u> . Maintenance and Operations		<u>CDBG-4.a</u> . Slum and Blight
	Decent Housing	<u>CDBG-2.a</u> . Minor Repair Program RFP <u>CDBG-2.b</u> . MOA Minor Repair <u>HOME-10</u> . Homeownership Rehabilitation	<u>HOME-2</u> . Anchorage Communities Homeownership Resources (AnCHOR) <u>HOME-3</u> . Housing First Production/1- and 4-Bedroom Units <u>HOME-4</u> . CHDO Housing Production Projects <u>HOME-5</u> . AHI CHDO Demonstration Project <u>HOME-6</u> . Housing Acquisition and Rehab Program (HARP), (CHDO) <u>HOME-7</u> . Manufactured Housing- Fresh Start <u>HOME-11</u> . Mountain View Village II <u>CDBG-2.d</u> . Affordable Homeownership Program <u>ESG-1</u> . Homeless Prevention	
	Economic Opportunity			<u>CDBG-1</u> . Neighborhood Plan for Mountain View and General Planning <u>CDBG-3.a</u> . Mountain View Library <u>CDBG-4.b</u> . Mountain View Façade Improvement <u>S108.1</u> . The Sadler Warehouse - Mountain View

The 2007 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, 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.

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. In early 2007, the Action Plan was amended to commit the \$390,000 towards the renovation of the Parks & Recreation office facility into a community library. 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 signed a lease with the Foraker Group in 2007, and continues to work to secure the remaining tenants and completion. Past projects in Mountain View have included Special Olympics, Success by Six, the Alaska Museum of Natural History, and the Mountain View Recreation Center. These projects, along

with a retail mall development which neared completion in 2007, all contribute to the overall revitalization efforts.

In addition to these economic development efforts, Cook Inlet Housing Authority (CIHA) closed out the Mountain View Village II project. The Phase II project included just under \$1.2 million in HOME funds over 36 scattered site units (9 HOME units). CIHA also completed one of the first mixed-use buildings in Anchorage, providing 14 one-bedroom and studio apartments on the second and third floors and new ground floor commercial space along Mountain View Drive. Overall, CIHA has invested more than \$45 million in the neighborhood and produced 146 units of affordable housing.

On our rehabilitation programs, the DoN worked with Cook Inlet Lending Center (CILC), a subsidiary of CIHA to close out five projects under the Homeowner Rehabilitation Program. In the Minor Repair Program (MRP), Anchorage Neighborhood Housing Services (ANHS) completed 30 projects towards a goal of 28 and the Municipality of Anchorage completed 28 projects out of 30. Completion neared on the Fairview Historic Survey, which will streamline the process for performing Minor Repair projects on older homes in the Fairview neighborhood, and may help guide future community development work in the neighborhood.

The Salvation Army completed its new McKinnell Family Homeless Shelter, providing sixteen new family units and remaining the only shelter in Anchorage that will shelter families with men in the household. Unfortunately, McKinnell has been running at 100% occupancy, an indicator that the need for additional homeless family beds remains.

Habitat for Humanity (Habitat) completed nine of the twelve condominium units in the Spenard neighborhood. The land for this project was funded through the CDBG Affordable Homeownership Program and requires the units be HOME-assisted. In addition to creating units, the program generate matching funds, through volunteer labor, for our HOME program (see Match Report). Also, Habitat made progress on expending the remaining \$87,000 of CDBG funds under this program; the purchase of land that will result in 4 more units closed in January of 2008 and will be reported in next year's CAPER.

The Municipality's Community Housing Development Organizations (CHDOs) made substantial progress in 2007. CHDO operating expense assistance was provided to Anchorage Housing Initiatives (AHI) and Shiloh Community Housing, Inc. Municipal staff worked with Alaska Housing Finance Corporation (AHFC) to provide technical assistance funding to these CHDOs; CHDOs were required to do an organizational needs assessment in order to utilize the funding.

In 2007 the Municipality also worked closely with Rural Community Action Program, Inc. (RurAL CAP) and will certify RurAL CAP as Anchorage's fourth CHDO for 2008. RurAL CAP is expected to complete their first CHDO project in early 2008, the acquisition of a 10 one-bedroom apartment building in Mountain View that will house extremely low-income and homeless individuals. The acquisition of this building is also expected to leverage Alaska Mental Health Trust Authority funding through the Special Needs Housing Development (SNHG) grant round to provide operating assistance. The project will have 8 HOME-Assisted units.

Shiloh was granted funding to do their first CHDO project in 2007: the acquisition and minor rehabilitation on a four-plex known as Shiloh Estates. This project is expected to be completed in early 2008 and will have 2 HOME-Assisted units. And AHI neared completion on its fully accessible single family home. This project will be sold in early 2008.

In 2007, the Department of Neighborhoods continued to operate the Weatherization program. The quality of work improved during the year as staff worked on increased quality control. The Department of Neighborhoods signed a new lease in 2007 and consolidated its office and warehouse to a new Mid-town location. The move enables planning and administrative staff to come together with Weatherization and Minor Repair program staff, and also provides a convenient location for clients.

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 2007 a close review and consultation with existing homelessness planning groups, a major reformation of homelessness groups was proposed and implemented. The Anchorage Coalition on Homelessness with an Executive Board was formed. The Homeless Services Forum was disbanded, and the Oversight Subcommittee on Homelessness was folded into the Executive Board. The Coalition in 2007 made several important accomplishments including hosting a Project Homeless Connect event, drafting a Housing First White Paper, working with RurAL CAP Homeward Bound on the purchase of a 10-Plex, and the hiring of a part-time staffer. 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).

A number of programs funded through entitlement grants in this report were funded in 2007 to assist low- and moderate-income families, at-risk populations, and homeless individuals (Table 1.2.1). In 2006 a homeless pilot outreach grant was awarded to RurAL CAP in response to one of the Action Steps in the Ten Year Plan on Homelessness. The purpose of this program was to increase outreach to people unsheltered and living in camps. In 2007 RurAL CAP successfully permanently housed eight people who had

been homeless directly off the street. With supportive services, these individuals have been able to maintain their housing. Two additional people have been identified who are waiting to get into subsidized housing and two people were unable to maintain their first housing placement however still receive case management services. This grant was matched by a similar grant by the Alaska Mental Health Trust Authority (AMHTA), and is also combined with three permanent housing rental vouchers through the HUD Continuum of Care process.

In 2006 the Salvation Army Cares for Kids program was awarded CDBG Public Service funding. They were unable to utilize this award because of program restrictions. The funding was reprogrammed to provide needed funding for the Department of Health Human Services. In 2007 the Municipality saw a rapid rise in the number of Tuberculosis cases amongst the homeless population. This funding was used to providing temporary shelter to insure diagnosed individuals were successfully treated and to provide limited housing emergency assistance. The Alaska Legal Services assisted 723 in their Children-At-Risk project, exceeding their goal by 123, and Anchorage Literacy Project provided assistance to 407 individuals, exceeding their goal by more than 100.

Finally, in 2007 DoN hired a temporary planner to assist in the development of the 2008-2012 Consolidated Plan. The plan, along with the 2008 Action Plan, was deemed approvable by HUD and received very positive feedback by members of the Housing and Neighborhood Development (HAND) Commission and Anchorage Assembly.

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 2007 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. Reduce the existing waitlist in order to better manage expectations of clients and be more flexible to address emergency needs.
- Pursue VISTA Volunteer position to improve communications with the public, most notably in making regular updates to our website and increasing outreach with LEP population.

- Place more focus on rehab and new construction activities on condominiums, townhomes, and other single family attached housing, especially in CHDO development and the HARP program. Costs of housing and construction in Anchorage, if built as single family detached, will likely approach the 203(b) limits and will also make it difficult to identify qualifying families without substantial subsidy.
- Continue education efforts in community and among decision makers on success of Housing First strategies in other communities.
- Target members of the community who utilize a high proportion of community services; this relatively small number of homeless individuals cost the community many times more than it would cost to move them into supportive, subsidized housing. These individuals must be targeted as part of Housing First initiatives.
- Work with members of the Alaska Affordable Housing Partnership (AAHP) to advocate at the state and local levels for support of affordable housing policies, funding, and projects.
- While proposed in the 2007 Action Plan, finalize the CHDO Pre-Development loan program to offer seed money and site control loans to under-capitalized CHDOs.
- Aggressively pursue projects for both HOME and CDBG that meet community needs but that also expend funds in a timely fashion.
- A continued commitment to targeted community development efforts. In addition to the work in Mountain View, DoN was asked to begin working with the Fairview neighborhood on a Neighborhood Revitalization Strategy in 2008.
- Work closely with the Alaska Mental Health Trust Authority (AMHTA), private foundations, and possible statewide Housing Trust funders to commit matching funds to Anchorage HOME Funds.
- Discontinue the homeowner rehabilitation program at this time. Despite significant progress with our subrecipient, which resulted in the correction of all outstanding findings, rehabilitation programs funded with HOME continue to present significant challenges. The primary impediment to the program is the need for the units to be completely code compliant, regardless of the age of unit or scope of work desired with the program. While the need for a more substantial rehab program remains, the hurdles created by funding this program with HOME make the operation of such a program burdensome to the staff, subrecipient, and client.
- Due to inability to identify a subrecipient, suspend efforts at the moment to purchase a mobile home park to preserve as long-term, secure affordable housing.
- 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), Americans with Disabilities Act (ADA) Commission and the HAND Commission to identify and articulate impediments that exist in Anchorage to fair housing choice. Nine impediments were published in draft form during 2005. Action steps were drafted to address these impediments during the 2007 program year. These action steps were presented to the HAND Commission and AERC. They will be finalized after they are presented to the ADA Commission in 2008. A final draft of the Analysis of Impediments to Fair Housing Choice will be published in the 2008 Action Plan.

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. In 2007 the Department of Neighborhoods actively pursued multi-family affordable housing development projects and has several in the pre-development stage. The Municipality in conjunction with Anchorage Neighborhood Housing Services began to staff the Alaska Affordable Housing Partnership, a group formerly administered by HUD.

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. Anchorage Housing Initiatives in late 2007 completed a fully accessible single family home and is now looking for a buyer. In addition, the Department of Neighborhoods worked the Access Alaska to hold training in 2008 regarding compliance with Section 504.

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.

In 2007 Title 21 the City's zoning code was revised and put out for public comment. During this period the DoN provided comments on Title 21 to the Planning and Zoning Commission. In addition, the Anchorage Coalition on Homelessness made steps to increase public awareness about changes to the Code.

4) Lending

Anchorage Neighborhood Housing Services (ANHS) is the lead agency for the Don't Borrow Trouble Alaska campaign and is co-chair of the statewide Predatory Lending Task Force.

ANHS in 2007 participated in 11 consumer education workshops reaching 1100 people around the State working in partnership with the Division of Banking and Securities and AARP. The consumer protection classes covered a range of issues including predatory lending and identity theft. A more in-depth two day class held in Anchorage was sponsored by ANHS, Consumer Credit Counseling Services, Division of Banking, RCA, Alaska Housing Finance Corporation, investment brokers and the Attorney General's Office.

In addition to these classes, ANHS partnered with Denali Federal Credit Union to provide a Predatory Lending Workshop in June 2007 and provided a workshop to WRAP clients in May 2007.

5) Fair Housing Education

The Department of Neighborhoods has been working with Access Alaska to provide Section 504 training to CDBG and HOME grantees in 2008. In addition, in 2007 the DoN engaged in community outreach for the Minor Repair and Weatherization programs. Training on the DoN's intake process was provided to counselors at Hope Community Resources so that they could assist persons with disabilities in completing the application. Training was also given to the counselors at the Southcentral Foundation Elders Program to increase elders' ability to access DoN services.

6) Limited English Proficiency

In 2007 the DoN did outreach to people with Limited English Proficiency. A presentation on the Weatherization and Minor Repair programs was given to an "English as A Second Language Class" at NineStar Enterprises. After the presentation, the application was used as a learning tool for students of the program to familiarize them with the process of completing a successful application. One student was able to finish the application and was subsequently weatherized as a direct result of this presentation.

In 2007 ML&P also sponsored, produced, and enclosed a mailing flyer in English and Spanish for the Weatherization program. These flyers were also distributed

to several low-income medical clinics sparking numerous calls with questions about our program and qualification requirements.

The DoN monitored and reviewed the Limited English Proficiency plans of its grantees and provided recommendations. In addition, the DoN continues to work on its development of policy, procedures and outreach techniques for working with Limited English Proficient persons.

7) Complaint and Enforcement Process

The Municipality of Anchorage Equal Rights Commission worked in 2007 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. There were three Fair Housing complaints filed with the MOA in 2007. Other housing related activities in 2007 include having AERC Investigator Eric McGhee participate in fair housing training, where he provided information to the participants about the AERC's enforcement of housing discrimination complaints.

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 2007, 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 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.

CDBG funds were committed to the Mountain View Library project. In addition to providing the physical improvements to a building on the most visible corner in Mountain View, the library will target programming specifically to the needs of the neighborhood, including the construction of a new community room, and providing multi-lingual materials in primary languages most common in Mountain View.

The Ten-Year Plan on Homelessness called for a number of actions to address services and housing needs of underserved populations. Significant progress was made in 2007 on the planning for Housing First projects, which are scheduled to close in 2008. A revised status report of the Ten Year Plan on Homelessness is included in Appendix 4.

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 2007 program year. Additional leverage dollars will be included in the final CAPER.

Table 1.2.5. Funding Sources: 2007 CAPER

Funding Source and Funding Program	Amount for 2007
State	
<u>State of Alaska/Alaska Housing Finance Corporation - Mortgages</u>	
Energy Interest Rate Reduction - IR reduction for energy efficiency	\$273,178
IRRLIB Program - Interest rate reduction for low-income borrowers	\$3,577,008
Multifamily Loan Program - Multifamily, special needs, congregate & senior progs.	\$16,410,980
Streamline Refinance Program - FHA Refinancing	\$1,348,622
Taxable First-Time Buyer Program - Conventional single-family mortgages	\$18,460,109
Taxable Program - Conventional single-family mortgages	\$52,114,786
Tax-Exempt First-Time Homebuyers Prg. - First-time homebuyer mortgages	\$61,173,703
Veterans Mortgage Program - Tax-exempt veterans loan program	\$5,382,610
Other AHFC Loan Programs - Mobile Homes, Non-conforming, Seconds	\$277,810
<u>State of Alaska/Alaska Housing Finance Corporation - Grants</u>	

Anchorage Rental Relocation and Dispersment Program	\$1,000,000
Energy Efficiency Monitoring/State Energy Prg. - Energy Rating, Marketing, TA, SP	\$144,000
Facility Management Monitoring Project - Monitoring of AHFC Public Housing Units	\$204,000
Federal and Other Competitive Grants - Matching Funds	\$1,250,000
Homeless Assistance Program - One-time aid for emergency needs	\$500,000
Low-Income Housing Tax Credits - Acquisition, rehabilitation, new construction	\$179,000
Low-Income Housing Weatherization - Weatherization & retrofit of housing	\$1,260,000
Maintenance Workshop - Funding for Workshop for Public Housing Maintenance	\$200,000
Public Housing Capital Fund Program - Rehab., mgt improv. of public hsg	\$998,560
Public Housing Competitive Grants - Matching funds	\$300,000
Senior Access Program - Accessibility modifications for people with disabilities	\$50,000
Statewide Fire Protection System Investigation - Fire Improvements, Public Hsg	\$360,000
Statewide Public Housing Improvements - Rehab., mgt improv. of public housing	\$2,000,000
Supplemental Housing Development Prg. - Augments Indian hsg development	\$500,000
Bureau of Land Mamangement	
Early Education	\$8,000
State of Alaska/Department of Health and Social Services	
Projects for Assistance in Transition from Homelessness (PATH)	\$300,000
Home Modification and Design upgrades	
State of Alaska/Mental Health Trust Authority	
Bridge Home Program	\$750,000
State of Alaska/Public Housing	
Public Housing Capital Fund Program	
State of Alaska/SOA/Division of Behavioral Health	
Community Action Prevention & Intervention Grants	

Federal	
State of Alaska/Alaska Housing Finance Corporation - Grants	
Energy Efficiency Monitoring/State Energy Prg. - Energy Rating, Marketing, TA, SP	\$356,000
Federal and Other Competitive Grants - Matching Funds	\$1,250,000
Low-Income Housing Tax Credits - Acquisition, rehabilitation, new construction	\$179,000
Low-Income Housing Weatherization - Weatherization & retrofit of housing	\$360,000
Public Housing Capital Fund Program - Rehab., mgt improv. of public hsg	\$998,560
Public Housing Competitive Grants - Matching funds	\$400,000
State of Alaska/Alaska Housing Finance Corporation - Rental Assistance	
Public Housing Operating Subsidy - Operating costs	\$6,221,628
Section 8 Housing Choice Vouchers - Rental assistance	\$11,247,533
Department of Energy	
DoE Weatherization	1,398,551
Internal Revenue Service	
Low Income Housing Tax Credits	
US Department of Health and Human Services	
Projects for Assistance in Transition from Homelessness (PATH)	\$300,000
Strategic Prevention Framework State Incentive Grants	
US Department of Health and Human Services/Health Resources and Services Administration/Bureau of HIV/AIDS	
Ryan White Title III(b)	

<u>US Department of Housing and Urban Development/Community Planning and Development</u>	-
American Dream Downpayment Initiative	25,488
Community Development Block Grant	1,936,826
Continuum of Care	\$2,360,291
Essential Services	\$83,752
HOME Investment Partnership Program	1,003,185
<u>US Department of Housing and Urban Development/Federal Housing Admin.</u>	-
Project Based Section 8	
Section 202 Elderly Housing	
Section 811 Housing for the Disabled	
<u>US Department of Housing and Urban Development/Office of Public and Indian Housing</u>	-
Public Housing Competitive Grants	
Public Housing Operating Subsidy	
Section 8 Certificates and Housing	
<u>Violence Against Women Act</u>	-
VAWA Transitional Housing Grant Program	

<u>Private Not For Profit</u>	
<u>Paul G. Allen Charitable Foundation</u>	-
Allen Grants	
<u>United Way of Anchorage</u>	-
United Way Agency Funding	

<u>Private For Profit</u>	
<u>Rasmuson Foundation</u>	-
Rasmuson Grants	
<u>Wells Fargo Housing Foundation</u>	
Focus Community Initiative Grant	
<u>BP</u>	
Early Education grant	\$7,000

<u>Private - unspecified</u>	
<u>Various Private</u>	-
Donations	

b) How HUD Funds Leveraged Resources

The Municipality and local organizations leverage HUD funds with state, private, and public funds for housing and community development activities in Anchorage.

- The AnCHOR program leveraged private sector funds during the 2007 program year. The Municipality awarded 43 AnCHOR loans to low-income homebuyers, totaling \$1,052,796 and leveraged \$5,182,355 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. The project secured its second tenant, the Foraker Group, in 2007. This project will leverage more than \$5.8 million in private investments, including equity generated through New Markets Tax Credit.
- The Mountain View Library is estimated to cost approximately \$3.3 million. Through 2007, \$390,000 of CDBG funds had been committed to the project, and the project had leverage commitments of State, foundation, corporate, and local donations of approximately \$2 million, with additional funds in the process of being secured.
- 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 \$8,000,000 project.
- BGES, Inc. continued work on a historic survey of the neighborhood of Fairview, which leveraged \$34,843 from the State Historic Preservation Officer to match CDBG funds.
- The Municipality continued to leverage CDBG funds with the Weatherization Assistance Program. The Weatherization Program brings approximately \$1,500,000 in state and federal funds, as well as programmatic expertise in weatherization and rehabilitation activities for low income households.
- The Alaska Mental Health Trust funded a contractor to help staff the planning efforts and activities associated with the Ten Year Plan on Homelessness.
- The EPA completed a Targeted Brownfield Assessment for a property in Mountain View. The TBA was estimated to cost \$50,000, and provided CIHA and MOA with valuable information; the site is currently being considered for a Section 108/BEDI project.
- Homeward Bound Housing First camp outreach program leveraged \$100,000 in Alaska Mental Health Trust Authority dollars.
- In 2007, CIHA was actively engaged in three projects/programs that benefited from substantial leveraging. The first is CIHA's newest family housing development, Grass Creek Village. Located at Creekside Town Center in Northeast Anchorage, Grass Creek Village will consist of one- to four-bedroom, townhouse-style rentals, which will be available beginning in early spring 2008. Of the eighty units

being developed at Grass Creek Village, 70% will be “affordable” units and 30% will be available at market rates. The second major CIHA project that benefited from leveraged funds in 2007 involved the development of seven of their single family homes in Mountain View (one site is located in the Russian Jack area), construction of which will be completed in-house by CIHA’s construction crew. Finally, Cook Inlet Lending Center (CILC), a non-profit affiliate of CIHA, was able to leverage additional monies using federal funds. CILC was formed in 2001 to develop and deploy low-cost financing products and related development services that help individuals achieve and maintain homeownership and build financial literacy. The total federal (NAHASDA) funds committed to Grass Creek Village equaled \$3,658,030. CIHA leveraged those funds to the sum of \$21,476,652.

- The total federal (NAHASDA) funds committed to the construction of CIHA single family homes equaled \$819,771. CIHA leveraged those funds to the tune of \$1,803,370. Of that amount, \$133,400 is a Supplemental Grant from AHFC and the remainder (\$1,670,300) is sale proceeds.
- Cook Inlet Lending Center received federal (NAHASDA) funds in the amount of \$1,806,263. CILC leveraged those funds to the sum of \$1,568,301.
- In sum, the total federal (NAHASDA) funds committed to the three activities outlined above was \$6,284,064. CIHA leveraged those funds to the tune of \$24,848,653. The result is a ratio of nearly 4:1, leveraged funds to federal monies.
- AHFC also continues to leverage millions in state and federal funding in Anchorage for other housing purposes. This includes \$159,018,805 in total mortgages, and \$17,469,161 in total rental assistance.
- 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.
- 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 one AnCHOR loans that were combined with \$10,000 AMHTA funds.
- ANHS received \$232,000 from NeighborWorks® America last year and \$146,374 from HUD for rent subsidy.
- Alaska Housing Finance Corporation administered 20 activities (grants) in Anchorage with expenditures from January 1, 2007 through December 31, 2007. Total expenditures for this period of time were \$415,186 Federal and \$736,340 Corporate/Mental Health Trust.

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. Two substantial amendments to the Consolidated Plan were made during the program year, which are available from the DoN office upon request.

As discussed elsewhere in this document, the Mountain View Public Library was allocated the remaining \$390,000 of CDBG funds connected to the Mountain View Arts and Culture District activity. This award followed significant outreach with the community. Reprogrammed CDBG public service funds were awarded to the Municipality of Anchorage, Department of Health and Human Services, to operate an assistance and prevention program for homeless and low-income persons who have been diagnosed with tuberculosis.

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.

DoN staff continues to work with ACLT, with assistance from HUD in Anchorage and Seattle, to move towards compliance associated with the job creation requirement of the 108/BEDI Sadler project.

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 10 through March 25. An invitation for public comment was published on March 10, 2008 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 12, 2008 in the Mayor's Conference Room (632 W. 6th Ave, 8th floor). Copies of the draft CAPER were made available at 557 E. Fireweed Lane (suite D), by mail, and on DoN's Web page (www.muni.org/cdbg/index.cfm).

Comments will be summarized in the final CAPER.

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 2007 program year.

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

Source	Prior Funds Available as of 1/1/2007	New Funds Available, including Program income, Recaptured Funds, and Prior Year Adjustments	Total Available	Total Committed or Expended	Total Uncommitted
CDBG	2,185,018	2,007,956	4,192,974	1,829,784	2,363,190
HOME	3,636,054	1,003,185	4,639,239	1,597,788	3,041,451
ADDI	95,567	25,488	121,055	118,646	2,409
ESG	5,675	83,752	89,427	60,250	29,177

Of CDBG funds expended and drawn through HUD's reporting system, 97.5% 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 12/31/2006 (2006 CAPER)	2007 Adjustments/ Corrections	Total Available for 2007	Expended PY2007	Balance Dec. 31, 2007	Notes
1 Administration, Planning, and Grant Management	Var.	City-wide	106,993	100,318	207,311	(74,211)	133,100	
HOME Funds			99,402	100,318	199,720	(74,211)	125,509	1,2
ADDI Funds			7,591	-	7,591	-	7,591	
2 Anchorage Community Home Ownership Resources (ANCHOR)*	Var.	City-wide	667,408	525,488	1,192,896	(1,063,817)	129,079	
HOME Funds			536,356	500,000	1,036,356	(919,686)	116,670	1
ADDI Funds			95,567	25,488	121,055	(118,646)	2,409	1
AMHTA Funds			20,000	-	20,000	(10,000)	10,000	
Rental Rehab Program Income			15,485	-	15,485	(15,485)	-	1
3 Housing First Production/1- and 4-Bedroom Units		City-wide	615,383	-	615,383	(1)	615,382	1
4 CHDO Housing Production Projects	TBA	City-wide	444,771	227,708	672,479	(142,500)	529,979	1
5 AHI CHDO Demonstration Program	308,309	City-wide	108,353	-	108,353	(102,935)	5,418	
6 Housing Acquisition and Rehab Program (HARP)	548	City-wide	337,570	-	337,570	-	337,570	
7 Manufactured Housing - Fresh Start	TBA	City-wide	500,000	100,000	600,000	-	600,000	1
8 CHDO Operating Expense Assistance	766,767	City-wide	64,172	50,159	114,331	(87,160)	27,171	1,3
9 CHDO Pre-Development Loan Program		City-wide	-	25,000	25,000	-	25,000	
10 Homeowner Rehabilitation Program	Var.	City-wide	814,217	-	814,217	(186,455)	627,762	
11 Mountain View Village	769	Mountain View	59,356	-	59,356	(59,356)	(0)	
Unallocated			13,399	-	13,399	-	13,399	
Total			3,731,621	1,028,673	4,760,294	(1,716,434)	3,043,860	

1 2007 Action Plan Additional Funds
 2 Includes a adjustment of -\$567 in program funds identified during reconciliation.
 3 Includes a adjustment of -\$283 in program funds identified during reconciliation

Table 1.4.2c. Detailed CDBG Table

Proposed Activities	IDIS #	Location	Balance 12/31/2006 (2006 CAPER)	2007 Amendments/ Adjustments*	Total Available for 2007	2007 Expenditures	Balance 12/31/2007 (2007 CAPER)
#1 Program Administration and Planning	various	City-wide	416,554	405,366	821,920	(424,304)	397,616
#2 Housing			-	-	-	-	-
a. Minor Repair Program (ANHS)	820	City-wide	179,058	288,559	467,618	(421,658)	45,960
MOA project oversight/ER Estimate		City-wide	-	23,501	23,501	-	23,501
b. Minor Repair Program (MOA)	812	City-wide	253,354	655,707	909,061	(462,869)	446,193
Neighborhood Historic Surveys (MOA)	823	City-wide	16,755	(11,075)	5,680	(12,177)	(6,497)
c. Housing Services Project Delivery Costs (HOME)	762, Var.	City-wide	131,430	50,039	181,469	(65,378)	116,090
d. Affordable Homeownership Program (Habitat)	655	City-wide	87,250	-	87,250	(0)	87,250
MOA project oversight/ER Estimate		City-wide	-	4,329	4,329	(2,130)	2,199
e. Manufactured Housing	TBA		60,000	-	60,000	-	60,000
MOA project oversight/ER Estimate		City-wide	-	15,000	15,000	-	15,000
#3 Community Building Capital Projects			-	-	-	-	-
a. Mountain View Library	TBA	Mountain View	137,230	252,770	390,000	(22,118)	367,882
MOA project oversight/ER Estimate			-	19,500	19,500	-	19,500
b. McKinnell Family Shelter (Salvation Army)	761	546 E 15th	28,750	19,000	47,750	(47,750)	-
MOA project oversight/ER Estimate			-	4,775	4,775	(17,011)	(12,236)
c. Crisis Center Renovation (Covenant House)	760	609 F Street	376,598	-	376,598	(546)	376,052
MOA project oversight/ER Estimate			-	18,835	18,835	-	18,835
d. Previous Years CDBG Cap Project Oversight	Various	City-wide	74,865	(74,865)	0	-	-
#4 Elimination of Slum & Blight			-	-	-	-	-
a. Slum and Blight (Demolitions and Rust in Peace)	815, 816	City-wide	112,319	20,000	132,319	(17,360)	114,959
b. Mountain View Façade Improvement	n/a	Mountain View	100,000	-	100,000	-	100,000
#5 Public Service			-	-	-	-	-
a. Children at Risk Project (Alaska Legal Serv)	814	1016 W. 6th Ave.	4,095	126,500	130,595	(130,595)	-
b. Anchorage Literacy Project II (Anchorage Literacy)	813	1345 Rudakof Cir.	-	132,581	132,581	(132,581)	-
c. Homeless Task Force Pilot Program (RurAL CAP/Homeward Bound)	834	City-wide	40,000	50,000	90,000	(72,086)	17,904
d. Cares for Kids (Salvation Army)	n/a		23,998	(23,223)	775	-	775
e. Homeless TB Pilot Project	TBA	City-wide	-	23,223	23,223	(1,210)	22,013
Unallocated			142,762	7,433	150,195	-	150,195
Total			2,185,018	2,007,955	4,192,974	(1,829,784)	2,363,190

*2007 Amendments/Adjustments include an additional \$2,031,992 as a result of new funds allocated through the 2007 Action Plan, Amendment #1, and an addition of \$-22,069 identified through reconciliation process.

Maps of activities are included in Appendix 6 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:

- DoN consolidated its two locations into one office and warehouse facility in Midtown Anchorage.
- The Anchorage Coalition on Homelessness, reconfigured from various homelessness planning groups in Anchorage, continued to show the benefits of coordinating across organizations and levels of government. A DoN planner was hired and provides staffing assistance to the Coalition.
- A temporary planner was hired to coordinate, research, and write the five year Consolidated Plan.
- The Municipality continues to post its pertinent documents on the Internet via the DoN Web page: www.muni.org/cdbg/index.cfm.
- The Alaska Affordable Housing Partnership meetings were discontinued in 2007 by HUD, due to staffing changes. DoN, working closely with Anchorage Neighborhood Housing Services, reconvened the group in the fall of 2007 and began to plan for organizational enhancements and an increased role in community-wide education and advocacy.

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.

Technical assistance was provided to grantees as needed. MOA does desk monitoring on a regular basis of all grants. The following projects received on-site monitoring in 2007:

- Shiloh Estates (HOME Project)
- Shiloh Operating Expense Assistance (HOME Project)
- Steven's Park (HOME Project/Financial Monitoring)
- Adelaide (HOME Project)
- Mt. View Village II (HOME Project/Initial Monitoring)
- Children at Risk-Alaska Legal Services (CDBG Public Service)
- Alaska Literacy Project (CDBG Public Service)
- Homeless Task Force Pilot Program (CDBG Public Service)

1.6.2 Monitoring Results

Describe the results of your monitoring including any improvements

As a result of on-site monitoring primarily resulted in recommendations to improve program policies. None of the grantees' costs were questioned. The Department of Neighborhoods, in particular, provided needed technical assistance to grantees on compliance with Section 504 and Limited English Proficiency regulations. All units in the rental development projects passed Health and Quality Standards.

The monitoring of the Municipality of Anchorage Minor Repair Program contributed to coordination of the Municipality's housing programs (Weatherization and Minor Repair). Biweekly housing staff meetings were initiated. DoN stopped accepting applications for the waitlist until the number reached a more manageable level. Significant efforts were made to close out projects. The monitoring has also continued to focus on efforts to identify term contractors and to work with the contractors on program policies and compliance.

Several meetings with one of 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, and work with AHI has helped the organization near completion of their single family fully accessible home.

Significant efforts were made to close out findings with CILC related to the Homeowner Rehabilitation Program. The organization engaged a third party

moderator to work with DoN and CILC staff to reach agreements on solutions to the findings. DoN was able to close out findings in early 2008.

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 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 2007 Action Plan.

DoN continued to build its internal capacity in 2007, and is making strides with the Management Improvement Plan approved by HUD in 2004. New housing units were created through Mountain View Village, CHDO Development, and Affordable Homeownership Program. Other new affordable housing units that were well underway and expected to reach completion in 2008 are AHI and the RurAL CAP rental development program. Minor Repair and Homeowner Rehabilitation rehabbed 65 units in 2007.

The Housing Acquisition and Rehabilitation Program (HARP) made some organizational progress, and ANHS is pursuing projects in 2008 that will focus on condominiums and other types of housing to keep the purchase price after rehabilitation as affordable as possible.

The Covenant House Crisis Center Renovation remained on hold. Because of changing conditions in downtown Anchorage, Covenant House has asked for permission to hold off using the award for rehab of the existing building while they pursue possibilities for expansion and relocation. DoN has worked with Covenant House and established a more stringent deadline to use the funds in 2008. On the other hand, the Salvation Army McKinnell project was completed after several years of construction. The Municipality intends to make CDBG funds available in 2008 or 2009 via a community-wide Request for Proposal process.

After several years of reserving funds for the Mountain View Arts and Culture District, funds were allocated to the Mountain View Library. The project has had some delays in the design stage; additional funds have been identified and designs should be finalized for construction in 2008.

During 2007, 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.

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 2007 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 2007 program year, the Municipality continued to fully incorporate lead-based paint activities into its various CDBG and HOME housing programs. This incorporation included continuing its relationship with 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. Because of the

wide variance of the scopes of work, 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
Business Address	3601 C Street, Suite 540
Mailing Address	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: In addition to continued efforts in Mountain View, CIHA made significant progress towards its 80 unit development in Muldoon called Grass Creek Village, of which 70% of the units will be affordable. CIHA also completed a 14-unit mixed use building in Mountain View as part of its overall Mountain View efforts. CILC rehabbed 5 properties under the Homeowner Rehab project.
- ANHS and MOA completed 60 units under the Minor Repair program, often performing essential and emergency repairs such as heating system repair or replacement, roofing assistance, or making accessibility improvements for a disabled household, in efforts to preserve existing affordable housing.
- HOME funds dedicated to rental housing: CIHA's Mountain View Village II, funded by a variety of sources including HOME, was completed in 2007 and resulted in 9 HOME units that will "float" among 36 total units. Overall, CIHA's production in Mountain View to date is 138 units.
- Substantial progress was made to work with RurAL CAP, Anchorage's newest CHDO, on the acquisition of a 10 1-bedroom unit apartment. The activity, when it closes in 2008, will meet both the objectives of CHDO housing production and the goal of creating more one and four-bedroom units, per the Ten Year Plan on Homelessness.
- Under the Affordable Homeownership Program, Habitat for Humanity completed nine of its twelve new condominium units on land purchased with CDBG funds; the units are HOME units.
- DoN worked with the State of Alaska and Alaska Mental Health Trust Authority to commit funding to Housing First efforts, with special emphasis of providing funds for operating and supportive services in order to successfully support housing targeting extremely low income individuals and households.
- DoN continued to work with its four CHDOs to move CHDO development and HARP projects forward in 2008.

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 2007 Action Plan, the MOA set a goal to assist 18 households with down payment assistance (AnCHOR Program), 36 households with rental housing development/GOAL (Mountain View Village II), 60 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), TBD households with CHDO housing production projects, 10 households with manufactured housing fresh start program, 3 households for homeownership through the acquisition rehabilitation/new construction programs (HARP), and TBD households with Housing First Production (1- and 4-bedroom units). The actual numbers assisted were: AnCHOR 43, Goal 36 (with 9 HOME units), Minor Repair Program 60, Homeowner Rehab 5, AHI 0 (1 completed in early 2008), HARP 0, CHDO 0 (4 units expected for completion for Shiloh in 2008, as well as a rental development for RurAL CAP), manufactured housing 0, and housing first 0.

The breakdown, by housing project with units completed in 2007, of households served by income ranges is as follows:

Table 2.2.1

Household Income Range	Minor Repair - ANHS	Minor Repair - MOA	AnCHOR	Mountain View II	Home- owner Rehab	Total
Very Low	7	16	1	4		28
Low	8	7	9	5	1	30
Moderate	15	5	33		4	57
Total	30	28	43	9	5	115

As outlined above, the minor repair program met its goals, and AnCHOR exceeded its goals. Homeowner Rehab completed five projects; the subrecipient, while working with MOA on several outstanding issues, agreed to close out the projects in the queue but not to accept applications for additional projects. HARP did not meet its goals, however, progress has been made and completions are expected in 2008. The two smallest CHDOs, AHI and Shiloh, will have completions in early 2008. DoN has discontinued attempts to purchase a mobile home park at this time, and efforts to create a pilot program to fund replacement mobile homes were not successful; these funds will be reprogrammed in 2008.

DoN has been working with affordable housing developers and a local church community to secure land for affordable housing; the partners are looking for a commitment from the community church, and if granted hope to commit funding for Housing First and CHDO projects. Additional conversations are underway to work with the Municipality to make tax foreclosed properties available to affordable housing producers. More discussion of “course corrections” implied by these results is included in Section 1.2 of this CAPER.

DoN continues to work closely with all four CHDOs to pursue CHDO developments in 2007 and 2008. DoN, through provision of Operating Expense Assistance and additional technical assistance hopes to build greater capacity among the CHDO organizations. The largest of the CHDO, ANHS, has capacity but often struggles to identify required match on projects. DoN is working to help leverage funds through AMHTA and the state to support these projects, and thus provide matching funds up front to Anchorage housing producers.

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. To meet the definition of Section 215 affordable housing, the rent must not exceed 30% of the adjusted income at 65% AMI and at least 20% of the units must be occupied by very low-income families. For owner-occupied affordable housing units, the initial purchase price cannot exceed 95% of the median purchase price for the area.

With respect to the CDBG and HOME programs, AnCHOR loans, the HARP program, Homeowner Rehabilitation Program, Mountain View Village II, Minor Repair and the CHDO production fit the criteria established in the HUD definition for Section 215. A total of 144 units of this type were assisted and completed during 2007 by formula grant funds in this CAPER. It is important to note that of the Mountain View II units, only 9 were stipulated to be HOME.

Activity	Type of Unit		Proposed	Actual	Note
	Rental	Owner	Units	Units	
AnCHOR		X	18	43	
HARP		X	3	0	
Homeowner Rehab		X	6	5	Proposed 22 overall 9 HOME units
Mountain View II	X		36	36	
AHI		X	1	0	Unit Underway
Shiloh CHDO	X		2	0	Units Underway
Minor Repair		X	60	60	
Total			126	144	

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 program provided housing assistance for 23 very low income households, and AnCHOR provided assistance to 1 very low income household. Minor Repair assisted 13 disabled households and 22 elderly. AnCHOR assisted 3 disabled and 1 elderly.

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. The Housing First Camp Outreach position was able to place 8 homeless individuals in housing.

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 2007 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 its policies and capital improvement plans, and any changes in policy from the previous year.

The draft state FY2009 Public Housing Agency Plan is available for review at the AHFC web page, www.ahfc.us. Go to "Reference Materials" then "Plans" to locate the past and most current plan.

HUD financial support for resident services resides strictly in their Resident Opportunities and Self Sufficiency (ROSS) competitive grant program. On March 4, 2008 AHFC was informed that it was awarded a \$309,000 grant for activities at its Gateway Learning Center. AHFC also receives a grant to support its Family Self Sufficiency Coordinator position, and uses a small sum from the Capital Fund Program as match for several corporate funded self-sufficiency programs.

- \$250,000 in non-federal matching funds continues to be available statewide to leverage federal receipts. 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 2007 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, 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; some of those homebuyers also received assistance through the AnCHOR Program,
- 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 set aside \$10,000 in each of the past two years (formerly \$5,000) to fund a scholarship program of ten \$1000 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.

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 2007 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. 2007 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.
- Grass Creek Village: Located at Creekside Town Center in Northeast Anchorage, Grass Creek Village will consist of one- to four-bedroom, townhouse-style rentals, which will be available beginning in early spring 2008. Of the eighty units being developed at Grass Creek Village, 70% will be "affordable" units and 30% will be available at market rates.

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 2007, Anchorage Mayor Begich signed on to HUD's call to action to eliminate regulatory barriers to affordable housing. The 2008-2012

Consolidated Plan lists eleven strategies pertaining to the elimination of regulatory barriers. The Department of Neighborhoods, in coordination with groups such as the Alaska Affordable Housing Partnership, the Anchorage Coalition on Homelessness, and a group of Anchorage developers, DoN undertook the following actions in 2007:

- Work with Anchorage Homeless Coalition and Planning Department on zoning restrictions for different types of supportive housing. While current code makes efforts to define certain types of transitional, assisted-living, shelter, or Community Correctional Residential Facilities, it lacks a definition for supportive housing or housing first models. As such, these successful new models are often restricted because they are defined along the lines of more restricted uses (e.g. CCRC) or have requirements such as 24 hour on-site staff, which make such projects infeasible. DoN will work to educate the Planning Department on these new models.
- Parking requirements in Anchorage are high when compared to other cities in North America. DoN is working with the Planning Department to reduce parking requirements for multi-family housing, especially housing that is reserved for low-income residents, seniors, or other populations likely to have fewer vehicles.
- The Housing and Neighborhood Development (HAND) Commission passed a resolution in 2007 in opposition of a rezone of commercial land to residential. While the rezone was ultimately approved, DoN and the HAND Commission remains committed to the policy of no net loss of residential land in the community.
- In addition to working to create new affordable housing, preserving existing affordable housing is vital to the efforts, in part because NIMBY (Not in My Backyard) attitudes sometimes make site-identification for new housing difficult. Minor Repair, Homeowner Rehab, and CHDO activities all contribute to this effort.
- In 2007, another mobile home parks was closed and 50 units were displaced. While efforts to preserve mobile home parks have stalled, other policies such as affordable housing set-asides, density bonuses for affordable housing are being proposed in 2008.
- Education and outreach on the need for affordable housing was identified as an important part of working to reduce barriers in 2007. DoN will work with AAHP to create a marketing/advocacy campaign in 2008.
- The Municipality received a Targeted Brownfield Assessment grant from the EPA to assess an abandoned gas station for possible redevelopment. Infill and brownfield redevelopment are crucial given the lack of vacant land in Anchorage; however, assessment and cleanup grants will be necessary to increase the feasibility of projects. In 2007, DoN applied for a \$200,000 EPA Assessment grant.
- DoN is working with the Municipal Heritage Land Bank to pursue opportunities to make tax foreclosed properties available to non-profit affordable housing developers.

- 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. The survey will be completed in 2008 and an additional effort in Spenard will begin.
- Efforts to create a state-wide Housing Trust Fund gained momentum and funding is proposed in the SFY08 budget. If granted, the funds would provide needed gap and service funding for housing that targets populations below 30% AMI.

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, homeownership housing rehabilitation, new housing construction and CHDO operating Expense Assistance during the program year. The AnCHOR program exceeded its goal of 18 with 43 projects, and also provided a small amount of match through a partnership with the Alaska Mental Health Trust Authority. CIHA completed grant reporting for 36 units of rental housing, of which 9 units are HOME units. CILC administered the housing rehabilitation program and completed five units. Progress continues to be made with the four active CHDOs; AHI is expected to complete the sale of its affordable home in 2008, Shiloh will close out its four-plex in 2008, RurAL CAP is looking to close on its first CHDO project (a Housing First project) in early 2008, and DoN continues to work with ANHS on the HARP program and other CHDO development possibilities.

Please see sections 1.2 and 2.2 for a count of units completed through HOME-funded programs. Section 2.5 includes beneficiary data on race.

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 2007 was derived from Proceeds for Affordable Housing Bonds, Cash, Donated Real Property, and Voluntary Labor. 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 2009, the Municipality counted \$9,106.06 of the bond proceeds as match, banking \$1,240,317.69, with total bankable proceeds forwarded to 2008 amounting to \$5,294,262.31.

Match from cash sources stemmed from the Homeowner Rehabilitation Program (HRP) administered by Cook Inlet Lending Center, Inc. (CILC), a subsidiary of Cook Inlet Housing Authority; the Municipality's agreement with the Alaska Mental Health Trust Authority (AMHTA) as used in conjunction with the AnCHOR Program; funds from the closed out HUD Rental Rehabilitation Program applied to AnCHOR loans; the Affordable Housing Program, administered by Habitat for Humanity Anchorage, in conjunction with AnCHOR; and Shiloh Estates, a program administered by the CHDO Shiloh Community Housing, Inc. (SCHH).

CILC concluded five rehabilitation projects during the federal fiscal year. The match recognized consisted of funds from a grant to CILC from AHFC for the Supplemental Housing Development grant. The grant paid for the weatherization activities connected to each project. Total match from the grant came to \$46,613.75.

ANHS, the Municipality's Subrecipient for the AnCHOR Program, closed one loan during the 2007 federal fiscal year that assisted AMHTA beneficiaries. The AMHTA loan amounted to \$10,000.

One AnCHOR loan utilized funds from the closed-out Rental Rehabilitation Program (24 CFR 511). The match amounted to \$15,485.

Seven (7) Affordable Housing Program (AHP) projects closed during the federal-fiscal year. AHP projects utilize a \$1,000 AnCHOR loan in conjunction with a Habitat for Humanity Anchorage undertaking. Match was contributed to the projects from cash donations (\$414,539.00) and voluntary labor (\$290,700.00).

Shiloh Estates had one project in 2007. The project had land donated to it with a value of \$35,000.

As of the end of FFY 2007, the Municipality had expended (drew down) \$155,697.00 of HOME funds, creating a match liability of \$36,424.25. Match included bond proceeds (\$9,106.06), cash (\$749,830.06), donated real-property (\$35,000.00), voluntary labor (\$290,700.00), and the carryforward from 2006

(\$401,944.10). The total 2007 match contributions (bond proceeds, cash, labor, and property) were \$831,443.81. Total match including bond proceeds, cash, donated property, and the 2006 carryforward came to \$1,233,387.91, covering the Municipality's match liability and leaving a carryforward to 2008 of \$1,196,963.66. The HOME match report is attached in Appendix 2.

2006 Match Log Revised

Subsequent to the publish date of the 2006 CAPER, the Municipality and Cook Inlet Housing Authority were able to conclude the reporting for the Mt. View II project. As a result, the Municipality was able to claim an additional \$407,098 of cash match stemming from three sources: \$179,379 from the Rasmuson Foundation; \$227,719 for the State of Alaska, from which the Municipality was able to count 25%; and \$238,822 of arbitrage funds.

In addition, the HARP project at 1028 East 8th Avenue ceased to be an eligible CHDO project. Therefore the Municipality subtracted its cash match from the 2006 match log. The deduction amounted to \$20,300.04.

The revised match log and report for federal fiscal-year 2006 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 2007. 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 AnCHOR program participants, in a proportion that mimicks the general population.

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:

HOME Program	Total	White	Black	Hispanic	Asian/Pacific Islander	Native American, Alaska Native
AnCHOR	43 (100%)	30 (70%)	10 (23%)	5 (12%)	1 (2%)	0 (0%)
Mountain View Village II	9 (100%)		4 (44%)			5 (56%)
Homeowner Rehab	5 (100%)	1 (20%)	1 (20%)		1 (20%)	2 (40%)
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 subrecipients must agree to comply with all fair housing laws and to use the 'EQUAL OPPORTUNITY' logo in all newspaper advertisements.

3. Homeless

3.1 Homeless Needs

3.1.1 Actions Taken to Address the Needs of the Homeless

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 third year progress report on the Ten Year Plan on Homelessness 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 2007 a Homeless Pilot Outreach program was funded with Community Development Block Grant (CDBG) public service funds in conjunction with the Alaska Mental Health Trust Authority. This grant funded case management services that reached out to the unsheltered chronic population in Anchorage. At the end of 2007 the program had successfully permanently housed 8 people directly off the street using scattered site units. There were 14 people enrolled in the program. 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 2007.

In 2007 RurAL CAP also entered into a purchase and sale agreement to buy a 10-Plex in Mt. View to utilize as permanent housing for persons that are

homeless. It will be a CHDO HOME project that is anticipated be awarded and completed in 2008.

3.1.3 New Federal Resources through 2007 SuperNOFA

Identify new Federal resources obtained from Homeless SuperNOFA.

Ten projects were awarded funds under the 2007 Continuum of Care competition. Anchorage received funds in the amount of \$2,360,291 as a result of the 2007 National Continuum of Care competition.

Table 3.1.3 CONTINUUM OF CARE APPLICATIONS

Agency	Program	Award
Anchorage Housing Initiatives, Inc.	SHPR	\$81,886.00
Anchorage Community Mental Health Services, Inc.	SHPR	\$646,563.00
Rural Alaska Community Action Program Inc.	SHPR	\$357,474.00
Rural Alaska Community Action Program Inc.	SHPR	\$141,168.00
Alaskan AIDS Assistance Association	SHPR	\$103,425.00
Covenant House Alaska	SHPR	\$245,629.00
Anchorage Community Mental Health Services, Inc.	SHPR	\$203,464.00
Municipality of Anchorage	SHPR	\$296,714.00
Anchorage Community Mental Health Services, Inc.	SPCR	\$258,048.00
Alaskan AIDS Assistance Association	SPCR	\$25,920.00
	Total	\$2,360,291.00

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 2007, \$10,000 in planning funds were provided directly to support this planning and coordination effort from the DoN. An additional, \$10,000 was provided by the Alaska Mental Health Trust Authority and the grantees provided another combined \$10,000 in resources. Other services funded through CDBG, HOME and ESG, listed below, provided services to prevent homelessness:

- CDBG-5c Anchorage Literacy Project – Multisensory Instruction
- CDBG-5c Homeless Task Force Pilot Program
- CDBG-5a Alaska Legal Services
- CDBG-5e TB Homeless Prevention Project
- CDBG-2ab. Minor Repair Program
- 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 2007, **Essential Services** (ES) funds assisted 56 homeless households to access permanent housing by providing first month's rent (3) and security deposits (54) (one household received both 1st month's rent and security deposit). In addition, 2 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 and Covenant House Alaska 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, 11 security deposits and 18 utility arrearages.

Overall, during the reporting period for ES and HP funding assistance, 103 individuals were assisted in the ES category and 175 individuals were assisted in the HP category, for a total of 278 individuals, representing 122 households. Of the 278 individuals, 131 were children, 24 beneficiaries were reported veterans, and 16 beneficiaries reported homelessness as a result of domestic violence. In addition, we estimate 6,500 telephone requests and 500 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 PY07, which is \$83,752. The DHHS exceeded this minimum match by providing staff salaries to administer and implement the use of ESG funds. The DHHS match of \$118,661 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 ESG 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 3.2.5. Emergency Shelter Grant Funding by Activity

Category	Funds Available 12/31/2006	New 2007 Funding	Expended 2007	Remaining Balance 1/1/08
ESG-1. Homeless Prevention	1,199	25,126	26,325	0
ESG-2. Essential Services	1,944	25,126	27,070	0
ESG-3. Maintenance and Operations	2,532	29,314	2,668	29,179
ESG-4. Administration	0	4,186	4,186	0
Total	5,675	83,752	60,250	29,179

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. Beneficiary data is listed in the narrative above.

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. In 2006 the Alaska Mental Health Trust Authority began 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. From January of 2006 to February of 2007 the Bridge Home program had 42 total participants, 29 (out of 31 with incarceration histories) decreased their rate of incarceration and 16 (out of 26 with hospitalization histories) decreased their rate of hospitalization. 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 and the Minor Rehabilitation Program. The Affordable Homeownership Program which Habitat for Humanity uses to purchase land for its homeownership projects, continued to build on land purchased in 2005, and made progress towards purchasing land that will close in 2008. Habitat sold nine of the twelve units in its Spenard development. The Minor Repair Program completed 60 low/moderate income households.
- c) Overall, 97.5% of CDBG funds drawn during the 2007 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 a portion of 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 2007, and received funding for a Targeted Brownfield Assessment on a property in Mountain View. DoN received funds from the State Historic Preservation Officer to augment CDBG funds with next historic neighborhood survey, to be of Spenard. DoN worked closely with the Alaska Mental Health Trust Authority to identify pilot “Housing First” programs; these types of programs will be targeted if a statewide housing trust fund is authorized. One of the Anchorage projects, RurAL CAP’s ten-unit development project, will close in 2008 and will include operating and programmatic support through the annual SNHG funding round.

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 2007

Date Issued	Applicant	Project	Program Applied For
June 20, 2007	Nine Star Enterprises, Inc.	Construction of a single family house	Anchorage YouthBuild Project
June 10, 2007	Chugiak Senior Citizens, Inc.	Supportive Housing for the Elderly	HUD 202
June 10, 2007	Alaska AIDS Assistance Assoc.	6-plex Project	Shelter Plus Care (CoC)
June 9, 2007	Alaska Housing Finance Corporation	Housing Choice Voucher Program	HCV Family Self Sufficiency Program Coordinator
July 18, 2007	Alaska Housing Finance Corporation	Gateway Learning Center	HUD ROSS Grant
April 16, 2007	Alaska Housing Finance Corporation	Alaska Housing Finance Corporation PHA Plan	Five Year and Annual PHA Plan

June 10, 2007	Alaska Housing Finance Corporation	Four A's 6-plex Project	Shelter Plus Care
June 10, 2007	Alaska Housing Finance Corporation	ACMHS Shelter Plus Care Scattered Sites	Shelter Plus Care Housing Program
June 10, 2007	Anchorage Community Mental Health Services	Scattered Site	Permanent Housing (CoC)
June 10, 2007	Anchorage Community Mental Health Services	Transitional SRO Housing Program	Supportive Housing Program (CoC)
June 10, 2007	Anchorage Housing Initiatives, Inc.	Coming Home Project II	Permanent Housing (CoC)
June 5, 2007	Anchorage Housing Initiatives, Inc.	Coming Home Project I	Permanent Housing (CoC)
April 5, 2007	Anchorage Neighborhood Housing Services, Inc.	Housing Counseling/Financial Literacy	Neighborworks America (HUD)
March 27, 2007	Covenant House Alaska	Rights of Passage	Supportive Housing Program (CoC)
June 10, 2007	MOA/DHHS/SAFE City/LINK Project	LINK Project Homelessness Management Information System	Supportive Housing Program, HMIS (CoC)
June 1, 2007	RuRAL Cap -- Community Bound	Community Bound	Supportive Housing Program (CoC)
June 1, 2007	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 completed the Mountain View Village II project in 2007. 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.

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. 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:

- Mobile Trailer Supply (6 jobs through 2007)
- Sadler's Warehouse (6 jobs through 2007)

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.

Children-At-Risk Project maintains income documentation to ensure that 51% of the clients are low-income.

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 2007 program year.

CDBG Program Income Received 2007		
Type of Income	Voucher Number	Amount
Capital Projects		
Food Bank	220431	1,529.00
Food Bank	220435	871.00
Food Bank	229767	884.00
Food Bank	229768	1,516.00
<u>Subtotal</u>		<u>4,800.00</u>
Elimination of Slum and Blight		
<u>Subtotal</u>		
Housing Rehabilitation - Loan Proceeds		
Loan 156 A, B, C	207524	20,216.00
Loan 316 A, B	209358	3,501.21
Loan 218 A, B	211240	17,277.00
Loan 273 A	211369	19,800.00
Loan 379 A	228338	9,947.99
Loan 379 A, B	228339	10,052.01
<u>Subtotal</u>		<u>80,794.21</u>
Total		85,594.21

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:

a. The activity name and number as shown in IDIS;

b. 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 2007 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 142 loans made with CDBG funds that are outstanding as of 12/31/07 with a balance owed of \$1,280,152.20.
- 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 2007 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 12/31/2007.

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 2007.

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.

Anchorage Neighborhood Housing Services (ANHS) completed 30 projects in 2007 under this program, expending \$421,658 of CDBG funds. The Department of Neighborhoods completed minor repairs on 28 units in 2007, and expended \$462,869. For the Municipality's Minor Repair Program, eligible homes have often received Weatherization assistance prior to admittance for the Minor Repair Program. Funding through the Weatherization program is generally between \$2,000 and \$8,000 per project.

In addition to the above projects, units were rehabilitated through the Homeowner Rehabilitation Program and the Mountain View Village II project. Homeowner Rehab completed 5 units with expenses of \$186,455. Mountain View Village II, in addition to new construction, included the substantial rehabilitation of four 4-plex units.

4.1.13 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.

The Municipality of Anchorage does not currently have a HUD-approved NRS; however, progress on revitalization efforts targeted in the Mountain View community are detailed in several sections of this report.

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. These agencies also offer programs community-wide. 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. The Weatherization Program provides weatherization assistance to more than 170 households in Anchorage annually, and is eligible for renters and owners at 60% AMI and below.

Two 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.

In addition to the Housing First Camp Outreach program mentioned above, CDBG funds supported three other public service projects. The Anchorage Literacy project served 407 individuals, the TB project served 2 individuals, and Alaska Legal Services' Children-At-Risk project served 723 people.

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 families with at-risk or abused children with legal assistance 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.

6. Other Narrative

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

N/A.