



**Municipality of  
Anchorage**  
**Ethan Berkowitz, Mayor**  
**Housing and Community  
Development**  
**2017 Action Plan**



**Draft**  
**January 25, 2017**



**Municipality of Anchorage**

**Housing and Community Development  
2017 Action Plan**

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# AFFIDAVIT OF PUBLICATION

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THIRD JUDICIAL DISTRICT

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May 10, 2016

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Signed Kayla Lavea

Subscribed and sworn to before

me this 10 day of MAY, 2016

Bretney Thompson

Notary Public in and for  
The State of Alaska.  
Third Division  
Anchorage, Alaska  
MY COMMISSION EXPIRES

2/23/2019



## PUBLIC NOTICE



### Municipality of Anchorage

**2018-2022 Housing and Community Development Consolidated Plan  
2017 Action Plan  
Assessment of Fair Housing  
National Housing Trust Fund**

#### Notice of Public Hearing and 30 Day Public Comment Period

In order to be eligible to receive CDBG, HOME, and ESG funds, the Municipality must submit a **Consolidated Plan** to the Department of Housing and Urban Development (HUD) every five years, and is required to update that plan annually with an **Action Plan**. The **Consolidated Plan** is an assessment and analysis of social and economic conditions and issues related to affordable housing, homelessness and community development. The **Assessment of Fair Housing** is to provide an assessment and planning process for taking actions to overcome patterns of segregation, promote fair housing choice, and foster inclusive housing free from discrimination. The **National Housing Trust Fund** is anticipated to compliment HUD funding to increase and preserve affordable housing for low-income and homeless families. The **Assessment of Fair Housing and National Housing Trust Fund** will be included in the Consolidated Plan. There will be several opportunities during the drafting of the plans for the public to comment and participate in the planning process.

This is the first of three Public Hearings for the **2018-2022 Housing and Community Development Consolidated Plan, 2017 Action Plan, Assessment of Fair Housing and National Housing Trust Fund**. A Public Hearing will be held on May 25th in the DHHS Conference Room #423, 825 L Street, Anchorage, starting at 3:30 PM. This is an opportunity for the Municipality to hear citizen views, recommend funding proposals and ask questions prior to the drafting of the plans. Written comments will also be accepted via email at the address listed below.

The 2017 Action Plan outlines programming and budget priorities for the HUD CDBG, HOME, and ESG programs and the National Housing Trust Fund for the year 2017 and must be in accordance with the priorities outlined in the Municipality's 2013-2017 Housing and Community Development Consolidated Plan. All HOME activities are subject to 24 CFR Part 92, all CDBG activities are subject to 24 CFR Part 570, and all ESG funding are authorized under Subtitle B of Title IV, McKinney-Vento Homeless Assistance Act, 24 CFR Part 576, and National Housing Trust Fund 24 CFR Part 93.

For more information, contact Nancy Anderson, CSD Program Manager, Municipality of Anchorage at 907-343-4876. Comments received by 4:00 PM, June 13, 2016 will be accepted by fax, email, mail or delivery to the following location:

Mail: Municipality of Anchorage  
Department of Health and Human Services  
Public Health Initiatives and Partnerships Division  
Community Safety and Development  
Nancy Anderson, CSD Program Manager  
PO Box 196650  
Anchorage, AK 99519-6650  
Fax: 249-7858  
Email: [AndersonNV@muni.org](mailto:AndersonNV@muni.org)  
Hand Delivery: 825 L Street, Room 506

Persons who are non-English speaking who would like an interpreter to participate should contact Nancy Anderson at the contact information above.



Persons with disabilities who need auxiliary aids, services, or special accommodations or modifications to participate should contact Pat Monday by telephone at 343-4822, fax at 249-7715 or e-mail [MondayPC@muni.org](mailto:MondayPC@muni.org).







# PUBLIC NOTICE

## Municipality of Anchorage



### 2017 and 2018 Annual Action Plans Notice of Public Hearing and the 30 Day Public Comment Period

The Municipality of Anchorage announces that the Housing and Community Development 2017 Action Plan is available for review and a 30 day public comment period. The draft 2017 Action Plan projects federal Department of Housing and Urban Development (HUD) allocations of CDBG \$1,606,172; HOME \$545,535; and ESG \$145,258 for a total of Total \$2,296,965.

The 2018 Action Plan is in the planning phase and a 30 day public comment is being accepted on potential projects to be funded in 2018 with HUD grants.

The Action Plans outline program and budget priorities for the HUD grants that include Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG). CDBG activities are subject to 24 CFR Part 570, HOME activities are subject to 24 CFR Part 92, and ESG funding is authorized under Subtitle B of Title IV, McKinney-Vento Homeless Assistance Act, 24 CFR Part 576. The 2017 Action Plan is the fifth of five annual plans to the 2013-2017 Consolidated Plan.

The draft 2017 Action Plan is available at:  
<http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx> for a 30 day public comment period starting January 25, 2017. Comments received by 4:00 P.M., February 27, 2017 will be accepted by mail, email or delivery to the following location:

Mail: Municipality of Anchorage  
Department of Health and Human Services  
James Boehm, Senior Neighborhood Planner  
PO Box 196650  
Anchorage, AK 99519-6650  
Email: BoehmJH@muni.org  
Hand Delivery: 825 L Street, Room 506

A public hearing on the plans will be held:

**Wednesday, February 8, 2017, 3:30 – 4:30 p.m.**  
**Municipality's Department of Health and Human Services**  
**825 L Street, Room 423, Anchorage, AK**

Individuals in need of a language interpreter or with disabilities who need auxiliary aids, services, special accommodations or modifications to participate should contact Pat Monday two days before the public hearing by telephone at 343-4822 or email [mondaypc@muni.org](mailto:mondaypc@muni.org)



Published: January 25, 2017



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## **AP-05 Executive Summary**

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### **1. Introduction**

This document is the fifth of five annual action plans under the Municipality of Anchorage (MOA) Housing and Community Development Consolidated Plan for 2013-2017 (Con Plan). The MOA is a participating jurisdiction and is eligible to receive U.S. Department of Housing and Urban Development (HUD) funding for three federal entitlement programs that focus on the housing and community development needs of low and moderate income persons. These programs are: 1) Community Development Block Grants (CDBG), 2) HOME Investment Partnerships Program (HOME), and 3) Emergency Solutions Grant (ESG). The MOA is required to submit a Consolidated Plan that covers a five-year period that outlines the intended distribution of these HUD dollars. To meet this requirement, the MOA submitted the 2013-2017 Consolidated Plan for the local HUD office to review. In addition to the submission of a five-year plan, the MOA is required to submit an annual action plan that reflects funding for specific activities and projects that meet Con Plan goals for each year thereafter.

The 2017 Action Plan (2017 AP) projected allocations for the MOA include the following federal programs: CDBG \$1,606,172; HOME \$545,535; and ESG \$145,258 for a total of \$2,296,965. The 2017 AP details the distribution of HUD funding as guided by the Municipal Mayor and Assembly and three public comment hearings.

The 2017 AP reflects the CDBG, HOME and ESG funding for projects that meet the Con Plan intent to serve low-income and the homeless residents living in the MOA with projects that have proven successful and opened opportunities for new projects. Specifically, funding is directed towards maintaining and developing affordable housing and homeless prevention.

### **2. Summary of the objectives and outcomes identified in the Plan**

HUD requires grantees to incorporate a standardized performance measurement system. The system is designed to enable HUD to aggregate results of its programs and report to congress and the public on a more outcome-oriented system (March 7, 2006 Notice in Federal Register).

Each activity in the 2017 AP corresponds to one of the following two objectives:

- Suitable Living Environment
- Decent Affordable Housing

In addition, each activity in the 2017 AP corresponds to one of the following three outcome categories:

- Availability/Accessibility
- Affordability
- Sustainability: Promoting Livable or Viable Communities

The AP-35 Projects section of the 2017 AP, details respective objectives and outcomes for each of the activities proposed.



### **3. Evaluation of past performance**

The yearly reduction of HUD funding allocated to the MOA makes the process of setting goals a challenge. Because of the cuts since FY2010 budgets for CDBG and HOME programs, the goals laid out in the 2013-2017 Consolidated Plan have been adjusted to reflect the decreased available funding.

Nevertheless, the MOA has actively participated in the writing of the Anchorage Community Plan to Prevent and End Homelessness (Homeless Plan) dated October 14, 2015. The Homeless Plan was written by the Planning Committee in partnership from MOA Department of Health and Human Services (DHHS), Housing and Neighborhood Development (HAND) Commission's Oversight Subcommittee on Homelessness (HCOSH) and Anchorage Coalition to End Homelessness (ACEH). Over an 18 month period, more than 1300 citizens weighed in on the creation of the Homeless Plan through public meetings, five work groups and a community survey. The Homeless Plan has assisted the MOA in setting priorities for distributing CDBG, HOME, and ESG funds in 2017.

The Analysis of Impediments to Fair Housing (AI) dated February 2015 identified six impediments to fair housing in the MOA. All of the six impediments are addressed in the Homeless Plan. MOA considered the Homeless Plan as the basis for identifying projects in the 2017 AP.

This 2017 AP represents the fifth year of implementation of the objectives set forth in the 2013-2017 Consolidated Plan. The MOA will submit the next Consolidated Annual Performance Evaluation Report (CAPER) for the programs covered by the Con Plan by March 31, 2017.

### **4. Summary of Citizen Participation and Consultation Process**

Pursuant to federal regulations (24 CFR 91.115), the MOA developed and adopted a Citizen Participation Plan which is included as an appendix to the 2017 AP. The key annual activities designed to encourage citizen participation are to hold at least three public hearings during the program year and offer public comment periods for the draft version of the 2017 AP from various groups such as non-profit organizations and the general public.

A display ad was placed in the Alaska Dispatch News, a newspaper with statewide distribution, on May 10, 2016 to announce the beginning of the 2017 AP process, public hearing, and the comment period.

A discussion with the opportunity for public comment to gather ideas for the 2017 AP was held on May 25, 2016 in the DHHS Conference Room #423, 825 L Street, Anchorage, starting at 3:30 PM.

A second display ad was placed in the Alaska Dispatch News on **January 25, 2017** to announce the following activities.

- The Draft 2017 AP, the **February 8, 2017** public hearing, and the comment period. The public hearing was held from 3:00 PM to 5:00 PM at the DHHS, 825 L Street, 4<sup>th</sup> Floor, Room 423.

Comments regarding the above public notice were accepted from **January 25, 2017 - 10:00 AM February 27, 2017**. Copies of the draft 2017 AP were available at the MOA DHHS,

HCSO, CSD, at 825 L Street, Room 506, and through the MOA web site at:  
<http://www.muni.org/Departments/health/PHIP/CSD/Pages/PlansandReports.aspx>.

Other locations where these publications could be found were at the Loussac Library, Alaska Housing Finance Corporation (AHFC) and ACEH.

A summary of public comments are included below and were considered in drafting and making revisions to the various action plans. The final public hearing was held before the Anchorage Municipal Assembly on **March 21, 2017**.

## **5. Summary of public comments**

### **May 25, 2016 Public Hearing.**

**Maggie Humm, Alaska Legal Services Corporation (ALSC)** – Ms. Humm spoke about being a recipient of CDBG Public Service funds and what ALSC does.

**Corrine O'Neill, Supportive Housing Division Director, RurAL CAP** – Ms. O'Neill would like to see the MOA in their fair housing assessment do something around discrimination towards people with criminal backgrounds thereby discriminating by race. She would also like to see Public Service funding have a continual emphasis on homelessness in 2018. For the Housing Trust Fund Ms. O'Neill would like to see a maximization of the operational set aside and be aligned with some housing choice vouchers.

Ms. O'Neill spoke about the Continuum of Care and the housing trust fund money.

She would like to see the municipality keep their CHDO operating assistance program going.

She would like to see an emphasis on ESG in regards to Rapid Re-housing and maybe not this year but eventually looking at that for TBRA as well.

On the Housing Trust Fund, if you're going to serve 30% of the median income, she thinks it should really be looked at for permanent supportive housing. She wants the MOA to maximize the set-aside and AHFC to match that with Section 8 vouchers.

**Jeremy Baker, Director Fair Housing Enforcement Project, Alaska Legal Services Corporation** – Mr. Baker spoke about barriers to fair housing choice. He hopes that that vouchers, a source of income discrimination is something that the Municipality will take a look at in the AFH process.

### **Comment period May 10, 2016 - 4:00 PM, June 13, 2016**

**Suzi Pearson, Executive Director, AWAIC** – Ms. Pearson spoke about what AWAIC provides and requested that the Action Plan address the demand and need for services for victims of domestic violence on a broader scope and invest funding accordingly.

**Lisa DH Aquino, MHS, Executive Director, CSS** – Ms. Aquino spoke about the CSS - BFS Emergency Overflow in the 2016 Action Plan and how the \$28,625 per year is not enough to meet the need.

**Elaine Phillipps, Executive Director, HFHA** – Ms. Phillipps spoke about what HFHA is doing and plans for 2017. She stated "Access to and availability of CDBG funds and

HOME and National Housing Trust Fund dollars would significantly enhance our ability to move forward with plans to build additional low income housing in Anchorage for citizens making 30-60% of local median income, as well as assist in the acquisition of land needed to begin a new housing development.”

Ellen Kazary, Development Director, RurAL CAP – Ms. Kazary spoke about their partnership with the Municipality in delivering the Mobile Home Repair Program and they encourage the Municipality to continue it as one of its CDBG activities.

**Corrine O'Neill, Supportive Housing Division Director, RurAL CAP** – Ms. O'Neill requested funding for the following:

Karluk Manor

- Housing Trust funds to replace the roof for roughly \$100,000.
- An annual \$40,000 operational set-aside.

Sitka Place

- Roughly \$85,000 for items in the deficiency report, paving, siding, and painting.
- Operating funding to cover an annual budget deficit of \$60,000.

Safe Harbor Muldoon

- Public service funds of \$75,000 in FY2017 and \$75,000 in FY2018.

## **6. Summary of comments or views not accepted and the reasons for not accepting them.**

**May 25, 2016 Public Hearing.**

**Comment period May 10, 2016 - 4:00 PM, June 13, 2016**

## **7. Summary**

As evidenced by the Con Plan, there are many needs in the MOA. The MOA has identified projects to fund in the 2017 AP to help end homelessness through priorities established by Mayor Berkowitz and activities identified in the Homeless Plan. The 2017 AP reflects the CDBG, HOME, and ESG funding for projects that are intended to serve low-income and the homeless residents living in the MOA. Specifically, funding is directed towards maintaining and developing affordable housing and homeless prevention.

Activities associated with the 2016 AP will be identified in the CAPER and forwarded to HUD in March 2017.

## PR-05 Lead & Responsible Agencies

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### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Con Plan and those responsible for administration of each grant program and funding source.

**Table PR-05.1. - Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	Municipality Of Anchorage	Department of Health & Human Services/Community Safety and Development

### 2. Narrative

Community Safety and Development (CSD), Housing and Community Services Division, Department of Health and Human Services (DHHS), MOA is responsible for preparing and administering activities identified in the Con Plan.

### 3. Consolidated Plan Public Contact Information

Mailing Address:

Department of Health and Human Services  
Housing and Community Services Division  
Community Safety and Development  
P.O. Box 196650  
Anchorage, AK 99519-6650.

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## AP-10 Consultation

---

### 1. Introduction

This section provides a summary of MOA activities utilized to involve other public and private agencies that provide housing, health services, and social services in the development and review of the 2017 AP.

The MOA published a display ad in the Alaska Dispatch News, a newspaper with statewide distribution, on May 10, 2016 for the Draft 2017 AP to obtain guidance, data, and comments. Email notices were sent to all agencies on the CSD and ACEH email lists informing of the public hearing and comment period.

In April 2013, the MOA transferred Continuum of Care (CoC) responsibilities to the ACEH. The transfer of responsibilities includes grant writing, community coordination, and assignment of duties within the ACEH. DHHS is a member of the ACEH board of directors.

### 2. Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

The MOA collaborates with its constituents in several ways. Staff from MOA DHHS support and are part of various local committees and commissions including the ACEH, HAND Commission, HCOSH, Senior Citizens Advisory Commission, Anchorage Women's Commission, Americans with Disabilities Act Advisory Commission, and the Health and Human Services Commission. The MOA held two public hearings open to housing and supportive services agencies and members of the general public. The 1<sup>st</sup> public hearing was on May 25, 2016 and the 2<sup>nd</sup> was on December 7, 2016.

MOA coordinates with the 2016 AP subrecipients that include Rural Alaska Community Action Program (RurAL CAP), NeighborWorks Alaska (NWA), Habitat for Humanity Anchorage (HFHA), Anchorage Community Mental Health Services (ACMHS), Alaska Legal Services (ALS), Catholic Social Services (CSS), Challenge Alaska, Alaska Literacy Program (ALP), the Anchorage Senior Activity Center (ASAC), United Nonprofits, Alaskan AIDS Assistance Association (Four As) and Volunteers of American Alaska (VOA). Also MOA works with Abused Women's Aid in Crisis (AWAIC), Standing Together Against Rape (STAR) and Victims for Justice (VFJ) through the Alaska Domestic Violence and Sexual Assault Intervention Program (ADVSAIP).

The MOA will continue to collaborate with the AHFC, the Alaska Mental Health Trust Authority, the State of Alaska's Department of Health and Social Services and other entities to enhance financing opportunities for additional housing, rental assistance and supportive services within the Municipality.

**3. Coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The MOA has actively participated in the writing of the Anchorage Community Plan to Prevent and End Homelessness (Homeless Plan) dated October 14, 2015. The Homeless Plan was written by the Planning Committee in partnership from MOA DHHS, HCOSH and ACEH. Over a one and a half year period more than 1300 citizens weighed in on the creation of the Homeless Plan through public meetings, five work groups and a survey.

**4. Consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

On June 1, 2015, MOA transferred the AKHMIS database administration to ACEH. The MOA and ESG subrecipients collect and enter data into the CoC HMIS database on all persons served. The MOA and ESG subrecipients assist program participants in obtaining needed mainstream funding and other resources, this may include supportive services essential to achieving independent living and assistance in obtaining housing stability.

MOA staff are on the ACEH Board of Directors and work closely with the CoC to identify areas of unmet need and work to develop strategies to address the needs of homeless persons. In 2015, as noted above, the MOA and the ACEH worked together to develop the Homeless Plan which includes strategies that will involve continued collaboration and consultation to accomplish the goal of ending homelessness.

MOA staff participated in the CoC work sessions on the FY2016 CoC Application that includes the ESG funds administered by MOA. MOA staff participates in the CoC Coordinated Entry by entering data in AKHMIS on individuals who are living in homeless camps and have been interviewed by the Anchorage Police Department as part of the Homeless Action Response Team (HART).

**5. Agencies, groups, organizations and others who participated in the process and consultations:**

The table below lists the commissions, committees and agencies who participated in developing the 2017 AP.

**Table AP-10.1. - Agencies, groups, organizations and others who participated in the process and consultations**

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
1. Municipality Of Anchorage (MOA)	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Health Agency	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Lead-based Paint Strategy Anti-poverty Strategy	Departments/Divisions/Sections are consulted through meetings, emails and phone calls. DHHS staffs committees and commissions that provide oversight to MOA’s programs. Anticipated outcomes are better coordinated and referral services at DHHS.
2. Alaska Legal Services Corporation (ALSC)	Housing Services-Children Services-Homeless	Homeless Needs - Families with Children Housing Need Assessment Other: Barriers to Affordable Housing	MOA reviews performance reports submitted by ALSC. Anticipated outcome is that ALSC receives CDBG Public Service funding for providing direct assistance to homeless and near homeless individuals, families with children regarding issues that are critical to preventing homelessness.
3. Abused Women's Aid in Crisis (AWAIC)	Housing Services-Victims of Domestic Violence	Housing Need Assessment Homelessness Strategy Homeless Needs—	MOA reviews performance reports submitted by AWAIC. Anticipated outcome is that AWAIC receives ADVSAIP funding for providing

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Services-Homeless	Chronically homeless	emergency financial assistance to women and their children who are victims of domestic violence and are experiencing homelessness.
4. Anchorage Community Mental Health Services (ACMHS)	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children	MOA reviews performance reports submitted by ACMHS. Anticipated outcome is that ACMHS receives CDBG Public Service funding for providing direct assistance to homeless individuals.
5. Brother Francis Shelter (BFS)	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs - Veterans	MOA reviews performance reports submitted by BFS. Anticipated outcome is that BFS receives CDBG Public Service funding for providing beds at a shelter for homeless individuals. It is also anticipated that CDBG funding will be provided for boilers and lighting replacement.
6. Catholic Social Services (CSS)	Housing Services-Children Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth	MOA reviews HMIS reports entered by CSS. Anticipated outcome is that CSS receives ESG funding for providing rapid re-housing services to families.
7. Habitat for Humanity Anchorage (HFHA)	Housing Services-Children Services-Elderly	Housing Need Assessment Homelessness Strategy Homeless Needs - Families	MOA monitors performance of HFHA. Anticipated outcome is that HFHA receives HOME funding for providing down payment

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Persons Services-Persons with Disabilities Service-Fair Housing	with Children Homelessness Needs - Veterans	assistance to individuals and families purchasing their first home. Provide CDBG and HOME funding for scattered site acquisition for construction/rehabilitation of housing.
8. NeighborWorks Alaska (NWA)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	MOA monitors performance of NWA. Anticipated outcome is that NWA receives CDBG funding for completing minor repairs of homes owned by individuals and families to maintain and prevent loss of housing. Anticipated outcome is that NWA receives HOME funding for the TBRA program for the chronically homeless.
9. Rural Alaska Community Action Program (RurAL CAP)	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans	MOA monitors performance of RurAL CAP. Anticipated outcome is that RurAL CAP receives CDBG and HOME funding for rehabilitation of rental housing and mobile homes for low-income families, and direct assistance to homeless individuals. Anticipated outcome is that RurAL CAP receives CDBG funding for rehabilitation of the Child Care Center for low-income families.
10. Standing Together Against Rape (STAR)	Housing Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth	MOA reviews performance reports submitted by STAR. Anticipated outcome is that STAR receives ADVSAIP funding for providing emergency financial assistance to women and men who are victims of sexual assault and are experiencing homelessness.



Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Violence Services-Homeless Services-Health Services-Education		
11. Veterans Administration (VA)	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education Other government - Federal	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Non-Homeless Special Needs	The MOA meets monthly with agencies serving veterans with the VA. The anticipated outcomes of the consultation are to improve coordination of services to veterans and to include their input in the Consolidated Plan and Action Plan.
12. Volunteers of American Alaska (VOA)	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Market Analysis	The MOA meets and emails VOA who is a CHDO in the MOA.
13. Victims for Justice (VFJ)	Housing Services-Children Services-Persons with HIV/AIDS Services-Victims of	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs -	MOA reviews performance reports submitted by VFJ. Anticipated outcome is that VFJ receives ADVSAIP funding for providing emergency financial assistance to women and men who are victims of interpersonal violence and are

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Domestic Violence Services-Homeless Services-Health Services-Education	Unaccompanied Youth	experiencing homelessness.
14. HUD	Housing Other Government - Federal	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis General Assistance	The MOA interacts with HUD by email, phone and meetings. Anticipated outcomes are that HUD provides MOA with technical assistance and training opportunities.
15. Alaska Literacy Program	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs -	MOA reviews performance reports submitted by Alaska Literacy Program. Anticipated outcome is that ALP receives CDBG capital project funding for the installation of a vertical lift, construction of an arctic entry and replacement of carpet. ALP provides reading, writing and English language instruction to adults with low literacy skills and limited English proficiency.

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strat	
16. Anchorage Senior Activity Center	Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homelessness Needs – Veterans Non-Homeless Special Needs Economic Development Market Analysis	MOA reviews performance reports submitted by ASAC. Anticipated outcome is that ASAC receives CDBG capital project funding for the upgrade the fire detection and alarm system in the original building and maintenance shop. Upgrade of the notification devices. ASAC is a focal point within Anchorage for the coordination of senior information, referrals to available resources, and facilitating communications with a broad base of senior providers and agencies within the Municipality. The building is owned by the MOA and The Anchor-Age Center, Inc. dba ASAC manages the operations through a 3 year renewable operating contract.
17. Challenge Alaska – Keil Center	Services-Persons with Disabilities Services-Children Services-Education	Non-Homeless Special Needs	MOA reviews performance reports submitted by Challenge Alaska. Anticipated outcome is that they receive CDBG capital project funding for the purchase the Alaska’s Keil Center’s property. Challenge provides a place where persons with disabilities can have access to winter sports and recreation.
18. United Nonprofits,	Housing	Housing Need Assessment	MOA reviews performance reports submitted by

Agency Group Organization	Agency Group Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
LLC	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Health Agency	Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Lead-based Paint Strategy Anti-poverty Strategy	United Nonprofits. Anticipated outcome is that they receive CDBG capital project funding for the Renovation of common areas for STAR, Alaska AIDS Assistance Association (4 A's), HFHA, Big Brothers/Big Sisters, VFJ, Anchorage Community Councils, the American Civil Liberties Union of Alaska, and the statewide Independent Living Council. Renovations will include hallway carpet, painting, repairs to exterior wall, parking lot repairs, sidewalk repairs, cooling condenser for the building, and surveillance cameras. STAR assist abuse victims, 4 A's assist persons with HIV/AIDS, and HFHA: low/moderate-income families with home ownership.

**6. Agency Types not consulted and provide rationale for not consulting:**

The MOA made effort to include many interested community members and agencies in the 2017 AP process by holding three public hearings and posting the draft 2017 AP on the MOA website. There was no decision to exclude any community member or agency.

**7. Other local/regional/state/federal planning efforts considered when preparing the Plan – excerpts of each of Plan or summary of the efforts are included but does not represent the full Plan or efforts**

**Table AP-10.2. - Other local/regional/state/federal planning efforts considered when preparing the Plan:**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Anchorage Continuum of Care (CoC)	ACEH	Common goals: There is an overlap for data driven goals, need to reduce number of homeless households with children, increase the number of permanent supported housing units, emphasis to provide number of beds needed for chronically homeless, increase in case management and tenant supports, importance to evaluate discharge of persons from mental health, prisoner, hospital systems and foster care to avoid homelessness.
Anchorage Community Plan to Prevent and End Homelessness	HCOSH and ACEH	Common goals: Establish a centralized or coordinated entry system, participate in the HMIS to track and identify gaps in homeless services, support Point in Time homeless count, measure outcomes goals for the CoC Application, increase in the number of permanent supported housing units, increase in case management and tenant supports, and present accomplishments to the Assembly and Mayor.

Alaska VA Healthcare System	VA	Common goal: Commitment to ending veteran homelessness by the end of 2015. Aligned with understanding that, “One who has served our country should never go without a safe, stable place to call home.” Increase in the number of VASH Vouchers and permanent supported housing units in Anchorage.
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## **AP-12 Citizen Participation**

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### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summary of citizen participation process and how it impacted goal-setting:**

The MOA uses a variety of media to notify people of various activities associated with the allocation of HOME, CDBG and ESG funds. Public meetings regarding the 2017 AP were advertised in the Alaska Dispatch News, a newspaper of general circulation, and posted on the MOA website. Presentations were made for the HAND Commission and ACEH members. Comments received on the 2017 AP focused on housing and services specifically to serve the chronically homeless, homeless families, seniors, veterans, and vulnerable populations, such as, victims of interpersonal violence and persons with disabilities.

**Table AP-12.1. - Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	A public notice was posted in the Alaska Dispatch on May 10, 2016 for the 2017 AP Public Hearing on May 25, 2016.	NA	N/A	<a href="http://www.muni.org/Departments/health/PHIP/CSD/ Documents/ 2017ActionPlanFirstPublicNotice.pdf">http://www.muni.org/Departments/health/PHIP/CSD/ Documents/ 2017ActionPlanFirstPublicNotice.pdf</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2. First Public Meeting	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>5/25/2016 - DHHS Conference Room #423, 825 L Street, Anchorage. The hearing discussed the amount of assistance the MOA expects to receive in 2017, the range of activities to be considered to benefit low- and moderate-income persons and the priority needs of the Con Plan.</p>	<p>See "Summary of public comments" above.</p>	<p>See "Summary of comments or views not accepted" above.</p>	<p><a href="http://www.muni.org/Departments/health/PHIP/CSD/Documents/2017ActionPlanPoster.pdf">http://www.muni.org/Departments/health/PHIP/CSD/Documents/2017ActionPlanPoster.pdf</a></p>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3. Newspaper Ad	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p>A public notice was posted in the Alaska Dispatch newspaper on <b>January 25, 2017</b> for the Public Hearing on <b>February 8, 2017</b> on the draft <b>the draft 2017 AP</b>. Public Comment period was <b>January 25, 2017 - 10:00 AM</b> <b>February 27, 2017</b>.</p>	N/A	N/A	<a href="http://www.muni.org/Departments/health/Documents/Draft2017ActionPlanSecondPublicNotice.pdf">http://www.muni.org/Departments/health/Documents/Draft2017ActionPlanSecondPublicNotice.pdf</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4. Second Public Meeting	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify Other Language: Spanish</li> <li>• Persons with Disabilities</li> <li>• Non-Targeted/ Broad Community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	<p><b>February 8, 2017.</b> A Public Hearing at DHHS Conference Room #423, 825 L Street, Anchorage, AK. The Public Hearing was to let the public comment on the draft 2017 AP.</p>	<p>See "Summary of public comments" above.</p>	<p>See "Summary of comments or views not accepted" above.</p>	<p><a href="http://www.muni.org/Departments/health/Documents/2017DraftActionPlan.pdf">http://www.muni.org/Departments/health/Documents/2017DraftActionPlan.pdf</a></p>

## AP-15 Expected Resources

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### 1. Introduction

Public agencies rely heavily on HUD funding to deliver housing and supportive services programs that address the broad spectrum of needs in the community. Reduced funding by HUD over the last 7 years has adversely impacted public and private agencies that rely on these monies to assist individuals and families, and affected their ability to leverage resources for state or other funding.

The allocated funding resources that the MOA will have at its disposal in 2017 are approximately \$1,606,172 for CDBG, \$545,535 for HOME, and \$145,258 for ESG. If the actual award is different, then recipient awards will be adjusted accordingly and reported next year through a Non-Substantial Amendment.

The “Expected Amount Available” in Table AP-15.2 for the remainder of the Con Plan incorporates all projected annual funding resources for 2017. It does not include funding from prior resources mentioned in prior Action Plans and Program Income. Prior year resources identify awards initiated during the 2017 AP.

**Table AP-15.1. - HUD Funding Allocation**

Program Year	CDBG	HOME	ESG
2017	\$1,606,172	\$545,535	\$145,258
2016	\$1,606,172	\$545,535	\$145,258
2015	\$1,613,622	\$530,461	\$150,740
2014	\$1,691,113	\$598,918	\$143,987
2013	\$1,772,393	\$591,911	\$124,916
2012	\$1,712,284	\$628,693	\$147,888
2011	\$1,707,768	\$946,309	\$82,511
2010	\$1,888,650	\$1,081,372	\$85,000

**Table AP-15.2. - Anticipated Resources 2017 – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				
			2017 Annual Allocation	Prior Year 2016 Resources	Program Income	Total	Expected Amount Available Remainder of Con Plan
CDBG	Public-Federal	Administration and Planning	\$321,234		\$4,000	\$325,234	\$0
		Activity Delivery Costs	\$75,000			\$75,000	
		Housing Programs	\$967,896		\$16,000	\$983,896	
		Public Services	\$242,042			\$242,042	
		<b>Total:</b>	<b>\$1,606,172</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$1,626,172</b>	
HOME	Public-Federal	Administration and Planning	\$54,554		\$858	\$55,412	\$0
		CHDO Operating Assistance	\$27,277			\$27,277	
		Housing Programs	\$447,278		\$7,722	\$455,000	
		TBRA	\$16,427			\$16,427	
		<b>Total:</b>	<b>\$545,535</b>	<b>\$0</b>	<b>\$8,580</b>	<b>\$554,116</b>	
ESG	Public-Federal	Administration and Planning	\$10,894			\$10,894	\$0
		Rapid Re-housing	\$61,334			\$61,334	
		Homeless Prevention	\$73,030			\$73,030	
		<b>Total:</b>	<b>\$145,258</b>	<b>\$0</b>	<b>\$0</b>	<b>\$145,258</b>	

**Note: The amounts may contain rounding values for reporting purposes.**



## **CDBG Narrative Description**

In 2017, the CDBG funding will be used to expand the supply of decent and affordable housing for the very low, low to moderate income families and individuals through rehabilitation of low and moderate income rental housing for seniors, improvements of non-profit public facilities who serve low-income, adults with disabilities, tenant based rental assistance for the homeless and very low-income individuals, and public services by non-profit agencies to house the homeless and low to moderate income individuals and families. See section AP-35 for a list of projects that will be funded with 2017 funding and Program Income. That section also includes funding that will be budgeted with amendments to prior year Action Plans. The MOA plans to reserve 20% of the CDBG allocation funding for administrative, planning, and compliance purposes.

The benefit to low- and moderate income (LMI) persons is often referred to as the primary national objective because the statute requires that recipients expend 70% of their CDBG funds to meet the LMI national objective. The CDBG programs must further ensure that the projects will primarily benefit low-income persons.

Potential leveraging sources come from the private sector through non-profit agencies contributions and foundations.

Program Income generated by the grantee and its subrecipients will be used to support CDBG program as per HUD's requirements.

## **HOME Narrative Description**

In 2017, the HOME funding will be used to expand the supply of decent and affordable housing for the very low, low to moderate income individuals and families through rental development and TBRA. See section AP-35 for a list of projects that will be funded with 2017 funding and Program Income. That section also includes funding that will be budgeted with amendments to prior year Action Plans. The MOA plans to reserve 10% of the HOME allocation funding for administrative, planning, and compliance purposes. There is a 25% match requirement for each dollar of HOME funds spent on affordable housing.

Potential leveraging sources come from the private sector through non-profit agencies contributions and foundations.

The MOA has an established resale provision that safeguards the property's continued affordability or recaptures all or part of the HOME subsidy. Program Income generated by the grantee and its subrecipients will be used to support the HOME program as per HUD's requirements.

## **ESG Narrative Description**

In 2017, the ESG funding will be used to address homeless prevention by providing rental and utility assistance for individuals and families to keep them housed. Additionally ESG funding will be used to address homelessness by providing financial assistance geared toward re-housing individuals and families. ESG emphasizes the need to prevent homelessness with a model to keep individuals and families in their homes, rather than having to enter shelters and/or to support them in the event a shelter stay is unavoidable. See section AP-35 for a list of projects that will be funded with 2017 funding. The MOA

plans to reserve 7.5% of the ESG allocation funding for administrative, planning, and compliance purposes. ESG requires a dollar for dollar match of the federal share.

ESG performance measurements for each program are recorded in the AKHMIS on a monthly basis. Policies and data-sharing protocols are already in place in accordance with guidance provided by HUD.

## **2. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The MOA will continue its efforts to coordinate housing resources with other community funders such as AHFC and AMHTA regarding housing opportunities. The MOA and its sub-recipients will continue to leverage all opportunities and funding to assist low to moderate-income individuals and families with affordable housing.

ESG funds eligible activities designated to prevent homelessness or the risk of homelessness to individuals and families. ESG provides essential supportive services to individuals and families through rental and utility assistance, rapid re-housing and essential supportive services. ESG requires a dollar for dollar match to the federal award resulting in a match of \$133,858 from other sources of funding.

Of particular relevance in the 2017 AP are the leveraged resources associated with the HOME Program. HOME regulations require a 25% match to HOME funds drawn down from the treasury on eligible projects (not including administrative or operating expense assistance funds). Last year, the MOA carried-forward over \$8.55 million of Unrestricted Match. Furthermore, the MOA has carried on its books over \$7.4 million in restricted match-credit from affordable housing bonds proceeds. However, housing bond proceeds may only be used for up to 25% of the annual match obligation. There are no additional match sources expected in 2017.

All sources of match will be reported in the 2017 CAPER.

## **3. If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

There is no publically owned land or property located within the jurisdiction that may be used to address the needs identified in the 2017 AP.

## **4. Discussion**

The MOA will continue to work with housing and supportive service agencies to develop strategies where monies can be coordinated to support mutually identified goals and outcomes that assist low and moderate-income individuals and families.

## AP-20 Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

**Table AP-20.1. - Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Development	2017	2017	Affordable Housing	Anchorage	Affordable Housing - Renters	CDBG: \$684,156	Rental Housing: 40 Household Housing Units
2	Affordable Homeownership	2017	2017	Affordable Housing	Anchorage	Affordable Housing - Owners	HOME: \$455,000	Homeowner Housing: 4 Household Housing Units
3	Public Services	2016	2017	Homeless	Anchorage	Public Services	CDBG: \$242,042	Public Service for Low/Moderate Income Housing Benefit: 203 Households Assisted & 200 Homeless Assisted
4	Mobile Home Rehabilitation	2013	2017	Affordable Housing	Anchorage	Affordable Housing - Owners	CDBG: \$299,740	Homeowner Housing Rehabilitated: 20 Household Housing Units
5	Homeless Prevention and Rapid Re-housing	2015	2017	Homeless	Anchorage	Homeless - Special Needs - Subpopulations	ESG: \$145,258	Homelessness Prevention 125 Persons Assisted and Rapid Re-housing: 255 Households Assisted
6	Tenant-Based Rental Assistance	2016	2017	Affordable Housing	Anchorage	Affordable Housing - Renters	HOME: \$16,427	Tenant-Based Rental Assistance: 10 Households Assisted
7.	CHDO Operating Expense Assistance	2016	2017	Affordable Housing	Anchorage	Affordable Housing	HOME: \$27,277	CHDO Operating Expense Assistance

**Table AP-20.2. - Goal Descriptions**

1	<b>Goal Name</b>	Rental Housing Development
	<b>Goal Description</b>	Rental Housing Development – Cook Inlet Housing Authority \$684,156 CDBG and Program Income funds
	<b>Outcome</b>	Availability/accessibility
	<b>Objective</b>	Provide decent affordable housing
2	<b>Goal Name</b>	Affordable Homeownership
	<b>Goal Description</b>	Affordable Homeownership – Habitat for Humanity Anchorage \$455,000 HOME and Program Income funds
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Provide decent affordable housing
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Alaska Legal Services Corporation \$75,361 CDBG funds CSS Brother Francis Shelter Overflow \$28,625 CDBG funds RurAL CAP - Sitka Place Case Management \$71,560 CDBG funds ACMHS –Homeless Outreach \$66,496 CDBG funds
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Create suitable living environments
	<b>Objective</b>	Provide decent affordable housing
4	<b>Goal Name</b>	Mobile Home Rehabilitation
	<b>Goal Description</b>	RurAL CAP - Mobile Home Repair Program (MHRP) \$299,740 CDBG funds
	<b>Outcome</b>	Affordability
	<b>Objective</b>	Provide decent affordable housing

5	<b>Goal Name</b>	Homeless Prevention and Rapid Re-housing
	<b>Goal Description</b>	MOA Homeless Prevention \$72,524 ESG funds CSS Rapid Re-housing \$61,334 ESG funds
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Create suitable living environments
6	<b>Goal Name</b>	Tenant-Based Rental Assistance
	<b>Goal Description</b>	NeighborWorks Alaska - Tenant-Based Rental Assistance \$16,427 HOME funds
	<b>Outcome</b>	Availability/Accessibility
	<b>Objective</b>	Provide decent affordable housing
7	<b>Goal Name</b>	CHDO Operating Expense Assistance
	<b>Goal Description</b>	NeighborWorks Alaska - \$9,093 HOME funds RurAL CAP - \$9,092 HOME funds Volunteers of America Alaska - \$9,092 HOME funds
	<b>Outcome</b>	Affordability
	<b>Objective</b>	Provide decent affordable housing

**1. Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

In the 2017 AP, the MOA proposed to continue the support of the Safe Harbor Garden's 123 units of rental housing development, as well as the MHRP for approximately 20 units per year, and the Tenant Based Rental Assistance (TBRA) for approximately 10 persons housed per year. Rental Housing Development land acquisition for approximately 40 units. Affordable Homeownership site improvements, design/engineering and project management for approximately 4 units.

The Safe Harbor rental development project is targeted for the homeless, elderly, disabled, and other special-needs groups receiving a high prioritization in the Con Plan Needs Assessment. It is also targeting households that are very low-income, 0-30% AMI. It is estimated all units will assist the extremely low-income.

The MHRP is targeted for moderate- to low-income households.

The TBRA is targeted for the homeless and low-income households living simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition. The targeted population comprises that segment of the Anchorage homeless population that currently accounts for the highest per capita expenditure rate for police call-outs, emergency room and hospitalization, and Anchorage Safety Center/Safety Patrol encounters.

Rental Housing Development is targeted for low to moderate income households with 80% of the units targeted at or below 60% of the median income.

The Affordable Homeownership project is targeted for low to moderate income households between 30% and 60% of the median income.





## **AP-35 Projects - 91.220(d)**

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### **1. Introduction**

The MOA is an Entitlement City and expects to receive CDBG, HOME and ESG funds for program year 2017. The programs that are planned for 2017 are discussed in this section.

### **2. HUD Programs Addressed in the Annual Action Plan**

#### **CDBG Housing Programs**

- Mobile Home Repair Program – RurAL CAP
- Rental Housing Development – CIHA
- Activity Delivery Costs

#### **CDBG - Public Services**

- Individuals and Families-At-Risk – ALSC
- BFS Emergency Overflow Shelter – CSS
- Sitka Place Case Management – RurAL CAP
- Homeless Outreach – ACMHS

#### **HOME**

- CHDO Affordable Homeownership – HFHA
- Tenant-Based Rental Assistance – NWA
- CHDO Operating Expense Assistance – NWA, RurAL CAP & VOA

#### **ESG**

- Homeless Prevention – MOA
- Rapid Re-housing – CSS

### 3. Project Information

**Table AP-35.1. - 2017 Projects**

	<b>Projected Sources</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>Total</b>
	2017 Allocation	\$1,626,172	\$554,115	\$145,258	<b>\$2,325,545</b>
<b>#</b>	<b>Project Name</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>Total</b>
	<b>Administrative</b>				
1	CDBG Administrative	\$325,234			<b>\$325,234</b>
2	HOME Administrative		\$55,412		<b>\$55,412</b>
13	ESG Administrative			\$10,894	<b>\$10,894</b>
	<b>Housing Programs</b>				
3	RurAL CAP - Mobile Home Repair Program	\$299,740			<b>\$299,740</b>
4	CIHA - Rental Housing Development	\$684,156			<b>\$684,156</b>
5	HFHA – Affordable Homeownership		\$455,000		<b>\$455,000</b>
6	Activity Delivery Cost	\$75,000			<b>\$75,000</b>
	<b>CDBG Public Services</b>				
7	ALSC– At-risk Individuals & Families	\$75,361			<b>\$75,361</b>
8	CSS – BFS Emergency Overflow	\$28,625			<b>\$28,625</b>
9	RurAL CAP – Sitka Place Case Management	\$71,560			<b>\$71,560</b>
10	ACMHS –Homeless Outreach	\$66,496			<b>\$66,496</b>
	<b>HOME</b>				
11	NWA - Tenant-Based Rental Assistance		\$16,427		<b>\$16,427</b>
12	NWA, RurAL CAP & VOA - CHDO Operating Expense Assistance		\$27,277		<b>\$27,277</b>
<b>13</b>	<b>Emergency Solutions Grant</b>				
13	MOA - Homeless Prevention			\$73,030	<b>\$73,030</b>
13	CSS - Rapid Re-housing			\$61,334	<b>\$61,334</b>
	<b>Total Uses</b>	<b>\$1,626,172</b>	<b>\$554,115</b>	<b>\$145,258</b>	<b>\$2,325,545</b>

#### **4. Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

The allocation priorities for the 2017 AP were derived from the needs recognized in the 2013-2017 Con Plan. The three main obstacles to addressing underserved needs include: lack of funding; lack of available land for construction of affordable housing; and, high cost of land and building materials.

Objectives specifically related to homelessness include: expand the supply of rental housing for special needs populations, with an emphasis on the homeless, as outlined in the affordable housing strategy section; educate the public about the issue of homelessness; engage in homeless prevention activities and homeless services; support case management services in order to assist people in obtaining or retaining permanent housing; assist in the development of a coordinated intake and discharge system in Anchorage; housing affordability through rental assistance; and support existing shelter services and the expansion of permanent housing services. The MOA will continue to develop partnership with other agencies to leverage additional funding for programs to develop low-income rental housing and address underserved needs.



## AP-38 Project Summary Information

### 1. CDBG Administration, Planning, and Grant Management

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	CHDO Rental Housing Development Homeowner Rehabilitation Mobile Home Rehabilitation Affordable Homeownership Homeless Facilities Public Services Public Facilities and Improvements
<b>Needs Addressed</b>	Homeless – Special Needs - Subpopulations Non-Homeless Special Needs – Subpopulations Affordable Housing – Renters Affordable Housing – Owners Affordable Housing – Non-Homeless Special Needs General Public Facilities Infrastructure Public Services Other
<b>Funding</b>	CDBG \$321,234 and Program Income \$4,000
<b>Description</b>	Grant management, planning, and technical assistance to carry out CDBG, HOME and selected other activities. Several planning, technical assistance and grant management activities have been identified for 2017 and include the following: <ul style="list-style-type: none"> <li>A. General management of the CDBG and HOME projects and programs, including the drafting of APs and CAPERs, executing procurement processes including RFP procedures and drafting written agreements</li> <li>B. Monitoring subrecipient agreements, recordkeeping and budgets, and assuring all federal and local guidelines are met, including eligibility under HUD national objectives, Davis Bacon Labor Standards, environmental reviews, fair housing and affirmative marketing</li> <li>C. Environmental reviews for projects initiated and funded by HUD (other than CDBG, HOME or ESG projects)</li> <li>D. Assist in the development of planning strategies and community development planning efforts with other housing and service agencies</li> </ul>

	<p>E. Program evaluations</p> <p>F. Direct DHHS operational costs and indirect costs as determined by the Intra-governmental Chargeback System</p> <p>FY 2017, CDBG Administration, Planning, and Grant Management costs are allocated at 20% of the CDBG Entitlement allocation plus 20% of any Program Income funds received.</p>
<b>Target Date</b>	12/31/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	Administration for CDBG, HOME, and ESG is at 825 L Street, Anchorage, Alaska.
<b>Planned Activities</b>	24 CFR 570.205 & 206 - Eligible planning and program administrative costs.

## 2. HOME Administration, Planning, and Grant Management

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	CHDO Rental Housing Development Affordable Homeownership
<b>Needs Addressed</b>	Affordable Housing – Renters Affordable Housing – Owners Tenant Based Rental Assistance
<b>Funding</b>	HOME \$54,554 and Program Income \$858
<b>Description</b>	<p>Up to 10% of all new HOME funds, including Program Income may be used for administration, planning, and grant management. These funds will be used for general management of HOME projects and programs including the drafting of the APs and CAPERs, executing procurement processes including Application/RFGP procedures and drafting written agreements, and general office expenses. Funds will also support the monitoring subrecipient agreements, recordkeeping and budgets, and assuring all federal and local guidelines are met, including eligibility under HUD national objectives, Davis Bacon Labor Standards, environmental reviews, fair housing and affirmative marketing.</p> <p>FY 2017, HOME Administration, Planning, and Grant Management costs</p>

	are allocated at 10% of the HOME Entitlement formula allocation plus 10% of any Program Income funds received.
<b>Target Date</b>	12/31/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	Administration for CDBG, HOME, and ESG is at 825 L Street, Anchorage, Alaska.
<b>Planned Activities</b>	24 CFR 92.207 - Eligible administrative and planning costs.

### 3. Mobile Home Repair Program - RurAL CAP

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Homeowner Housing Rehabilitated Mobile Home Rehabilitation Program (MHRP)
<b>Needs Addressed</b>	Affordable Housing - Owners
<b>Funding</b>	CDBG \$299,740
<b>Description</b>	The MHRP is administered by RurAL CAP and assists low-income families who own and occupy a mobile home in need of minor repairs. This assistance is in the form of a one-time grant of up to \$20,000. Funds are primarily used for EPDM roof covering, heating system replacement, hot water tank replacement, and mobile home leveling and skirting. Mobile homes comprise an important element of the affordable housing stock in the MOA. The MOA developed the MHRP to focus on repairs of aging mobile homes in order to preserve a portion of this affordable housing stock. RurAL CAP began delivering the program in 2014.
<b>Target Date</b>	12/31/2017 (fifth-year funding with no option periods remaining)

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	RurAL CAP estimates it will complete 20 units a year, 100 units over the life of the program. The target population is owner-occupied mobile-home owner with incomes less than 80% AMI.  The goal is to rehab a total of 100 units with the \$2,000,000 Total Award for 5 years.
<b>Location Description</b>	Municipality of Anchorage - City wide (Girdwood to Eklutna).
<b>Planned Activities</b>	24 CFR 570.202 (a)(1) - Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building.

#### 4. Rental Housing Development - CIHA

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Rental Housing Development
<b>Needs Addressed</b>	Affordable Housing - Renters
<b>Funding</b>	CDBG \$668,156 Program Income \$16,000
<b>Description</b>	This project will rehabilitate 40 one-bedroom apartments units and 80% of the units will serve low income households, specifically, households with annual incomes of 60% or less of the area median income.
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	32 rental housing units for low/moderate-income
<b>Location Description</b>	Parcel on the corner of 7 <sup>th</sup> Avenue and I Street, Anchorage, AK



<b>Planned Activities</b>	Rental Development. 24 CFR 570 (a) - Acquisition in whole or in part by the recipient, or other public or private nonprofit entity, by purchase, long-term lease, donation, or otherwise, of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to the limitations of § 570.207.
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## 5. Affordable Homeownership - HFHA

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Affordable Homeownership
<b>Needs Addressed</b>	Affordable Housing - Owners
<b>Funding</b>	HOME \$447,278 and Program Income \$7,722
<b>Description</b>	HOME funding will be used site development, design/engineering and project management for the construction of 4 new housing units for owners at or below 60% of low/moderate-income.
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 new housing units for owners at or below 60% of low/moderate-income
<b>Location Description</b>	8314 Duben Avenue, Anchorage, AK
<b>Planned Activities</b>	Acquisition. 24 CFR 201 (a) - Acquisition. 24 CFR 92.205 - HOME funds may be used by a PJ to provide incentives to develop and support affordable homeownership through the acquisition (including assistance to homebuyers).

## 6. Activity Delivery Costs

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Rental Housing Development Affordable Homeownership MHRP Public Facilities

<b>Needs Addressed</b>	Affordable Housing – Renters and Owners
<b>Funding</b>	CDBG \$75,000
<b>Description</b>	Activity Delivery Costs for the MOA
<b>Target Date</b>	12/31/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The goal is to provide Activity Delivery Costs.
<b>Location Description</b>	Municipality of Anchorage
<b>Planned Activities</b>	<p>24 CFR 570.202 (a)(1) - CDBG funds may be used to finance the rehabilitation of privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building.</p> <p>Rental Development. 24 CFR 92.205 (a)(1) - HOME funds may be used by a PJ to provide incentives to develop and support affordable rental housing through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvement. The housing must be permanent or transitional housing. The specific eligible costs are set forth in sections 92.206 through 92.209. 24 CFR 570.202 (b)(1) - Assistance to private individuals and entities, including profit making and nonprofit organizations, to acquire for the purpose of rehabilitation, and to rehabilitate properties, for use or re-sale for residential purposes.</p>

## 7. ALSC – Individuals and Families at Risk –CDBG Public Services

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$75,361

<b>Description</b>	ALSC provides direct assistance to 150 at-risk of homelessness individuals and families. The legal assistance is aimed at immediately increasing an at-risk individual and family's safety and stability by keeping or securing housing, obtaining orders of protection and assisting with income maintenance issues such as securing child support and public benefits.
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 low/moderate-income individuals and families
<b>Location Description</b>	1016 W. Sixth Ave., Suite 200, Anchorage, Alaska 99501
<b>Planned Activities</b>	570.201(e) – Public Services.

## 8. CSS - BFS Emergency Overflow - CDBG Public Services

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$28,625
<b>Description</b>	BFS provides emergency overflow for 150 unduplicated homeless individuals annually. This is a safety net program to provide emergency overflow at Beans Café using BFS staff when the shelter is at capacity and the temperature is 45 degrees or below.
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 persons who are homeless

<b>Location Description</b>	1021 E 3rd Ave, Anchorage, AK 99501
<b>Planned Activities</b>	570.201(e) – Public Services.

### 9. RurAL CAP – Sitka Place Case Management - CDBG Public Services

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$71,560
<b>Description</b>	Sitka Place Case Management - RurAL CAP provides case management and supportive services to homeless individuals with disabilities living in permanent supportive housing at Sitka Place.
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sitka Place will house 53 individuals who are chronic homeless and with disabilities.
<b>Location Description</b>	Safe Harbor - Sitka Place
<b>Planned Activities</b>	570.201(e) – Public Services.

### 10. ACMHS – Homeless Outreach - CDBG Public Services

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG \$66,496

<b>Description</b>	Homeless outreach and engagement activities to the Anchorage Safety Center, homeless camps and concentration of homeless populations
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 - 75 individuals who are chronic homeless and with disabilities.
<b>Location Description</b>	Scattered sites of homeless camps and concentration of homeless individuals in Anchorage, AK
<b>Planned Activities</b>	570.201(e) – Public Services.

## 11. NWA - Tenant-Based Rental Assistance

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Tenant-Based Rental Assistance
<b>Needs Addressed</b>	Affordable Housing - Renters
<b>Funding</b>	HOME \$16,427
<b>Description</b>	NWA will administer Tenant-Based Rental Assistance to low-income persons and families living in scattered sites located in the Municipality. Chronic homeless and low-income households' simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition. The targeted population comprises that segment of the Anchorage homeless population that currently accounts for the highest per capita expenditure rate for police call-outs, emergency room and hospitalization, and Anchorage Safety Center/Safety Patrol encounters.
<b>Target Date</b>	12/31/2017

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 very low to low-income individuals and families
<b>Location Description</b>	Scattered sites located in the Municipality
<b>Planned Activities</b>	92.205(a)(1) Eligible activities.

## 12. CHDO Operating Assistance – NWA, RurAL CAP & VOA

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	CHDO Rental Housing Development
<b>Needs Addressed</b>	Affordable Housing - Renters
<b>Funding</b>	HOME \$27,277 NWA \$9,093 RurAL CAP \$9,092 VOA \$9,092
<b>Description</b>	Housing development costs for administration and overhead of the CHDO agency.
<b>Target Date</b>	12/31/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons of low/moderate-income
<b>Location Description</b>	Main office sites of NWA, RurAL CAP and VOA
<b>Planned Activities</b>	92.208 Eligible CHDO Operating Expense and Capacity Building Costs

### 13. ESG Anchorage – MOA and CSS

<b>Target Area</b>	Anchorage
<b>Goals Supported</b>	Homeless Prevention and Rapid Re-housing
<b>Needs Addressed</b>	Homeless - Special Needs – Subpopulations
<b>Funding</b>	2017 ESG \$145,258 MOA - Homeless Prevention \$73,030 CSS - Rapid Re-housing \$61,334 Administration \$10,894
<b>Description</b>	Homeless Prevention activities and Rapid Re-housing for rent and utility assistance
<b>Target Date</b>	12/31/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	255 persons assisted with Rapid Re-housing 125 person assisted with Homelessness Prevention
<b>Location Description</b>	Administration for ESG is at 825 L Street, Anchorage, Alaska.
<b>Planned Activities</b>	578.53 Supportive Services





## **AP-50 Geographic Distribution - 91.220(f)**

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### **1. Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

The following is a description of the MOA's geographic area for services, which include areas for low-income families and/or racial and minority concentrations where efforts will be directed throughout the 2017 calendar year.

According to the 2010 U.S. Census, the geographic area of the MOA has a total land area of 1,704.68 square miles and includes the Eklutna, Anchorage Bowl, Chugiak and Eagle River, and Girdwood (Turnagain Arm). The MOA is considered a county under the U.S. Census Bureau, and is identified as a unified home rule municipality, which means city government and borough governments are merged. Anchorage is the northern most major city in the United States. According to the U.S. Census Bureau, the estimated population in 2015 in Anchorage is 298,908 residents. Anchorage is the largest city in Alaska and constitutes approximately 41% of the State's total population.

In 2010, the Census showed a total of 32,469 households resided in census tracts with a median household income below 80% of Anchorage's median income. The census tracts below 80% median income included: 3, 4, 5, 6, 7.01, 7.03, 8.01, 8.02, 9.01, 9.02, 10, 11, 14, 17.31, 18.02, 19, 20, 21, and 22.02. The Census 2010 Demographic Information for Anchorage shows: White 66.00%, Black 5.60%, American Indian and Alaska Native 7.90%, Asian 8.10%, Native Hawaiian and Other Pacific Islander 2.00%, two or more races 8.10%, Hispanic or Latino origin 7.60%, and White persons not Hispanic 62.60%.

The AK Dept. of Labor shows the following race by percentage (July 2015): Total 298,908, White 196,086, American Indian and Alaska Native 24,906, Black or African American 18,485, Asian 28,647, Native Hawaiian or Other Pacific Islander 7,246, two or more races 23,538, and Hispanic Origin of any race 26,948.

<http://labor.alaska.gov/research/pop/estimates/data/RaceHispBCA.xls>

### **2. Rationale for the priorities for allocating investments geographically**

In 2010 the median income in Anchorage was \$85,200. In 2016 the median income in Anchorage increased to \$87,600. According to the 2010 Census, a total of 32,469 households in census tracts across the MOA have a median household income below 80% of Anchorage's median income or below \$66,880.

### **3. Discussion**

The MOA will not prioritize the allocating of investments geographically as there is a great need for all programs citywide. To do so would prohibit individuals or families from participation in housing or programs based on where they reside.



## AP-55 Affordable Housing

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### 1. Introduction

Affordable housing is a high priority in the Con Plan.

The rental development programs are targeted at the homeless, seniors, disabled, and other special needs groups. These programs will target homeless households with household incomes less than 80% AMI.

The MHRP target population is owner-occupied mobile home owners with incomes less than 80% AMI.

The TBRA target population is chronic homeless and low-income households' simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition. The targeted population comprises that segment of the Anchorage homeless population that currently accounts for the highest per capita expenditure rate for police call-outs, emergency room and hospitalization, and Anchorage Safety Center/Safety Patrol encounters.

Based on the following market conditions stated in the 2013-2017 Consolidated Plan SA#1, the MOA has determined that a Tenant-Based Rental Assistance (TBRA) Program is an effective way to expand affordable housing opportunities for the community. The MOA plans to pursue a limited TBRA Program that is focused on housing the chronically homeless and low-income household's simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition.

- A TBRA program was identified as an affordable housing type in the 2013-2017 Consolidated Plan under SP 30 Influence of Market Conditions based on the data collected in the Plan.
- The 2014 Point in Time count shows the homeless population in Anchorage was 1,024 of which 9% (94) were persons who are chronically homeless.
- The 2014 Point in Time count shows the homeless population in Anchorage was 1,024 of which 971 were sheltered and 53 were unsheltered.
- In 2015 the Anchorage average adjusted rent for a 1 bedroom was \$1,112 and an estimated 3.9% vacancy (Rental Survey by Alaska Department of Labor and Workforce Development).
- The average rent for a one-bedroom apartment in Anchorage increased from \$1,109 in 2013 to \$1,112 in 2015 (Rental Survey by Alaska Department of Labor and Workforce Development).
- Two out of five residents, or 40% of Anchorage's population, are renters. Approximately half of Anchorage residents are devoting 35-75% of their income on housing. (United Way of Anchorage and Fison & Associates).
- In Anchorage, there are nearly 3,000 households with subsidized rent and more than double that number on the waiting list (Public Housing Department at Alaska Housing Finance Corp).

- In Anchorage, for a one-bedroom, 1,116 households are waiting for subsidized rent in 32 one-bedroom units. The turnover is only about eight each year, translating to a wait of more than 40 years list (Public Housing Department at Alaska Housing Finance Corp).
- As of June 2016 in Anchorage there were over 262 families on the Housing Choice Voucher waiting list without including the lottery opening on July 1, 2016 and over 5,461 on the waiting list for various AHFC-owned rental assistance units statewide.
- AHFC for chronic homeless have all been leased and have waiting lists (70 Anchorage Voucher for the Moving Home Program and 167 Anchorage Vouchers for the Veterans Affairs Supportive Housing).

The following tables show the goals for affordable housing projects funded with FY 2017 funding.

**Table AP-55.1. - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households to be Supported.</b>	
Homeless:	10
Non-Homeless:	64
Special Needs:	0
Total:	74

**Table AP-55.2. - One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance:	10
The Production of New Units:	44
Rehab of Existing Units:	20
Acquisition of Existing Units:	0
Total:	74

## **2. Discussion**

The MOA is providing affordable housing assistance to renters and homeowners who may be homeless, non-homeless, and have special needs. The programs include rehabilitation of rental property and mobile home and tenant-based rental assistance.

## AP-60 Public Housing

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### 1. Introduction

This information was gathered in consultation with the AHFC, the public housing agency for the MOA. AHFC is a self-supporting corporation with a mission to provide Alaskans with access to safe, quality, affordable housing. They provide a variety of affordable housing programs and tools, including the operation of public housing, housing choice vouchers, and project-based assistance. They also finance housing developments through the Low-Income Housing Tax Credit program, tax-exempt multifamily loans, and the distribution of federal and state housing grants. In addition, a variety of home loan programs for low- and moderate-income residents are offered by the Corporation. AHFC promotes self-sufficiency and well-being for people in Anchorage by providing or hosting:

- After-school programs for children and youth in public housing developments;
- Computer labs offer family self-sufficiency and educational resources as well as youth educational activities;
- Jumpstart, an enhanced Family Self-Sufficiency Program, is available to participants of AHFC's rental assistance programs who wish to increase income from employment and decrease dependence on housing assistance;
- Heavy chore services to frail elderly or disabled families;
- Meals on Wheels program at buildings with elderly and disabled families;
- Educational scholarships;
- Summer camp scholarships for children in the Housing Choice Voucher and Public Housing programs;
- Set-aside vouchers for families under the following programs:
  - Empowering Choice Housing Program – a voucher set-aside program for families displaced due to domestic violence directly referred by member agencies of the Alaska Network on Domestic Violence and Sexual Assault; 254 vouchers statewide (115 in Anchorage).
  - Moving Home Program - a voucher set-aside program for persons with disabilities directly referred from the State of Alaska Department of Health and Social Services; 150 vouchers statewide (70 vouchers in Anchorage).
  - Non-Elderly Disabled Vouchers – a voucher set-aside program for persons with disabilities on the Fairbanks Housing Choice Voucher waiting list; 45 vouchers statewide.
  - Tenant-Based Rental Assistance – a coupon set-aside program for youth aging out of foster care directly referred by the State of Alaska Office of Children's Services; 25 coupons statewide (approximately 10 in Anchorage).

- Tenant-Based Rental Assistance – a coupon set-aside program for families directly referred by the State of Alaska Department of Corrections who are under a supervision requirement; 75 coupons statewide (20 in Anchorage).
- Veterans Affairs Supportive Housing – a voucher set-aside program for homeless veteran families directly referred by the Alaska VA Healthcare System; 271 vouchers statewide (167 in Anchorage).

AHFC also provides housing-related research, planning, and program development services for Alaskan communities. In Anchorage, AHFC operates:

- 490 Public Housing Program units, of which 120 serve elderly/disabled populations exclusively;
- 137 Section 8 New Multifamily Housing Program units, of which 120 serve elderly/disabled populations exclusively;
- 48 affordable housing units which accept individuals with vouchers;
- 70 Section 8 Moderate Rehabilitation Program single-room occupancy units serving individuals who qualify as homeless under the McKinney-Vento Act;
- 2,435 Housing Choice Vouchers;
- 145 project-based voucher units; and
- Monthly rental subsidy equivalent to 46 project-based vouchers for persons at the Karluk Manor, a Housing First development, targeting chronically homeless individuals with substance abuse and alcohol addictions.

As of June 2016 in Anchorage there were over 262 families on the Housing Choice Voucher waiting list with an anticipated lottery opening on July 1, 2016 and over 5,461 on the waiting list for various AHFC-owned rental assistance units statewide.

For the coming year, AHFC plans to issue a Request for Proposal to award project-based vouchers in partnership with a Section 811 grant to provide housing and supportive services for persons with disabilities. For the elderly and disabled population, AHFC has 240 one bedroom units for lower income persons. AHFC continues to modify its units with accessibility features such as enlarged door openings, grab bars in bathrooms and hallways, automatic doors, and removing carpet to facilitate wheelchair movement. For new construction, AHFC complies with ADA-504 on all new construction and renovation projects and ensures that at least five percent of the units, or one unit (whichever is greater), will accommodate a person with mobility impairments.

Lastly, AHFC offers a well-defined Reasonable Accommodation process that covers families from the application process through unit modification requests. Additionally, AHFC offers language interpretation services to those families with limited English proficiency.

The lack of affordable housing in the Anchorage area is evidenced by the very low vacancy rates. Many times this is most acutely felt by low income residents. In particular, the waiting list in Anchorage indicates that one and two bedroom waiting lists are in the highest

demand, and units that provide accessible features for the disabled are also very much needed.

Information regarding AHFC's activities can be found in its annual Moving to Work Plans and Reports at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports/>.

## **2. Actions planned during the next year to address the needs to public housing**

Information regarding AHFC's activities can be found in its annual Moving to Work Plans and Reports at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports/>.

AHFC continues to research development and partnership opportunities for increasing the number of affordable housing units around the state of Alaska.

## **3. Actions to encourage public housing residents to become more involved in management and participate in homeownership**

AHFC encourages resident involvement and input on a routine basis. The Resident Advisory Board meets quarterly to discuss program or plan changes affecting both Public Housing residents and Housing Choice Voucher holders. A report from each Resident Advisory Board meeting is provided to the AHFC Board of Directors. The Public Housing Division frequently holds public hearings for resident and public input on a variety of policies and programs. Several of AHFC's Public Housing and Multifamily communities have active Resident Councils across the state, and AHFC produces a newsletter that is available to residents several times per year.

## **4. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Public Housing Authority is not designated as troubled. AHFC has been designated as a Moving to Work Agency by the US Department of Housing and Urban Development and is considered a High Performing Public Housing Authority.

## **5. Discussion**

AHFC is the State of Alaska's only Public Housing Authority. Their headquarters is located in Anchorage. AHFC partners with many of the non-profits and agencies in Anchorage and provides funding for many programs/projects. Those activities are listed in its annual plans and reports as well as the detailed list of its housing activities above.

For its fiscal year ending June 30, 2016, of the 1,393 families admitted, 61.7 percent were extremely low income and 36.6 percent were very low income. AHFC will continue to provide affordable housing to extremely low-, very low- and low-income families, seniors, and disabled individuals through the public housing program. It will also continue to provide a full service approach to property management and maintenance. General up-keep and maintenance of property is important for curb appeal and resident satisfaction. Property management and maintenance staff conduct regular site inspections using standard checklists at least annually. Inspections results are used to create plans for capital improvements.





## **AP-65 Homeless and Other Special Needs Activities - 91.220(i)**

### **1. Introduction**

The MOA has identified goals in the 2017 AP that provides decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive services, and transitioning homeless persons and families into permanent housing. The 2017 AP lists specific goals and actions that are funded with MOA, HOME, CDBG, and ESG grants to work towards achieving these goals.

### **2. Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The MOA will continue to coordinate with Alaska 2-1-1 and the ACEH to ensure that persons in need are connected to the appropriate services.

RurAL CAP provides case management, tenancy retention and supportive services to 53 chronic homeless persons with disabilities living in permanent supportive housing at Sitka Place.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The emergency overflow at Beans Café is operated by BFS. This is a safety net project that funds a temporary shelter at Beans Café for 150 unduplicated homeless individuals per year when the shelter is at capacity and the temperature is 45 degrees or below.

The MOA coordinates the Emergency Cold Weather Shelter project that shelters families at emergency cold weather shelters operated by eight churches and one non-profit agency. Families are referred to an emergency cold weather shelter when the temperature is below 45 degrees and other local shelters are at capacity. To access the shelter, families are instructed to call the AWAIC hotline which is staffed 24-hours a day in Anchorage. Once a family is identified through the AWAIC hotline, AWAIC will get in touch with the appropriate temporary cold weather shelter and estimate the arrival time of the family.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Safe Harbor Inn has three rental housing projects operated by RurAL CAP for reducing and ending homelessness. The Sitka Place project is 53 permanent housing units that target homeless veterans. The Muldoon project is 50 transitional housing units that target homeless families. The Garden project is 23 permanent housing units for low-income individuals and families. The Safe Harbor Inn project is targeted for completion by the end of 2017.

The Tenant-Based Rental Program will help up to 10 chronic homeless individuals and families secure housing with the necessary support services while they are waiting for long-term rental assistance.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Rapid Re-housing program is operated by CSS to provide financial assistance and supportive services to approximately 260 individuals and families who are homeless or at-risk of homelessness by helping them to quickly be re-housed and stabilized.

The MOA Homeless Prevention program provides financial assistance with rent and rent deposits, application fees, security, utility deposits and arrearages to approximately 120 low-income individuals and families. The project will prevent individuals and families from becoming homeless and regain stability in permanent housing.

The Public Services program operated by ALSC provides assistance to 150 individuals and families that are at-risk to becoming homeless. The legal assistance is aimed at immediately increasing an at-risk individuals and family's safety and stability by keeping or securing housing, obtaining orders of protection and assisting with income problems, such as, securing child support and public benefits.

### **3. Discussion**

The goals and activities described above to reduce and end homelessness in the MOA are contingent upon stable funding from the HUD HOME, CDBG, and ESG grants. The MOA will continue the following activities to help end homeless in Anchorage.

- Coordinate with partners to support community efforts that link veterans to case management and housing services.
- Coordinate with community agencies to provide intensive case management services to families, including educational services regarding landlord/tenant information and job training, which increase a household's ability to secure and maintain housing.
- Coordinate with the CoC to seek strategies and actions that increase affordable housing.
- Work with community partners to link persons and families to mainstream support services, such as child care assistance, public assistance, Medicaid/Medicare, and veterans support services.
- Reduce homelessness by increasing the availability of affordable housing, so individuals and families can move off the streets, out of shelters, and into permanent homes.
- Coordinate with ALSC by supporting the Fair Housing Enforcement Project that provides education, outreach and legal representation on fair housing issues.

# **AP-75 Barriers to Affordable Housing**

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## **1. Introduction**

The barriers to affordable housing in Anchorage are complex. Rental housing is considered affordable if the occupants are spending less than 30% of their gross income on housing. In Anchorage, the 2008-2012 American Community Survey found that 46.5% of Anchorage renters were paying 30% or more of their income on housing.

The lack of available housing is driving up the median rent and because the median income has not kept pace with housing costs, lower-paying occupations have a difficult time finding affordable housing. A healthy vacancy rate is considered at a 5% average. In Anchorage, the vacancy rate is at a 3.3% average. The decrease in vacancy rate has caused rents to rise sharply. The average rent in Anchorage for a one-bedroom apartment increased from \$912 in 2008 to \$1,109 in 2013.

The MOA is committed to eliminating discriminatory practices in housing. The fundamental goal is to make fair housing choice a reality through fair housing planning. To assist with this goal, the MOA received a copy of the Analysis of Impediments to Fair Housing (AI) dated February 2015 which identifies and provides recommendations to address the following six impediments.

1. Lack of knowledge of the classes of people protected by fair housing laws.
2. Low awareness of available fair housing enforcement mechanisms, caused at least in part by the lack of fair housing advocacy organizations.
3. Financial barriers and lack of accessible housing stock limit housing opportunities for persons with disabilities.
4. Municipal regulations and various administrative policies, procedures and practices.
5. Lack of available affordable housing stock designed to meet the needs of people in one or more protected classes.
6. Neighborhood opposition to group housing, increased residential density and rental housing.

In 2016/2017, the MOA will work on implementing the HUD final rule to Affirmatively Further Fair Housing (AFFH) that replaces the existing AI with a new Assessment of Fair Housing (AFH) plan. The MOA intends to submit the initial AFH plan to HUD by early April 2017.

## **2. Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In 2015, the Planning Division worked with the development community to amend the new Title 21 zoning ordinance residential design standards, to revise sections of the new standards that the development community has identified as the most costly (relative to

public benefit) or difficult to adhere to. These include, amending the open space requirements, no longer requiring building wall off-sets, no longer requiring storage areas, and organizational changes that simplify and shorten the regulations. Menu choices and standards are becoming clearer and easier to comply with, more flexible and less prescriptive. Testing on several dozen example developments indicate that the amendments respond to most of the development community's specific concerns, while retaining the integrity of the section to meet its objectives that new infill multifamily fit into the neighborhood.

In 2016, the Planning Division completed the update revision to the Anchorage 2040 Land Use Plan. One of the main objectives was to revise the land use plan map to make sure that enough areas are designated to accommodate anticipated housing needs, including for more compact, urban housing types. The Planning Division included as a factor the need for equity in the geographic distribution of compact housing types that tend to be more affordable and transit oriented.

### **3. Discussion**

The MOA will continue to provide information to developers and project sponsors on how to comply with accessibility guidelines. HOME funding automatically requires the minimum of 5% accessible and 2% site and sound unit thresholds.

MOA grant agreements have requirements to affirmatively further fair housing.

The MOA displays the Fair Housing Poster in its office and reasonable requests are encouraged in all communication regarding meetings.

## **AP-85 Other Actions - 91.220(k)**

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### **1. Introduction**

In the 2017 AP, a priority has been placed on fostering and maintaining affordable housing through the senior rental development project and the MHRP. The MOA has placed priority on reducing the number of poverty-level families by funding TBRA and emergency financial assistance programs to assist individuals and families who are at risk of homelessness due to short-term crisis or domestic violence.

Additionally the MOA has placed priority on developing institutional structure by providing funding for capital improvement projects to non-profit agencies that assist victims of sexual assault and domestic violence, build housing for low-income families and provide services to low-income families, youth and adults with limited English, special needs, and persons with AIDS. The MOA has actively participated in the implementation of the Anchorage Community Plan to Prevent and End Homeless (The Plan) dated October 14, 2015.

The limited amount of funding provided to the MOA through HUD programs is not sufficient to solve the affordable housing or homeless issues in Anchorage. It will take collaboration and support from several organizations to succeed with these priorities. The MOA coordinates its efforts with the HAND Commission, HCOSH, ACEH, CoC partners, State Department of Health and Social Services, AMHTA, AHFC and non-profit agencies serving individuals and families who may be low-income, homeless, or a person with special needs.

### **2. Actions planned to address obstacles to meeting underserved needs**

The main obstacle that the MOA has had to address for the last 5 years are decreases in HUD funding and for the last 2 years decreases in State of Alaska funding. Reduced HUD and state funding has made it difficult for the MOA to fund projects in the community to solve the lack of affordable housing, the chronic homeless population and supportive services to individuals and families to keep them from becoming homeless. Appropriations for the CDBG and HOME program have resulted in the MOA reducing funds for projects that support housing development, homeless outreach, and homeless prevention. The MOA anticipates that funding will continue to decrease in the immediate future due to the continuing federal and state budget deficits. For all projects in the 2017 AP, the MOA is working with partners to leverage federal and state funds to meet the underserved needs of individuals and families in Anchorage.

### **3. Actions planned to foster and maintain affordable housing**

In the 2017 Action Plan, the MOA will foster and maintain affordable housing by funding two projects, the rental development project will provide funding for property acquisition for the construction of rental housing for individuals who are low/moderate-income. Also the MOA will continue to fund the MHRP that rehabilitates for health and safety to mobile homes owned by low-income families. Funding will be provided to HFHA for property acquisition for the construction of affordable housing for households that are low/moderate-income.

#### **4. Actions planned to reduce lead-based paint hazards**

Lead-based paint (LBP) in Anchorage’s housing continues to be a rare occurrence. Nevertheless, all CDBG and HOME funded programs dealing with rehabilitation of older homes include funds to address LBP according to Part 35 regulations. The MOA will continue to collaborate as appropriate with state and local agencies, nonprofit groups, and the private sector to reduce housing related LBP hazards, especially for low-income families and children. The MOA has developed LBP Policies and Procedures in compliance with 24 CFR 35 (LBP Poisoning Prevention in Certain Residential Structures) which are incorporated into all its programs. These include acquisition and rehabilitation programs funded by CDBG and HOME. Where program specific policies impose funding caps per client or per unit, these caps may be waived when costs required address LBP testing, evaluations, assessments and mitigation cause the project to exceed program limits.

#### **5. Actions planned to reduce the number of poverty-level families**

In the 2017 AP, the MOA will reduce the number of poverty-level families by funding two projects. The TBRA project will help the chronic homeless individuals with disabilities with rental assistance to keep them housed until permanent rental assistance becomes available. The emergency financial assistance programs assist individuals and families who are at risk of homelessness due to short-term crisis. These individuals and families need short-term financial assistance for preventing evictions and utility shut-offs.

#### **6. Actions planned to develop institutional structure**

In the 2017 AP, the MOA will develop institutional structure by providing funding for capital improvement projects to several non-profit agencies that provide services to low-income or priority individuals and families. These non-profit agencies will receive funding to maintain the institutional structure of their organization in the building they occupy in the community. These agencies assist victims of sexual assault and domestic violence, build housing for low-income families and provide services to seniors, low-income families, youth and adults with limited English, disabilities, and persons with AIDS.

The MOA participated in the implementation of the Anchorage Community Plan to Prevent and End Homeless (The Plan) dated October 14, 2015. The Plan was written by the Planning Committee in partnership from MOA DHHS, HCOSH and the ACEH. More than 1300 citizens weighed in on the creation of The Plan through public meetings, five work groups and a survey over a one and a half year period. The Plan is the basis in setting priorities for distributing CDBG, HOME, and ESG funds in 2017.

#### **7. Actions planned to enhance coordination between public and private housing and social service agencies:**

The HAND Commission’s members collectively represent non-profit housing organizations, homebuilders, persons who experience disabilities and residential shelter providers while the HCOSH includes members with experience on homeless issues. The HAND Commission and HCOSH act in an advisory role to the Mayor and Assembly on issues related to long- and short-term housing and community development needs in the municipality.

The ACEH a non-profit organization comprised of providers of homeless services that comes together to address homelessness as a community and partner of the MOA. The

MOA and HCOSH worked collaboratively with the ACEH in the development of the Anchorage Community Plan to Prevent and End Homelessness. DHHS has two staff that are on the ACEH Board of Directors.

In 2017, the MOA will continue to coordinate its efforts with the HAND Commission, HCOSH, ACEH, CoC partners, State Department of Health and Social Services (DHSS), AMHTA, AHFC and non-profit housing and social service agencies. The MOA will work together with the Alaska Department of Health and Social Services, the Alaska Mental Health Trust Authority, AHFC and other public and private housing and social service agencies to collaborate on community housing and homelessness issues.

## **8. Discussion**

See above.





# **AP-90 Program Specific Requirements - 91.220(I)(1,2,4)**

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## **1. Introduction**

The jurisdiction must describe activities planned with CDBG and HOME funds expected to be available during the year. All such activities are also included in the projects section.

### **CDBG and HOME**

- RurAL CAP - Mobile Home Repair Program – Program to renovate owner occupied mobile homes with CDBG funding.
- CIHA – Rental Development – Property acquisition with CDBG funding for construction of rental housing.
- HFHA – Affordable Homeownership – Site development, design/engineering and project management with HOME funding for construction of housing for new homeowners.
- NWA – Tenant-Base Rental Assistance – CDBG funds
- NWA, RurAL CAP and VOA – Operating Expense Assistance – HOME funds

### **CDBG Public Services**

- ALSC – CDBG Public Service funds will be used to provide direct assistance to individuals and families at-risk of homelessness.
- CSS BFS - CDBG Public Service funds will be used to provide temporary, emergency shelter for men and women.
- RurAL CAP – CDBG Public Service funds will be used to provide case management to persons who were recently homeless in permanent housing and who may have chronic alcoholism and other disabilities.
- ACMHS – CDBG Public Service funds will be used to provide outreach and engagement to persons who are homeless and high users of the Anchorage Safety Center.

## **2. Community Development Block Grant CDBG**

Reference 24 CFR 91.220(I)(1)

**1. Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.**

**Table AP-90.1. – CDBG Program Income**

	<b>Amount</b>
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific	\$0

objectives identified in the grantee's strategic plan.	
3. The amount of surplus funds from urban renewal settlements.	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities.	\$0
Total Program Income	\$0

## 2. Other CDBG Requirements

**Table AP-90.2. - Estimated Percentage of National Objective Benefits**

	Amount
1. The amount of urgent need activities.	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. The overall benefits will be determined over a two to three year period.	100.00% +

## 3. HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied:

### 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Section 92.205 is about housing and homeless needs. The HOME funds and other forms of investment related to the HOME program are all used for housing and homeless needs.

### 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows

If a homeownership project ceases to comply with the affordability requirements, the following guidelines shall be used.

#### Resale

In projects where HOME funds are used for acquisition and or rehabilitation by the developer with no down-payment assistance, a Resale provision will be utilized in the form of restrictions included in a recorded Declaration of Covenants Conditions and Restrictions (DCCR) with the Deed of Trust (DOT) as the security instrument, or written directly into the DOT. The housing must remain the principal residence of the family for the duration of the affordability period. The affordability period shall have a minimum length of that which is required by regulations. A detailed description of actions under default resides in the DOT or the DCCR.

In the event the borrower intends to sell the property during the affordability period, the housing must be available exclusively to low-income families as stated in the applicable program policies. The property must be the principal residence as defined in the DOT.

The resale price shall provide the homeowner a fair return on investment to include the original investment and any capital improvements. The price shall also remain affordable to a reasonable range of low-income homebuyers. These resale price assurances are delineated and guaranteed as provisions in the DOT or DCCR as applicable. The MOA is not funding any programs that use these resale provisions.

## **Recapture**

When down payment assistance or other loan assistance is provided, with or without a developer subsidy or purchase price reduction, the DOT and DOT Note will document restrictions needed to comply with HUD 24 CFR 92.254 (a)(5)(ii). The DOT default provisions may include (but are not limited to) payment schedules, superior encumbrances, occupancy requirements, use of property, and compliance with federal regulations and program policies.

The housing must continue to be the principal residence throughout the affordability period. Loan balances at the time of a default according to the DOT and Note shall be recaptured, including amortized loans and loans with other types of payment requirements. In the event of recapture, the amount recaptured will be determined by either the Loan Balance Recapture method, or the Shared Net Proceeds method.

The Loan Balance Recapture method requires the borrower to repay the balance of the loan at the time of default or property sale, subject to the limitation set below. Typically, a portion of these loans are forgiven over the affordability period (see program descriptions for details).

The Shared Net Proceeds method determines the amount to be recaptured by the HOME program according to the formula stated in 24 CFR 92.245(a)(5)(ii)(A)(3), or homeowners may be allowed to recover their investment first, depending on the parameters of the program.

Limitation - The Loan Balance Recapture and Shared Net Proceeds methods are subject to the limitation that when the recapture is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment, only the net proceeds are required to be recaptured, if any. The net proceeds are the sales price minus superior loan repayment and any closing costs.

When HOME funds are used to assist homebuyers acquiring single family housing containing one or more units, the recapture provisions apply as above to both the unit used as the homebuyer's primary residence and the assisted rental units. For the rental units, the affordability requirements of 24 CFR 92.252 will apply, except that the MOA may terminate the affordability period upon the recapture of the HOME funds.

### **3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows**

A description of the MOA's guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds is the same as the description of the guidelines that will

be used for resale or recapture of HOME funds when used for homebuyer activities. See description above.

#### **4. Market Conditions Indicating the Need for TBRA**

The MOA certifies that an assessment has been completed of market factors, and because there is an ample supply of housing, a TBRA program is an effective way to expand affordable housing opportunities for the community. The lack of affordable housing in the Anchorage area is evidenced by the very low vacancy rates which have caused rents to increase. The average rent for a one-bedroom apartment increased from \$912 in 2008 to \$1,109 in 2013 (Rental Survey by AK Dept. of Labor for AHFC). As of June 2015 in Anchorage there were over 485 families on the Housing Choice Voucher waiting list with an anticipated lottery opening on July 1, 2015 and over 4,700 on the waiting list for various AHFC-owned rental assistance units statewide.

TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking a way out of homelessness. AHFC cannot issue TBRA vouchers in the MOA and the rental assistance programs currently available through AHFC for chronic homeless have all been leased and have waiting lists (Moving Home Program and Veterans Affairs Supportive Housing).

The MOA has identified the need to provide TBRA to eligible households that are at or below 50% of the median area income. Preference is given to special needs populations identified in AHFC's Moving Home Voucher Program. Case Managers have been able to successfully engage the chronically homeless and introduce the Housing First concept to them, only to be let down later over the time it takes to obtain permanent long term rental subsidy. TBRA is intended to fill this gap by providing temporary rental assistance while waiting for an AFHC voucher to be processed or while waiting for their name to come up on the waiting list.

NWA will administer Tenant-Based Renal Assistance to low-income persons living in the Municipality. Chronic homeless and low-income households' simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition. The targeted population comprises that segment of the Anchorage homeless population that currently accounts for the highest per capita expenditure rate for police call-outs, emergency room and hospitalization, and Anchorage Safety Center/Safety Patrol encounters.

#### **5. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

There are no plans for refinancing existing debt with HOME funds.

#### **4. Emergency Solutions Grant (ESG)**

Reference 91.220(1)(4)

To engage in Homeless Prevention and Rapid Re-housing services during 2016.

**Homelessness Prevention and Rapid Re-Housing Component** – Housing and relocation and stabilization services available to persons below 30% of area median income, homeless

or at risk of homelessness. Funding can be used to prevent an individual or family from becoming homeless and to help an individual or family to regain stability in current housing or other permanent housing.

- CSS - Rapid Re-Housing 2017 \$61,334
- MOA - Homeless Prevention 2017 \$73,030

Also, the MOA works in partnership with Chugach Electric and Anchorage Water and Wastewater Utility (AWWU) to provide utility assistance to their members. In 2016, AWWU provided utility assistance \$6,703.89 to 31 AWWU members through their “Coins Can Count” program and Chugach Electric provided \$35,133.82 to 134 Chugach Electric members.

**1. Included written standards for providing ESG assistance (may include as attachment)**

Written standards for providing ESG assistance is included in the Appendix.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

At this time a centralized or coordinated assessment system is implemented through AK 2-1-1 in coordination with ESG services housed under the MOA ADRC. The ADRC Program Manager oversees the ESG and coordinates services with the CoC. CSS will coordinate with the ADRC and AK 2-1-1 to maintain a centralized and coordinated assessment and referral system. The use of this system will streamline information and access for consumers. AK 2-1-1 and social service/homeless providers will be provided information regarding availability of ESG funds to provide information for potential applicants through the provider network. To the extent possible, CSS will seek Memorandums of Understanding with key referral sources to assure seamless referral process for ESG clients. Applicants will contact ESG providers directly.

The ACEH is working with its partners in the community to develop a fully coordinated entry system that will include the use of a standardized tool to assess and prioritize people entering the homeless intervention system for assistance. The CoC has begun implementing the coordinated entry system, including the community-wide use of a single tool in the fall of 2016. The two current tools being used in the community that are currently under discussion for adoption are:

- VAT - The DESC’s Vulnerability Assessment Tool (VAT) is currently used by three major providers in Anchorage and allows staff to distinguish more objectively the relative vulnerability of homeless men and women who interact with the homeless intervention system - [www.desc.org/vulnerability.html](http://www.desc.org/vulnerability.html).
- VI-SPDAT - The Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT) provides a tool for identifying and prioritizing the street homeless population for housing according to the fragility of their health <http://www.jedc.org/forms/Vulnerability%20Index.pdf>

Until implementation of the new system, the ACEH community partners will continue to use the Arizona Self-Sufficiency Matrix as integrated into the AKHMIS software.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated.**

The MOA awards an annual sole source grant to CSS to expend monies for the Rapid Re-Housing Program. The grant incorporates HUD's definitions.

Homeless Prevention funds will be administered by the ADRC Emergency Outreach Services.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

In April 2013, the MOA transferred CoC responsibilities to ACEH. The transfer of responsibilities includes grant writing, community coordination, and assignment of duties within the ACEH. MOA DHHS is a member of the ACEH board of directors.

**5. Describe Performance Standards for Evaluating ESG**

Summarized Performance Standards:

ESG funds will be used to provide short and medium-term housing for homeless and at risk of homelessness individuals and families. ESG assistance reports client data through AKHMIS. In order to receive funding under the HEARTH Act the ESG program uses a coordinated centralized assessment system, AKHMIS.

Updates and input from the ACEH and the CoC will help determine if the services should be increased or decreased. This includes: (1) continued development and implementation of policies and procedures, (2) the maintenance of the ESG, (3) establishing processes for monitoring and evaluating project activities and compliance, and (4) development and facilitation of a community plan to end or reduce homelessness.

**6. Discussion**

The strategy is: (1) provide housing opportunities for individuals and families, (2) move homeless people into supportive housing as quickly as possible, (3) develop a range of housing options and services for homeless individuals and families, (4) implement the HEARTH Act provisions to maximize new ways for preventing homelessness, and (5) use rapid re-housing and shelter diversion activities.



## **Municipality of Anchorage (MOA) Citizen Participation Plan**

The MOA must develop and follow a Citizen Participation Plan to receive federal funds for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The Citizen Participation Plan (CPP) covers the 5-Year Consolidated Plan (Con Plan), the Assessment of Fair Housing (AFH) as part of the Con Plan, each subsequent Annual Action Plan (AP), each year's Consolidated Annual Performance and Evaluation Report CAPER), and any amendments to the Plans.

### **1. Purpose**

This Citizen Participation Plan sets forth the policies and procedures for citizen participation in Anchorage's Con Plan process. The MOA is responsible for the citizen participation process.

This Citizen Participation Plan encourages citizens to participate in the Con Plan process from the beginning. It outlines the procedures for community approval of the Con Plan, for addressing concerns and complaints, and for making amendments to the plan after approval.

### **2. Opportunities**

The MOA urges citizens to voice their concerns and share their ideas concerning CDBG, HOME, and ESG program funds. It welcomes comments and suggestions regarding the CPP, Con Plan, AFH, APs, and CAPERs.

To encourage citizen participation, the MOA will undertake the following activities each year.

- Hold at least four public hearings at different times during the program year;
- Offer public comment periods for the draft versions of the Con Plan, AFH, APs, and CAPERs;
- Consult with various groups to review needs, strategies, actions, projects, and performance;
- As soon as practical after HUD makes AFH-related data available to MOA, MOA will make such information and any other supplemental information MOA plans to incorporate into the AFH available to the public, public agencies, and other interested parties (24 CFR 91.105(b)(1)(i));
- Distribute notice of availability of copies of the draft Con Plan, AFH, APs, and CAPERs to the HAND Commission, Anchorage Coalition to End Homelessness ((ACEH)(the CoC)), Federation of Community Councils, Alaska Housing Finance Corporation (AHFC), other public and private agencies that provide assisted housing, health services, and social and fair housing services, MOA residents, and other groups as appropriate and upon request; and
- Provide the public with notice of citizen participation opportunities through email distribution lists kept for this purpose, and announcement of public hearing dates

through newspaper publication a minimum of one week before date of public hearing. Related information will be posted on the MOA website.

### **3. Public Hearings and Meetings**

The MOA will hold at least two public hearings per year to obtain public comments on needs, strategies, actions, projects, and performance. If a need exists and resources permit, the MOA will include other public meetings in addition to the hearings. The MOA will hold public hearings and provide opportunities for public comment. To encourage the participation of public housing residents, the MOA will try to hold one public meeting in a public housing community or in a place convenient to one or more public housing communities.

The MOA will hold hearings covered by this CPP at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities (24 CFR 91.105(f)). The Municipal Assembly may hold additional public hearings to approve plans and substantial amendments, appropriate grants, and allocate and award grant funds.

#### **Public Hearing #1—Proposed Needs, Strategies, and Projects**

The MOA will hold the first public hearing each year to obtain citizens' views and to respond to proposals and questions. It will be held before the 30 day public comment period begins for the Con Plan, AFH and an AP (24 CFR 91.105(e)(iii)). The public hearing will contain a discussion of the following items:

- The amount of assistance the MOA expects to receive in the coming program year for the CDBG, HOME, and ESG programs, including Program Income.
- The range of activities that the MOA may undertake, including the estimated amount that will benefit low- and moderate-income persons.
- Address the proposed strategies and actions for affirmatively furthering fair housing consistent with AFH.
- The priority needs in the Con Plan.
- The 5-year strategies in the Con Plan designed to address those needs.
- A discussion of the programs and activities necessary in the upcoming program year to carry out those strategies.

#### **Public Hearing #2—Annual Action Plan or 5-Year Con Plan**

The MOA will hold the second public hearing each year to obtain citizens' views and comments on the draft AP or 5-Year Con Plan. This public hearing will be held during the 30 day public comment period.

#### **Public Hearing #3— Annual Action Plan or 5-Year Con Plan**

The third public hearing of each year will be conducted at the Municipal Assembly during the official approval of the AP or 5-Year Con Plan; this meeting occurs after the 30 day comment period on the draft has ended.



## **Public Hearing #4—CAPER: Performance**

The MOA will hold the fourth public hearing no later than one week before the CAPER is due to HUD.

### **4. Public Comment Period**

To provide Anchorage’s residents with maximum feasible input into the Con Plan, AFH, APs and CAPERs, the MOA provides the following public comment periods:

- Citizens may comment on the draft Con Plan, AFH, APs and substantial amendments for 30 days from the publication date.
- Citizens may comment on draft CAPERs for 15 days from the publication date.

To make comments on these documents, citizens may send written comments to the address under “Contact Information”; send an email to email address under “Contact Information”; or attend the public meetings and hearings described above. The participation of all citizens is encouraged and reasonable accommodation will be made for those persons with disabilities who need auxiliary aids, services, or special modifications and non-speaking English persons.

The MOA will include a summary of citizen comments regarding each document and a summary of any comments not accepted (and the reasons why particular comments were not accepted). Public comments are considered to be any oral or written testimony provided at any public hearings, or any written testimony provided during the citizen comment period.

### **5. Consultation Activities**

The MOA will consult with other groups as appropriate, including but not limited to the ACEH (the CoC), Affordable Housing Partnership, Alaska Mental Health Trust Authority, Federation of Community Councils, community councils, and social service agencies. For the AFH, MOA will consult with other public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, organizations that represent protected class members and organizations that enforce fair housing laws (24 CFR 91.100(a)(1). Additionally, the MOA will consult with the AHFC regarding public housing agency needs, comprehensive grant program activities, neighborhood improvement programs, and resident programs and services (24 CFR 91.100(c)(1).

These groups may provide comments on the draft Con Plan, AFH and APs, including needs and proposed strategies, actions, projects, and substantial amendments.

### **6. Distribution of Draft Documents**

The MOA will make copies of the draft Con Plan, AFH, APs, and CAPERs available at CSD, Loussac Library, ACEH and AHFC.

The MOA will make the Con Plan, AFH, APs and CAPERs available in both print and electronic versions as requested. Draft plans and reports will be posted on the MOA website. MOA will also make these documents available in a format accessible to persons with disabilities or non-English speaking persons upon request.

## **7. Notification of Public Participation Opportunities**

The MOA will provide citizens with reasonable opportunities for comment on the Con Plan, AFH, APs and CAPERs. The MOA will place a public notice concerning the availability of these documents in one newspaper of general circulation. Notice may also be sent out by email. Citizens may send a request to CSD to be added to the email distribution list.

The MOA may also provide notice in a variety of additional ways that include the following:

- Public notice in general circulation newspaper;
- Electronic notification via facsimile;
- Direct mailing;
- Posting of notices on bulletin boards, public counters, and flyers in public agencies and community facilities; and
- Posting on the MOA's website.

## **8. Amendments to the Consolidated Plan and Annual Action Plans**

Con Plan regulations (24 CFR 91.505) indicate that the Anchorage Housing and Community Development Plan (including the Con Plan, AFH and APs) may be changed in two ways after it is adopted by the MOA and approved by HUD. The process used depends upon whether the change will be an amendment, which is non-substantive, or a substantial amendment.

The MOA must amend its approved Con Plan, AFH or APs before it may make any of the following changes.

- A change in the allocation priorities or a change in the method of distributing funds.
- The addition of a new activity, using CDBG, HOME or ESG funds (including program income), not previously described in an AP.
- A change in the purpose, scope, location, or beneficiaries of an activity previously approved in an AP.
- The material change(s) in circumstances in Anchorage that affects the information on which the AFH is based, to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances (24 CFR 91.105(c)(ii) and (24 CFR 5.164).

The MOA will make the amendment public and will notify HUD about the amendment. The MOA will ensure that all amendments are contained in the CAPER submitted to HUD after the end of the program year. The MOA reserves the right to make non-substantive changes to the Con Plan, AFH or an AP without opening a public comment period.

### **Non-Substantial Amendments**

A non-substantial amendment includes any changes to an AFH or AP not considered a substantial amendment.

## **Substantial Amendments**

Con Plan, AFH and AP regulations consider certain amendments to be substantial amendments that require a public comment period and additional citizen participation. A substantial amendment would be triggered by any of the following activities.

- Changes in the use of CDBG funds from one HUD, CDBG eligible activity to another (24 CFR 91.05(c)(1)). Budget increases or decreases, by themselves, do not constitute a substantial amendment.
- Any new project not previously included in the Con Plan or an AP.
- A change in project location if the project moves outside of previously identified geographical boundaries or results in a different service area.
- The target population benefiting from an activity or project changes from the previously identified target population.
- An increase or reduction in the amount budgeted for a project or activity by more than 50% of the original budget or by more than \$100,000, whichever is greater.
- The material change(s) in circumstances in Anchorage that affects the information on which the AFH is based, to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances (24 CFR 91.105(c)(ii)) and (24 CFR 5.164).

## **Public Participation and Approval Process for Substantial Amendments**

If the MOA should need to make a substantial amendment to its approved Con Plan, AFH or AP, it will follow the public participation and approval process below, which is substantially similar to that for an AP.

### **Notification of Substantial Amendment**

The MOA will notify the community of any proposed substantial amendment that is available for comment. Notification will be provided, at a minimum, by placing a public notice in one newspaper of general circulation and by distributing the notice to interested parties through CSD's email distribution list. Interested parties may be added to the email distribution list by sending an email request to CSD.

### **Public Comment Period of Substantial Amendment**

The public will be invited to comment on the proposed substantial amendment for a minimum of 30 days. During the public comment period, the MOA will hold at least one public hearing to allow the public to make comments in person. Comments will also be accepted in writing during the public comment period.

### **Consultations**

Depending on the nature of the amendment, the public participation process may also include consultation with other organizations.

### **Comments Considered**

The MOA will consider any comments received in writing or at the public hearing. It will make any appropriate changes to the amendment in response to the comments and

consultation(s) and attach a summary of these comments along with a summary of the MOA's response to them, to the substantial amendment.

### **Final Approval**

The substantial amendment will be submitted to the Municipal Assembly for approval.

## **9. Obtaining Citizen Comments**

The MOA will summarize oral comments from public hearings and any written comments it receives concerning the Con Plan, AFH, APs or CAPERs. The MOA will consider all comments received during the public comment period, make any appropriate changes to the subject document in response to the comments, and attach a summary of the comments, along with a summary of the MOA's response to them, to the document. Members of the public may obtain copies of the full version of written or public hearing comments by contacting CSD.

## **10. Outreach to Persons with Disabilities and Non-English Speaking People**

To provide full access to programs under the Con Plan, AFH, APs or CAPERs for non-English speaking persons (24 CFR 91.105(a)(4)), the MOA may undertake the following actions:

- Communicate with organizations serving various ethnic groups to insure adequate involvement with this community;
- Disseminate program materials and public hearing notices to nonprofit organizations serving the MOA's culturally diverse population;
- Publish notices of public hearings, information availability, and citizen meetings for the proposed Con Plan and any substantial amendments in non-English publications available within the Anchorage community; and
- Provide interpreters (if available) at public hearings when the MOA expects a significant number of non-English speaking residents to attend, or upon request.

To provide full access to programs under the Con Plan, AFH, APs or CAPERs for persons with disabilities, the MOA will undertake one or more of the following actions:

- Select only sites for public hearings that are accessible for persons with physical disabilities;
- Provide a verbal summary or recorded summary of the Con Plan to persons with visual impairments;
- Provide sign-language interpreters or written translation at public hearings when the MOA expects a significant number of people with hearing loss to attend, or upon request; and
- Conduct outreach to community organizations that represent persons with disabilities as part of the Con Plan process.

Non-English speaking residents, persons with a hearing impairment, sight-impaired and blind individuals, and other persons with physical disabilities and special needs may call,

write, fax, in person, or send an email to CSD; PO Box 196650 Anchorage, AK 99519-6650 (mail); (907) 343-4881 (telephone); (907) 343-6831 (fax); email; or (907) 343-4468 (TTY/TDD).

## **11. Public Information and Access to Records**

Citizens, public agencies, and other interested parties may review information and records relating to the Con Plan. The MOA will provide public access to information about the HUD programs under its Con Plan, including the following documents that the MOA maintains on file.

- Federal Laws: Summary of the Housing and Community Development Act of 1977; Title I of the Housing and Community Development Act of 1974, as amended: the National Affordable Housing Act (as amended)
- Federal Regulations: CDBG, HOME and ESG Program regulations; related issuances and provisions (i.e. Uniform Relocation Assistance)
- Con Plan, AFH, APs and CAPERs
- Information about the MOA's CDBG, HOME, and ESG programs
- Anchorage's Citizen Participation Plan for 2013–2017
- The MOA's HUD information: grant agreements, audit records, evaluation reports, approval letters, and related correspondence
- The MOA's public meeting records: public meetings, informal meetings with civic and neighborhood groups, and related notifications pertaining to programs under the Con Plan

Individuals may access many of these documents at no cost by the Internet at the MOA's website <http://www.muni.org/Departments/health/PHIP/CSD/Pages/Default.aspx>, at CSD's office, Municipal libraries, or by contacting CSD staff. Many federal documents may be accessed at [www.hudclips.org](http://www.hudclips.org).

To locate records and arrange space for viewing, the MOA requests written notice a minimum of 2 days before review. Review of records that are at least 2 years old will require a 5 day notice. Requests for multiple copies of the same documents may be subject to a per page copying charge that will not exceed the copying charge to the MOA.

## **12. Technical Assistance**

Upon request, the MOA may provide technical assistance to neighborhood groups, nonprofit organizations, and other organizations representative of low- and moderate-income people who wish to develop proposals for funding assistance under any programs covered by the Con Plan. The MOA will determine the level and type of technical assistance on a case-by-case basis.

Additionally, MOA staff will work with organizations funded under an AP to ensure that funds are being spent for their intended purpose and within the rules and regulations of the federal government.

### **13. Complaints**

MOA procurement codes govern the submission of complaints regarding the competitive award of funding. Residents should file such complaints with the Municipal Purchasing Department according to procedures described in procurement documents.

Citizens should submit all other complaints to the MOA, which will provide a substantive written response to every written citizen complaint related to the CPP, the Con Plan, AFH, APs, substantial amendments to APs and CAPERs within 15 working days (24 CFR 91.105(j)). Send formal complaints to address under “Contact Information”.

#### **Complaints**

Municipality of Anchorage  
Department of Health and Human Services  
Housing and Community Services Division  
Community Safety and Development  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Such substantive complaints must address the following issues (specified in HUD regulations).

- The MOA’s description of needs and objectives in its Con Plan is plainly inconsistent with available facts and data.
- The MOA’s proposed activities are plainly inappropriate in meeting the needs and objectives identified by the MOA.
- The MOA’s application does not comply with HUD requirements regulating programs under the Con Plan or other applicable laws.
- The MOA’s application proposes activities that are otherwise ineligible as specified in applicable HUD regulations.

The MOA will attach a summary of citizen comments and complaints and a summary of any comments not accepted (and the reasons why the MOA did not accept them) to the final Con Plan, AFH, APs, CAPERs, or substantial amendment.

#### **Contact Information**

Municipality of Anchorage  
Department of Health and Human Services  
Housing and Community Services Division  
Community Safety and Development (CSD)  
825 L Street, Room 506  
Anchorage, AK 99501  
Mail: P.O. Box 196650  
Anchorage, Alaska 99519-6650  
Phone: 907-343-4881  
FAX: 907- 249-7858  
E-mail: [BoehmJH@muni.org](mailto:BoehmJH@muni.org)

## **Public Comments**

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### **Public Hearing on Draft 2017 AP – May 25, 2016**

Municipality of Anchorage  
Department Health & Human Services  
825 L Street  
4<sup>th</sup> Floor Conference Room #423

**Insert public comments here.**



## Public Comments received on Draft 2017 AP by mail or e-mail.



May 24, 2016

Municipality of Anchorage  
Department of Health and Human Services  
Public Health Initiatives and Partnerships Division  
Community Safety and Development  
Nancy Anderson, CSD Program Manager  
PO Box 196650  
Anchorage, AK 99519-6650

Ms. Anderson,

I am the Executive Director for Abused Women's Aid In Crisis, Inc. (AWAIC). AWAIC provides a continuum of services specifically serving victims of domestic violence. I would like to address several issues in the update to the Municipality of Anchorage's Action Plan as related to the Consolidated Plan. AWAIC meets many of the identified services and population bases that are identified through the Consolidated and Action Plans.

- AWAIC provides emergency services to a vulnerable population, victims of domestic violence, as identified in the Consolidated Plan
- 97% of AWAIC's shelter and nonresidential participants qualify as low to very low income based on HUD's definition
- AWAIC provides supportive case management to include assistance with housing, and mainstream programs such as childcare assistance, public assistance, SSI, Medicaid, etc.

Our core service is our 52-bed shelter which has been at or over capacity more than 50% of the year for the last 10 years. The demand for safe shelter for victims of domestic violence has remained at high levels in our community. As such AWAIC is seeking to expand the shelter and programmatic space by 2018 to include 12 additional beds. These beds will allow those living in shelter continued safety and more space of their own.

The shelter is the first level of service for victims of domestic violence in our community. While shelter is not a long-term housing goal for the community, it is a necessity for victims of domestic violence. Victims need an immediate safe exit from lethal situations and an emergency domestic violence shelter will be consistently required here, where it is reported that 42% of adult women in Anchorage have experienced domestic violence in their lifetimes. A second level of support is AWAIC's transitional housing for victims of domestic violence which supports women without dependent children.

The Moving Forward Program is the third level of housing support that assists victims and their children to access safe permanent housing. This program was created in 1997 through the CoC process in conjunction with the Municipality of Anchorage, with AWAIC eventually taking on full administrative duties. Case management in this program includes housing searches, assistance





with application fees, financial fitness, landlord/tenant laws and life skills for being a good renter.

- 90% of households have maintained permanent housing for a year or more after graduation
- 93% of families have children thriving in school a year or more after graduation
- 90% of households have maintained income from employment or other sources and 47% are employed at a career level job a year or more after graduation
- 60% of households have gained new skills through education a year or more after graduation
- 72% of households have experienced no further incidents of abuse a year or more after graduation

Two years ago the CoC changed definitions and AWAIC had to submit as a new program. We were not awarded the grant, however we successfully appealed to continue the program. At that time the Moving Forward Program became what is known as a rapid re-housing program, ensuring the initial success of those moving into housing through financial assistance for two to three months and case management for six months after moving into their new place. The Moving Forward Program has shown great success over the years in its transition to a rapid re-housing program. This is a truly successful program and yet this year, it has just been cut through the Continuum of Care process administered by the US Department of Housing and Urban Development. The high demand for shelter and the loss of long-term housing support are creating greater struggles toward safety and success for the vulnerable population of domestic violence victims. The women, men, and children we provide safety and support for are in great need of assistance.

AWAIC's current collaboration with the Municipality of Anchorage is on the Alaska Domestic Violence & Sexual Assault Intervention Project (ADVSAIP). This is a program intended for short-term support after an immediate crisis and is generally utilized by women, men, and their children who do not live in shelter.

I ask that the Action Plan address the demand and need for services for victims of domestic violence on a broader scope and invest funding accordingly. The community's support is critical. When there are only 52 beds in a community where over 7,600 women have experienced domestic violence in the last 12 months, or are currently experiencing domestic violence, that shows how we value and protect those most in need. When there are 50 families at risk of domestic violence and one of their options is to return to their abuser because there is no program that supports them with the unique understanding and case management that this vulnerable population needs, it reflects the lack of recognition that safe, permanent housing is the only way to protect the lives of those who suffer.

I appreciate your time and consideration of my comments.

Sincerely,



Suzi Pearson  
Executive Director

**From:** Lisa Aquino <[ldhaquino@cssalaska.org](mailto:ldhaquino@cssalaska.org)>

**Date:** June 8, 2016 at 5:28:46 PM AKDT

**To:** "Ashman, Steven P." <[AshmanSP@ci.anchorage.ak.us](mailto:AshmanSP@ci.anchorage.ak.us)>, "Freemon, Melinda L." <[FreemonML@ci.anchorage.ak.us](mailto:FreemonML@ci.anchorage.ak.us)>

**Subject:** Response to 2016 Draft Action Plan

To DHHS Staff,

Thank you for the work and thought you have put into the document. We are excited about many of the projects that will be invested in, but I must bring to your attention the same issue I brought to you in previous testimony.

The description below speaks to overflow shelter. As I testified previously, the amount here (\$28,625) is not enough to safely staff emergency overflow cold weather shelter. We are in the midst of securing the location for cold weather overflow shelter for the coming winter, but the amount described cannot staff a capacity of 150 individuals. That is an unsafe staff to guest ratio – 1 staff to 150 people. Catholic Social Services cannot risk the health and welfare of our employee or our guests with that kind of ratio. The amount here describes enough for a single staff person throughout the winter. At this time, we need two individuals to oversee 20 sleeping guests, and we rely on volunteers to be the second person required by local ordinance to be onsite for 20 sleeping guests. \$28,625 is unrealistic to provide overflow shelter, and an under investment.

Thank you for your time and work on this document and all you do for the community,  
Lisa Aquino

19. CSS - BFS Emergency Overflow - 2016 CDBG Public Services Target Area Anchorage Goals Supported Public Services Needs Addressed Public Services Funding CDBG: \$27,509 and CDBG Program Income: \$1,116 for a Total: \$28,625 Description BFS provides emergency overflow for 150 unduplicated homeless individuals annually. This is a safety net program to provide emergency overflow at Beans Café using BFS staff when the shelter is at capacity and the temperature is 45 degrees or below. Target Date 12/31/2017 Municipality Of Anchorage 2016 Action Plan Page 51 Estimate the number and type of families that will benefit from the proposed activities 150 Persons who are homeless Location Description 1021 E 3rd Ave, Anchorage, AK 99501 Planned Activities 570.201(e) – Public Services.

Lisa DH Aquino, MHS

Executive Director  
(907) 222-7351 ph. 258-1091 fax  
[ldhaquino@cssalaska.org](mailto:ldhaquino@cssalaska.org)

**From:** Elaine Phillipps [ephillipps@hfhanchorage.org]  
**Sent:** Monday, June 13, 2016 3:14 PM  
**To:** Anderson, Nancy V  
**Cc:** Noah Sunflower; Alicia Cook  
**Subject:** Habitat for Humanity Anchorage - comments regarding 2017 Action Plan and Future Fun

Nancy,

Habitat for Humanity Anchorage (HFHA) is an essential contributor to building low income housing in Anchorage. HFHA will complete our Neighbor Drive project by August 15, 2016. HFHA will focus our efforts on rehabbing four houses within our current inventory and expanding our capacity by relocating the ReStore in the fall-winter of 2016.

Additionally, HFHA is in discussion with both Providence Alaska and NeighborWorks Alaska regarding partnering together to build low income housing on land each entity own in Anchorage. We will continue pursuing collaborating with each, with intentions of developing detailed architectural/building plans early 2017, developing infrastructure summer of 2017, followed by laying foundations fall of 2017. The number of units we will realistically build in 2017 will depend on which land we acquire. Once infrastructure is complete, we are able to produce between 6-10 new houses per year.

Access to and availability of CDBG funds and HOME and National Housing Trust Fund dollars would significantly enhance our ability to move forward with plans to build additional low income housing in Anchorage for citizens making 30-60% of local median income, as well as assist in the acquisition of land needed to begin a new housing development.

Warm Regards,  
*Elaine Phillipps*  
Executive Director

**From:** Ellen Kazary [Ekazary@ruralcap.com]  
**Sent:** Friday, June 10, 2016 10:17 AM  
**To:** Anderson, Nancy V  
**Cc:** Mitzi Barker; Corrine O'Neill; Sarah Scanlan  
**Subject:** RurAL CAP comments on 2018-2022 H&CDCP, 2017 AP, Assessment of Fair Housing, and NHTF

On behalf of RurAL CAP and our many programs that provide services within Anchorage and in partnership with the Municipality, we respectfully submit the following feedback in response to the Public Notice on May 10, 2016 regarding the 2018-2022 Housing and Community Development Consolidated Plan, 2017 Action Plan, Assessment of Fair Housing, and the National Housing Trust Fund.

For the last several years, RurAL CAP has partnered with the Municipality in delivering the Mobile Home Repair Program. From our work on these homes, scattered throughout the city, we can attest to the ongoing need for this program. While there is no argument that mobile homes are not the optimal housing stock for our community, lacking other options for affordable single family housing, mobile homes continue to represent a valuable housing resource for lower income households. These units are located in diverse areas around the Municipality, from Chugiak to South Anchorage, on stand-alone lots and in parks. The Mobile Home Repair Program enhances health and safety and extends the useful life of these homes; we encourage the Municipality to continue it as one of its CSBG activities.

Thank you -

Ellen Kazary  
Development Director  
RurAL CAP  
907-865-7366

**From:** Corrine O'Neill [coneill@ruralcap.com]  
**Sent:** Friday, June 03, 2016 4:48 PM  
**To:** Anderson, Nancy V  
**Cc:** Ashman, Steven P.; Sarah Scanlan; Debbie Green; Kenny Scollan; Ellen Kazary  
**Subject:** Housing Trust Fund

Hi Nancy,

RurAL CAP would like to make the following public comments in follow-up to our discussion yesterday regarding the Action Plan.

#### Karluk Manor

- We would like to be considered for Housing Trust funds to replace the roof. The current estimate we have is roughly \$100,000. We understand that Housing Trust funds may or may not be used for a project in the HOME affordability period.
- In addition, we have an annual \$40,000 operational deficit on this project and would like to be considered for the operational set-aside.

#### Sitka Place

- As you are aware, the scope of work to rehabilitate Sitka Place is larger than the budget, so we have been trying to figure out how to scale back work in the common areas. The anticipated budget gap is roughly \$85,000 on items in the deficiency report. This includes paving, siding, and painting.
- In addition, we like to be considered for operating funding on the project to cover an annual budget deficit of \$60,000.

#### Safe Harbor Muldoon

- This project needs a supportive service program for sustainability. We would like this property to be considered for public service funds of \$75,000 in FY2017 and \$75,000 in FY2018 while we work on a long-term service plan for this project. The gap for this fiscal year is \$180,000 and we are in the process of apply to the Alaska Mental Health Trust for \$50,000.

Thank you for your consideration and please let me know, if you need additional information.

Corrine O'Neill, LCSW  
Supportive Housing Division Director  
RurAL CAP  
731 East 8th Ave  
Anchorage, AK 99501  
907-602-4035 (cell)

\*\*\*\*\*

**Public Hearing Draft 2017 AP – December 7, 2016**

Municipality of Anchorage  
Department Health & Human Services  
825 L Street  
4<sup>th</sup> Floor Conference Room #423

**James Boehm and Nancy Anderson** opened the Public Hearing for the Draft 2017 Action Plan and **XXXXX**.

**Public Comments received Draft 2017 AP by e-mail.**

**No** written comments were received and no comments were received by e-mail.

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**Assembly Resolution - AR 2016-86**

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## Certifications

### CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

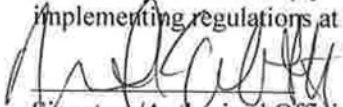
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

2-2-14  
Date

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2016, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

 2-2-16  
Signature/Authorized Official                      Date

Municipal Manager  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
Signature/Authorized Official      2-2-16  
Date

Municipal Manager  
Title



### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

 2-2-16  
Signature/Authorized Official      Date

Municipal Manager  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

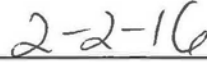
**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

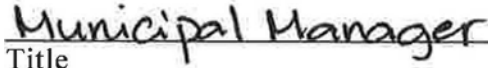
publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



\_\_\_\_\_  
Signature/Authorized Official



\_\_\_\_\_  
Date



\_\_\_\_\_  
Title



## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING:**

#### **A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**SF-424s**



















## Written standards for providing ESG assistance

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### Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.

ESG written standards will include the following definitions:

- Homelessness Prevention  
Provide financial assistance and services to help individuals and families at-risk of homelessness to maintain permanent housing and who have an annual income below 30% of median family income for the area as determined by HUD type of assistance: rent and utility assistance/subsidy, rent/utility deposits, and case management.
- Rapid Re-housing  
Provide financial assistance and services to individuals and families who are homeless and help them move as quickly as possible into permanent housing and achieve stability in that housing. Type of assistance: rent and utility assistance/subsidy; rent/utility deposits, and case management.
- Emergency Shelter  
Funds to be allocated for maintenance and operations of emergency shelters (as defined in §576.102) that house families and individuals who meet the criteria of homeless.
- HMIS  
HMIS – the HEARTH Act makes HMIS participation a statutory requirement for ESG recipients and subrecipients. Victim service providers cannot, and legal services organizations may choose to not participate in HMIS.

All ESG assisted households must meet the revised HUD definition for at risk for homeless and/or homeless. The following are the criteria for eligibility under the ESG program.

#### Homelessness Prevention

ESG funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from becoming homeless as defined by HUD. The following requirements apply to eligible beneficiaries for Homeless Prevention:

- Individuals/families must be residents of the MOA;
- Individuals/families must have an income at or below 30% of the area median income (AMI) as determined by HUD;
- Individuals/families eligible for assistance must be lacking sufficient resources or support networks, e.g. family, friends, faith-based or other social networks, immediately available to prevent them from moving into an emergency shelter or primary nighttime residence that is not designed for or ordinarily used as regular sleeping accommodation for human beings; and

- Priority will be given to individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or who need assistance to move to another unit; and fall into at least one of the secondary risk criteria:
  - Household has moved 2 or more times due to economic reasons over a 60 day period immediately preceding application for assistance;
  - Individual or family is living in the home of another because of economic hardship;
  - Have an eviction notice to vacate current housing within 21 days of application for assistance;
  - Individual or family is living in a hotel or motel not paid for by government or charitable organization;
  - Household lives in an overcrowded housing unit as defined by the US Census Bureau;
  - Individual is exiting a publicly funded institution or system of care; and
  - Otherwise lives in housing that is associated with instability and an increased risk of homelessness as identified in the Consolidated Plan and includes: extremely low-income renters who are single parents, minorities, single elderly and disabled.

### **Rapid Re-housing Assistance**

ESG funds may be used to provide housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stable housing. The following requirements apply to eligible beneficiaries for Rapid Re-housing Assistance:

- Individuals/families receiving Rapid Re-housing Assistance must be homeless as defined by ESG criteria in 24 CFR §576.2; and
- Individuals/families must be living in the MOA or residing in a shelter within the MOA.

Determination of eligibility for ESG assistance will begin with a standardized screening tool and assessment conducted by the ESG case managers.

The assessment, conducted by a case manager will determine current living situation; income based on area median income, and ability to obtain and maintain subsequent housing options without assistance. The assessment will determine eligibility, type and length of assistance to be provided. The case manager and participant(s) will develop a self-sufficiency plan that will be mutually signed at the time of service.

When determining the annual income of an individual or family, the standard for calculating annual income under 24 CFR §5.609 will be used by the case manager. Case managers must document and date the determination of income eligibility. This documentation will be included in the program participant record.

Re-evaluation of individuals and families receiving ESG assistance will be conducted not less than every 3 months to assure eligibility and will be documented in client's file.

Case managers are required to maintain adequate documentation of homelessness or at-risk status to determine the eligibility of an individual or family served by ESG. Documentation will be obtained from the participant or a third party at the time of entry into the program. Sufficient records must be established and maintained to enable the MOA and HUD to determine whether ESG requirements are being met as outlined in §576.500.

All applicants for assistance will affirm the information provided and authorize the sharing of information between agencies to assure coordination of services.

**Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.**

It is expected that ESG subrecipients will actively coordinate with service providers including AK 2-1-1 and the ADRC to assure that individuals and families experiencing homelessness have access to resources available to meet their needs and assist with housing stabilization. To the extent possible, ESG subrecipients will seek Memorandums of Understanding with key referral sources to assure seamless referral process for ESG clients. For those individuals identified as disabled or elderly, a referral will be made to the ADRC for options counseling regarding long-term care support services available in the community.

The CoC for the jurisdiction area has established a centralized, coordinated assessment system to meet HUD's requirements. MOA and ESG subrecipients are required to report program participant data and information into AKHMIS. MOA and ESG subrecipients will participate in AKHMIS trainings and adhere to HUD data entry standards and security.

MOA and ESG subrecipients will take appropriate measures to provide for program participant confidentiality. MOA and ESG subrecipients will develop and implement procedures to guarantee the confidentiality of records concerning program participants.

**Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.**

ESG rapid re-housing and homelessness prevention services will determine the prioritization of eligible individuals and families based on assessment by a case manager. The determination will be guided by the use of the Homeless Assessment Matrix-AK version, assessing barriers to housing and the ability to sustain housing after ESG assistance ends.

Rapid re-housing funds will target individuals and families that are homeless and assist them to move as quickly as possible into permanent housing and achieve stability. Individuals and families must demonstrate the ability to maintain and sustain housing, either subsidized or unsubsidized, at the end of the rental assistance through ESG. Case management will be provided to ensure that the households enrolled in ESG identify the reasons for homelessness and address these barriers to sustain housing.

Homelessness prevention funds will target individuals and families that are at-risk of homelessness with an income below 30% of Area Median Income (AMI). Individuals and

families must demonstrate that “but for ESG assistance” will become homeless and are able to maintain and sustain housing after receiving ESG assistance for rental and/or utility arrearages. At the time of initial screening and assessment, case manager will fully assess other possible resources available to applicant.

Beyond targeting and using a standardized assessment tool, individuals and families will be served on a first-come, first-served basis.

**Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.**

MOA and ESG subrecipients will develop policies for cost sharing based on program design and the population being served. Specific amount of cost sharing will be determined in consultation with the participant and case manager based on the participant’s situation. At such time the CoC sets system wide standards for cost-sharing, ESG recipient and subrecipients will implement agreed upon standards in program policies and procedures. To the extent possible, MOA and ESG subrecipients will work to leverage other funding sources in assisting participants in order to serve the greatest number of at-risk or homeless individuals and families.

**Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.**

Subject to the general conditions under §576.103 and §576.104 the recipient and subrecipient may provide a client with up to 24 months of rental assistance during any 3 year period.

Due to the small amount of ESG grant funds awarded to MOA, the ESG allocation for rental assistance will be limited to 3 months or less for short-term and 4 to 6 months for medium-term. The ESG case manager and participant will come to an agreement on the length of assistance needed and jointly develop a long-term self-sufficiency plan to quickly move participants to housing stability and sustainment. Adherence to the plan will help to determine on-going assistance and requests for assistance in the future.

Rental assistance will end if and when other subsidy begins (i.e. Section 8 voucher, public housing, etc.).

**Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.**

Based on limited ESG funding the client will be limited to no more than 3 months of tenant-based rental assistance, plus security deposit and utility deposit for short-term and 4 to 6 months of medium-term.

Homelessness prevention services are designed to prevent individuals and families from becoming homeless and are to be a one-time assistance for rental and utility arrearages as

described in §576.105. Average amount of assistance per household is less than \$1,000 with MOA approval of exceptions based on extenuating circumstances. To avoid duplication of ESG services, case managers will be entering participant data into a shared AKHMIS system.

## Acronyms

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ACEH – Anchorage Coalition to End Homelessness  
ACMHS – Anchorage Community Mental Health Services  
ADRC – Aging and Disability Resource Center  
ADVSAIP – Alaska Domestic Violence Sexual Assault Intervention Program  
AFFH – Affirmatively Further Fair Housing  
AHFC – Alaska Housing Finance Corporation  
AFH – Assessment of Fair Housing  
AI – Analysis of Impediments to Fair Housing Choice  
AIDS – Acquired Immune Deficiency Syndrome  
AKHMIS – Alaska Homeless Management Information System  
ALP – Alaska Literacy Program  
ALSC – Alaska Legal Services Corporation  
AMHTA – Alaska Mental Health Trust Authority  
AP – Action Plan  
ASC – Anchorage Safety Center  
AWAIC – Abused Women’s Aid In Crisis  
AWWU – Anchorage Water and Wastewater Utility  
BFS – Brother Francis Shelter  
CAPER – Consolidated Annual Performance and Evaluation Report  
CDBG – Community Development Block Grant  
CFR – Code of Federal Regulations  
CHDO – Community Housing and Development Organization  
CoC – Continuum of Care  
Con Plan – Consolidated Plan  
CPP – Citizen Participation Plan  
CSD – Community Safety and Development  
CSS – Catholic Social Services  
DCCR - Declaration of Covenants Conditions and Restrictions  
DHHS – Department of Health and Human Services  
DOT - Deed of Trust  
ESG – Emergency Shelter Grant and Emergency Solutions Grant



Four A's – Alaskan AIDS Assistance Association  
HAND – Housing and Neighborhood Development Commission  
HCOSH – HAND Commission Oversight Committee on Homelessness  
HFHA – Habitat for Humanity Anchorage  
HIV – Human Immunodeficiency Virus  
HOME – Home Investment Partnerships Program  
HUD – Department of Housing and Urban Development  
MHRP – Mobile Home Repair Program  
MOA – Municipality of Anchorage  
MRP – Minor Repair Program  
MTW – Moving to Work  
NWA – NeighborWorks® Alaska  
RurAL CAP – Rural Alaska Community Action Program  
SA – Substantial Amendment  
STAR – Standing Together Against Rape  
TBRA – Tenant-Based Rental Assistance  
µg/dL – micrograms per deciliter  
VA – Veterans Administration  
VFJ - Victims for Justice  
VOA – Volunteers of America Alaska