

**CONSOLIDATED HOUSING AND COMMUNITY
DEVELOPMENT PLAN
FOR THE STATE OF ALASKA**

FIVE-YEAR PLAN

&

ANNUAL ACTION PLAN

**State Fiscal Years 2016-2020
(Federal Fiscal Years 2015-2019)**

May 15, 2015

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ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) provides funding for housing and community development through several formula grant programs. Alaska receives approximately \$8 million annually for four of them: the HOME Investment Partnership Act (HOME), the Community Development Block Grant Program (CDBG), the National Housing Trust Fund (HTF), and the Emergency Solutions Grant Program (ESG). In order to maintain eligibility for these, the State must engage in a consolidated planning process that results in the development of this Five-Year Housing and Community Development Plan (HCD Plan) as well as several other documents.

In Alaska, two Participating Jurisdictions (PJs) receive formula funding for the CDBG, HOME, and ESG programs; the Municipality of Anchorage and the State of Alaska. The Alaska Housing Finance Corporation (AHFC), on behalf of the State of Alaska, will administer the National Housing Trust Fund. Under NHTF regulations, the only jurisdiction, other than the state of Alaska, eligible to receive a sub-grant of NHTF is the Municipality of Anchorage (MOA). The MOA has requested a sub-grant of NHTF to administer directly in Anchorage. Pursuant to 24 CFR 91.320(k)(5), the State must submit and HUD must approve an HTF allocation plan that addresses its intent to award HTF funds to MOA.

The Municipality of Anchorage is responsible for the preparation and maintenance of its own HCD Plan. The State of Alaska's HCD Plan covers all geographic areas of Alaska outside of the Municipality of Anchorage; often referred to as the "balance of state."

The State of Alaska's HCD Plan is a cooperative effort among the Alaska Housing Finance Corporation (AHFC), the Alaska Department of Commerce, Community and Economic Development (DCCED), the Alaska Department of Health and Social Services (DHSS), the Alaska Mental Health Trust Authority (AMHTA), the Alaska Governor's Council on Disabilities and Special Education, and the Alaska Workforce Investment Board (WIB). AHFC is the lead agency in the preparation and maintenance of the State's Consolidated Plan.

Title 1 of the Housing and Economic Recovery Act of 2008 established the Housing Trust Fund. The HTF may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF-assisted units will be required to have a minimum affordability period of 30 days. A Cost Allocation plan must be developed by the participating states. AHFC has been designated by the State Governor to be the recipient of the HTF and to administer the funds. AHFC, as part of the planning process for the Annual Plan has requested the participation of the public for the allocation of HTF as part of the GOAL program and its activities. <https://www.hudexchange.info/programs/htf/>.

AHFC is considering providing the MOA with a sub-grant of \$545,085 in NHTF equivalent to the MOA FY2016 allocation of HOME funds. The remaining NHTF will be administered for the area of Alaska

outside of Anchorage consistent with the participating jurisdictional boundaries of the HOME program. The balance of state funds will be allocated through the annual GOAL – Greater Opportunities for Affordable Living program. The Rating and Award Criteria Plan for the GOAL program will set the priorities for the allocation of NHTF. In this way it will be coordinated with the Low Income Housing Tax Credit, HOME Investment Partnership and Senior Citizens Housing development Fund programs, within a single annual application process. Please visit the following URL for more information regarding the GOAL Program: <https://www.ahfc.us/pros/grants/development-grants/goal/>

The State's five-year Consolidated Housing and Community Development Plan (SFY-2016-2020) profiles housing and community development (HCD) conditions in Alaska, outlines an assessment of HCD needs, and provides a market analysis of the environment in which these needs exist. This five-year plan includes a strategy to be followed in carrying out HUD programs, and other resources leveraged in conjunction with these programs. Implementation of the five-year plan will be done through a series of one-year Annual Action Plans (AAP), based on the State of Alaska's fiscal year. The AAP identifies housing and community development resources expected to be available and it provides the details for the use of HOME, CDBG, HTF, and ESG funds during the year. The AAP includes a description of how funds will be allocated, the program activities to be undertaken, and the amount of funds to be distributed for each program activity. Also included in the AAP is an overview of homelessness needs and actions to be undertaken to address homelessness, special needs housing, lead based paint hazards, collaboration with the public housing agency, and non-housing community development concerns. The AAP will provide a basis for assessing effectiveness through completion of the Consolidated Annual Performance Evaluation Reports (CAPER).

This HCD Plan will provide guidance to the State regarding expenditure of HOME, CDBG, HTF, and ESG funds over the next five years (July 1, 2015 through June 30, 2020). As the Plan was developed, the following points were recognized:

- The seven Guiding Principles developed during the drafting of the Plan are roughly the same as those found in the current HCD Plan based on public comment and with recognition of the increasing necessity to consider transportation when determining cost and location of housing development.
- The population of Alaska has grown 10.6%, from 664,334 in 2009 to 735,132 in 2013. During the same time period, the population in the “balance of state” (all areas, but Anchorage) grew 4%, from 278,407 to 290,588.
- The two biggest housing related issues moving forward into the next five years are in-state migration from rural areas to urban areas and the growth in the senior population.
- Some people are aware of fair housing laws, who to call if they have a complaint, but more work is needed to continue to increase awareness of the protections these laws provide tenants.

- Affordable housing has become more available, but is still a primary need across the State.
- Homelessness remains an important concern, particularly as uncertainty exists with the national economy and recidivism in the corrections system remains high.
- The availability of housing accessible for persons with a disability remains a barrier for many households.
- Compared to the rest of the country, Alaska has weathered much of the real estate turmoil from recent years. This has helped maintain the general health of the housing industry and demand for affordable housing and community development projects.

Overall, the housing and community development situation in Alaska has improved during the past five years. The work done during that period with HOME, CDBG and ESG funds, as well as other related state and federal monies, has had a positive effect, but there is more work to be done. This HCD Plan provides the strategy by which that work can be accomplished so that growth, improvement and success will continue for the next five years.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

The statutory goal of the HCD Plan is to:

Provide decent housing, create suitable living environments, and expand economic opportunities for Alaskans at or below 80% of median income.

Guiding Principles

A set of seven guiding principles direct the use of program resources covered by this Consolidated Plan. The wide range of housing and community development conditions across Alaska makes the use of guiding principles the most practical and effective means of targeting scarce HCD resources. The 2016-2020 guiding principles are:

- 1) **The use of federal housing and community development funds should emphasize benefit to low income Alaskans and increase sustainable housing and neighborhood options for Alaskans.** Rationale: The amount of federal funds is limited; greatest needs are among the lowest-income households. Low to moderate income Alaskans should not have their housing options limited to only lower-income neighborhoods.
- 2) **Use of community development funds should emphasize the creation of economic opportunity through development of infrastructure.** Rationale: Basic infrastructure is lacking in many of Alaska's communities and is a major barrier to economic self-sufficiency. Location-efficient facility decisions can reduce the operating and capital expenses associated with transportation.
- 3) **Preserve and upgrade existing housing supply through weatherization and rehabilitation.** Rationale: Because it is so expensive to develop new housing, every effort must be made to prolong the useful life and to lower operating costs of Alaska's existing housing.
- 4) **Use of federal homeless funds should emphasize activities that maintain and strengthen the service delivery system for Alaska's homeless, consistent with local strategies.** Rationale: Very little formula funding is available for services to help the homeless and near-homeless.
- 5) **Maximize the use of federal housing and community development funds by supporting projects that include significant leveraging resources.** Rationale: The amount of federal funds is limited; more can be accomplished if federal funds are combined with state and local resources.

- 6) **Expand the supply of affordable housing for Alaskans with special needs, incorporating universal design and appropriate supportive services.** Rationale: Existing housing supply is inadequate to meet current and projected need for this population, which has historically been underserved.
- 7) **Housing and community development projects should incorporate climate specific design and engineering, energy efficient community design and construction techniques and innovative technologies.** Rationale: Use of appropriate technologies insures long term viability of housing and community development projects. Communities designed in consideration of the link between transportation and housing costs, can minimize the consumption of energy used for mobility.

Outcome Performance Measures

The Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs was implemented during SFY 2007 (FFY 2006). The State determined that performance measure additions did not constitute a significant amendment under its citizen participation plan. Beginning with the SFY 2008 Annual Action Plan, the state incorporated performance measures for (Federal) Fiscal Year 2007 CDBG, HOME and ESG funding. In addition to comparing quantifiable achievements (i.e. units built) with projected goals to determine program success, performance evaluation includes a review of needs fulfillment. Each Goal is correlated with a Need of Priority, a measured outcome relevant to the activity type and purpose.

Outcome categories are:

- a. **Reduction and Prevention of Homelessness**—In general, this relates to activities that are designed to assist chronically homeless, families with children, veterans, unaccompanied youth and other homeless persons and those at-risk of homelessness.
- b. **Decent Housing**— The activities that typically would be found under this Outcome are designed to cover the wide range of housing possible under the HOME, CDBG, NTF or ESG programs. The objective is to focus on housing programs where the purpose of the program is to meet individual family or community needs; not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.
- c. **Creating Economic Opportunities**— These are the types of activities related to economic development, commercial revitalization, or job creation.

Evaluation of past performance

The constant reduction in formula funds, due to inflation, that are allocated to Alaska makes the process of setting goals ever more challenging. Despite this increasing limitation, the State has managed to surpass the expected goals set by the SFY2010-SFY2015 Consolidated Plan.

Although the Owner Occupied Rehabilitation Program (ORP) is a long running program under HOME, production has been limited by inflation and increased transportation costs reducing the impact of the ORP program over time. In addition, the HOME Final Rule regarding Homeowner Rehabilitation has made it more difficult and costly on a per unit basis due to new inspection and code standards. As a result, no new allocation of ORP funding is anticipated in future action plans. These funds will be re-allocated to other HOME component programs, Tenant Based Rental Assistance, Home Opportunity Program, or the rental housing development.

Alaska Housing Finance Corporation will continue to support the Alaska Coalition on Housing and Homelessness in its efforts to develop a framework and a plan to significantly and measurably reduce homelessness in Alaska. Although the movement to national or regional competitions has made Alaska less competitive for Section 202/811, the state was successful in receiving a five-year award of \$7.7 million in Section 811 rental assistance for persons with disabilities.

The process to develop the SFY2015 CAPER will begin in early July 2015 with a fifteen-day public comment period on the draft CAPER anticipated in late August or early September of 2015. The SFY2015 CAPER will be submitted to HUD by September, 2015. The SFY2015 Annual Performance Report is available at: <http://www.ahfc.us/rent/plans/>.

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

Agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Alaska's Consolidated Housing and Community Development Plan was created and maintained through a joint effort of several state agencies. An Interagency Steering Committee was created for this process. It includes representatives from AHFC, the Alaska Department of Commerce, Community and Economic Development (DCCED), the Alaska Department of Health and Social Services (DHSS), the Alaska State Department of Labor (DOL), and the Alaska Governor's Council on Disabilities and Special Education. As the lead agency in HCD planning, AHFC facilitates the process and provides a single point of contact for the public on matters relating to the HCD Plan. The Consolidated Plan reflects the collective priorities of many agencies, organizations and private citizenry within the State of Alaska. These groups and individuals represent a variety of housing and community development programs and concerns. Other entities giving input include state and local governments, non-profit organizations, regional housing authorities and representatives of the private sector.

Private Citizens (particularly those with low incomes or residing in areas in which community development activities are likely to take place) are encouraged to participate in the development and review of the AAP. Pursuant to federal regulation (24 CFR 91.115) the State of Alaska has developed and adopted a Citizen Participation Plan encouraging public participation in the HCD Planning process.

Alaska's size and wide range of social, economic and physical environments present many challenges to any planning process. A variety of approaches were used to ensure the public had opportunities to participate in the SFY2016 AAP. The Interagency Steering Committee met on November 25, 2014 and provided ongoing input and review of the AAP. Three statewide teleconferenced public hearings were held on February 25, 2015, April 7, 2015, and June 6, 2016 to obtain public comment regarding housing and community development in preparation for drafting the SFY2016-2020 Consolidated Plan and the SFY2016 Annual Action Plan.

The draft AAP was made available for public review and comment on March 13, 2015 for a minimum of 30 days which ended on April 13, 2015. The draft was also posted for public review following the announcement of the National Housing Trust Fund allocation by HUD on June 6, 2016 for a minimum of 30 days, which ended July 7, 2016. Notification of the availability of the draft plan, and the public



hearing were advertised in the Anchorage Daily News, a newspaper of statewide circulation, and in a number of regional and community newspapers.

Announcements of the availability of the draft plan were sent to many individuals, organizations and local governmental entities via electronic list serve. The draft plan was made available on AHFC’s website or in hard copy by contacting the HCD Plan Coordinator. The availability of the draft plan was posted on the AHFC Facebook page. Public comments on the draft SFY2016-2020 Con Plan were received through April 13, 2015 and July 7, 2016 and were considered. The AHFC’s Board of Directors reviewed the plan at their April 29, 2015 meeting prior to the plan being submitted to HUD in May, 2015 and prior to the submission of the Substantial Amendment for the Housing Trust Fund allocation in 2016.

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

Agency Role	Name	Department/Agency
CDBG Administrator	ALASKA	Alaska Department of Commerce and Community Development
HOME Administrator	ALASKA	Alaska Housing Finance Corporation Planning and Program Development
Housing Trust Fund	Alaska	Alaska Housing Finance Corporation Planning and Program Development
ESG Administrator	ALASKA	Alaska Housing Finance Corporation Planning and Program Development

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

Concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

As the housing Authority for the State of Alaska and the recipient of Continuum of Care and HOPWA Competitive funds, AHFC applies for planning funds whenever possible. The State distributes these funds in the form of grants to the two CoCs in the state for coordinated assessment of needs. AHFC is at the same time an active participant in the institutional delivery consortium statewide. AHFC chairs the state Council on the Homeless which has representation from other state agencies, the Alaska Mental Health Trust Authority, service providers on the Council. Council meetings serve as a coordinating opportunity for these groups and other interested housing providers. Council meetings are often held in conjunction with the state Alaska Coalition on Housing and Homelessness, a statewide housing and supportive services coordinating body.

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

Alaska Housing Finance Corporation (AHFC) serves as both the designated homeless agency for the State of Alaska and a Collaborative Applicant for AK-501 Continuum of Care (CoC). Throughout the CoC application process, AHFC is intimately involved in assisting the CoC in establishing priorities and objectives to address the needs of Alaska's homeless. In addition, AHFC works closely with the CoC throughout the year to identify areas of unmet need and determine funding priorities. This relationship helps inform AHFC's funding priorities to address the needs of Alaska's homeless, especially the chronically homeless, families with children, veterans, and unaccompanied youth.

Consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As the designated housing agency and collaborative applicant for the AK-501 Continuum of Care (CoC), Alaska Housing Finance Corporation (AHFC) consults with the Alaska CoC on an ongoing basis.

Annually, AHFC reports on the current and upcoming ESG and state-funded BHAP programs in conjunction with a meeting of the Alaska Coalition on Housing & Homelessness. The discussion includes how the relatively small amount of ESG funds awarded to Alaska will be allocated and performance standards. AHFC provides periodic reports to the CoC on the use of SRA funds by recipients as well as other state and federal programs targeting homeless services.

AHFC helps fund the HMIS system for the Balance of State and is an integral part of all CoC meetings and the Data Consortium Committee, which decide the operation and administration of the system.

Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The State of Alaska’s HCD Plan covers all geographic areas of Alaska *outside of the Municipality of Anchorage*; often referred to as the “balance of state.”

The State of Alaska’s HCD Plan is a cooperative effort among the Alaska Housing Finance Corporation (AHFC), the Alaska Department of Commerce, Community and Economic Development (DCCED), the Alaska Department of Health and Social Services (DHSS), the Alaska Mental Health Trust Authority (AMHTA), and the Alaska Governor’s Council on Disabilities and Special Education among others. AHFC is the lead agency in the preparation and maintenance of the State’s Consolidated Plan.

During the year leading up to, and in preparation for, the drafting of the SFY2015 Annual Action Plan, AHFC representatives have also gathered information on housing needs with such groups and in such forums as:

- Alaska Association of Housing Authorities
- Alaska Coalition on Housing and Homelessness
- Alaska Commission on Aging Quarterly Meetings
- Alaska Council on Domestic Violence and Sexual Assault
- Alaska Council on the Homeless (The Governor’s Council)
- Alaska Department of Labor Research & Analysis – Market Indicators Report
- Alaska Mental Health Board
- Alaska Mental Health Trust Authority Affordable Housing Work Group
- Alaska Prisoner Reentry Task Force and Housing Work Group
- Alaska State Demographers Report
- Anchorage Chamber of Commerce Presentations on Affordable Housing
- Anchorage Economic Development Corporation Presentations on State Economy
- Anchorage Downtown Partnership, Inc. – Housing Anchorage
- Annual Affordable Housing Tax Credit Conference by Novogradac & Co.
- Annual Conference of the Alaska Chapter of the national Association of Social Workers
- Annual report of statistics from the United Way of Anchorage on the Statewide 211 Information and Referral System
- Council of State Community Development Agencies Annual HOME, Supportive Housing Program Manager Training
- Fairbanks Homeless Coalition
- Governor’s Council on Disabilities and Education - Developmental Disability Committee
- Juneau Affordable Housing Commission
- Juneau Homeless Coalition
- Mat-Su Homeless Coalition

- Meetings with Senators Mark Begich and Lisa Murkowski and Representative Don Young on national and State of Alaska housing issues.
- Meetings with State Legislative Representatives from Juneau, Anchorage, Nome, and Kotzebue regarding affordable housing and related issues.
- Municipality of Anchorage Mayors Kitchen Cabinet on Affordable Housing
- National Council of State Housing Agencies (NCSHA) Spring and Winter Meetings
- National Finance Development Seminar Sponsored by NAHRO
- News Service Monitoring – Statewide and National Housing News
- Program Monitoring of thirty-four AHFC Grantees
- Public Housing Forums regarding Preferences and administration of Section 8 Program
- Statewide Independent Living Council
- Valley Charities, Inc. Wasilla, AK
- Wells Fargo Alaska Advisory Committee
- Weatherization Summit

Agency Types not consulted and provide rationale for not consulting

N/A

Cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))

A number of other sources of data and planning input in the area of housing and community development have been used in the preparation of this SFY2016-2020 Plan. The Consolidated Planning process is designed to incorporate a broad scope of input and perspectives, and a wide range of resources targeted towards housing and community development. Examples of input from other planning and research efforts are included above:

During SFY2016-2020, the HCD Interagency Steering Committee will review other sources of planning and research for potential input into the Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Comparative Analysis of Prescriptive, Performance-Based and Outcome-Based Energy Code Systems, May 2011, AHFC with Cascadia Green Building Council

“Moving to Work” National Conference – February 2015

Alaska Continuum of Care for the Homeless—Homeless Strategy for All Areas Outside of Anchorage.

AHFC—Moving to Work Plan – ongoing throughout 2015

AHFC — Housing Needs Assessment, 2014

AHFC’s Annual Homeless Point in Time Survey Results

Alaska Homeless Management Information System Data

Alaska Council on the Homeless, Ten-Year Plan to Reduce Homelessness

Alaska Council on the Homeless, Ten-Year Plan to reduce Homelessness – Five-year update Working Group



Cold Climate Housing Research Center — Alaska Energy Efficiency Program and Policy Recommendations; June, 2008

NCSHA Federal Liaisons Monthly Telephone Round Table

Alaska Department of Environmental Conservation—Village Safe Water

Alaska Department of Health and Social Services—Comprehensive Integrated Mental Health Plan.

Alaska Department of Transportation —Statewide Transportation Improvement Program

Kenai Peninsula Borough—Quarterly Report of Key Economic Indicators

2014 Mat-Su Borough Housing Assessment and 2015 Housing Forum Report

Alaska Tribally Designated Housing Entities— NAHASDA Indian Housing Plans

Spring and Fall 2014 Alaska Housing Market Indicators:

- Quarterly Survey of Alaska Lenders, the
- Quarterly Survey of Alaska Permitting Activity,
- the Annual State of Alaska Rental Market Survey and
- the Construction Cost Survey The Foraker Group

Alaska Economic Development Corporation Annual Economic Forecast Presentation – January 2015

Alaska Prisoner Reentry Task Force, Five Year Prisoner Reentry Strategic Plan 2011-2016; February, 2011

State of Alaska – 2015 recidivism Reduction Plan: Cost-Effective Solutions to Slow Prison Population Growth and Reduce Recidivism

State Interagency Working Group – 2015 National Resiliency Disaster Competition – Division of Emergency Services and Homeland Security, Department of Environmental Conservation, Department of Commerce and Community Economic Development

Alaska Long-term Disaster Recovery Housing Task Force – Galena Recovery Project

PR-15 Citizen Participation - 91.115, 91.300(c)

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

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

The development of the HCD Plan is a result of input from a number of different sources. Those providing input include individuals, state agencies and local governments, non-profit organizations, regional housing authorities and tribally designated housing entities, and the private sector. The HCD Plan also encourages the involvement of private citizens, particularly those with low incomes or residents of areas in which community development activities are likely to take place. Federal regulations require the State adopt a Citizen Participation Plan, encouraging the public to participate in the development of the HCD Plan, and outlining the steps the State will take to solicit public input. Alaska's expansive geography and widely varying conditions offer challenges for the implementation of the State's Citizen Participation Plan. A number of different approaches may be used to maximize public input including:

- Interactive workshops
- Public hearings
- Teleconferences
- Working groups
- Focus Groups
- Linkages with other planning efforts
- Internet surveys
- Internet communications

The State uses teleconferencing and the internet to overcome the barriers of distance. Citizens in even the most remote areas of the State are given the opportunity to participate in the HCD process. AHFC's web-site (www.ahfc.us) provides an overview of the HCD planning process, and offers an electronic means of providing HCD input. Other state, federal and non-profit agency web-sites are linked to AHFC's web-site. Some of these links include the Alaska Mental Health Trust Authority; the Alaska Coalition on Housing and Homelessness; the Alaska Department of Commerce, Community and Economic Development; and the Alaska Department of Health and Social Services.

All of the public hearings held in conjunction with the development of the five-year plan have been extensively advertised on the AHFC website, in statewide and local newspapers and via emails. An overview of the five-year HCD planning process, anticipated timelines for completion and program performance were discussed at the events mentioned below; comments were encouraged. On February 25, 2015, a public hearing and statewide teleconference was held to obtain public input



prior to drafting the HCD Plan. A second public hearing and statewide teleconference after the release of the draft plan was conducted on April 7, 2015. Additionally, AHFC consulted with the following entities in drafting the HCD Plan:

Alaska Coalition on Housing and Homelessness – December 16, 2014 and April 21, 2015
Alaska Governor’s Council on Disabilities and Special Education – Nov 19, 2014, Jan 7, 2015
Alaska Interagency Steering Committee – November 25, 2014
Fairbanks Homeless Coalition – April 16, 2015
Kenai Homeless Coalition in 2015
Association of Alaska Housing Authorities – ongoing throughout 2015
Juneau Homeless Coalition – April 19, 2015
Affordable Housing Partnership – in 2015
Anchorage Homeless Coalition – March 26, 2015
Matanuska Susitna Homeless Coalition – in 2015

The draft plan was released on March 13, 2015 with public comments accepted through April 13, 2015. AHFC’s Board of Directors approved the SFY 2016-2020 HCD Plan on April 29, 2015 and directed AHFC staff to submit it to HUD. All public comments and the State’s responses to the comments are in Appendix A.

Needs Assessment

NA-05 Overview

The needs of households who are either homeless or at risk of homelessness vary greatly across the state. In some locales, each of the homeless subpopulations has a place to go in the event of a housing crisis. Other communities only offer shelter to a few groups such as victims of domestic violence or runaway youth. Rather than prioritize certain subpopulations or housing types for the entire state, a high priority is given to local plans and their identified unmet needs. The development and maintenance of a flexible array of funding tools are a key component of the state’s five-year affordable housing strategy.

The use of federal housing and community development funds should be responsive to local conditions and priorities and fund services that lack alternative means of support. Existing homeless facilities should be preserved through operating support and rehabilitation activities. Homeless facility upgrades should incorporate energy efficient features to reduce operating costs.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	626,932	735,132	17%
Households	221,804	246,015	11%
Median Income	\$51,571.00	\$72,237.00	40%

Table 2 – Housing Needs Assessment Demographics Data Source: 2000 Census (Base Year), Alaska Department of Labor and Workforce Development Research and Analysis 2013 1-year

Summary of Housing Needs

Based on the percentage taken between the State and the Municipality of Anchorage, the data analysis assumes a straight line ratio across all fields using 59%, which is the population residing outside of the Municipality of Anchorage.

As of 2013, according to the Alaska Department of Labor and Workforce Development, the total Alaska population was estimated at 735,132. The geographic area covered by this HCD Plan encompasses all areas of Alaska except the Municipality of Anchorage, commonly referred to as the “balance of state.” The 2013 population and household estimate for the balance of state was 434,182 and a 145,149, respectively.

Based on the 2007-2011 CHAS data tables, the group in greatest need are those in the 0-30% AMI Income group. Of those in this group, almost all experience at least one of the housing concerns listed in the table. More than half have a cost burden of over 50% or must live in inadequate housing. For the 30-50% AMI Income group, roughly 30% have a cost burden of over 30%. As income increases across the table, the concerns decrease. This can be expected that those with more

income can find adequate housing but may have a higher cost burden for those conditions when compared to others in the same income group.

Due to the limited and aging housing stock throughout Alaska, along with the high cost of land and construction materials and labor, Alaskans are burdened with high housing costs due to unavailability of housing. Further, residents may not be able to find adequate housing within their community. In some areas, housing is dependent on community infrastructure. Although water and sewer have been a priority in the rural areas, some communities are still using honey buckets.

Number of Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	8793	9174	13402	9259	47415
Small Family Households *	2757	3554	5463	4155	26689
Large Family Households *	564	1682	1592	1199	4732
Household contains at least one person 62-74 years of age	1290	1587	2012	1349	6896
Household contains at least one person age 75 or older	761	879	811	496	1556
Households with one or more children 6 years old or younger *	1906	2341	3250	2041	5888
* the highest income category for these family types is >80% HAMFI					

Table 2 - Total Households Table

Data Source: 2007-2001 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1121	614	746	248	2729	1221	920	985	510	3637

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	263	224	227	183	897	89	153	274	115	631
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	351	611	699	268	1929	124	304	534	404	1366
Housing cost burden greater than 50% of income (and none of the above problems)	5003	2269	708	59	8039	2785	1808	1590	493	6676
Housing cost burden greater than 30% of income (and none of the above problems)	1159	3047	3714	1322	9242	561	1354	3065	2929	7909
Zero/negative Income (and none of the above problems)	239	0	0	0	239	156	0	0	0	156

Table 2 - Housing Problems Table

Source: Data 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6738	3717	2384	758	13597	4219	3189	3381	1525	12313
Having none of four housing problems	2307	5006	9074	5313	21700	1248	3637	7874	8098	20857
Household has negative income, but none of the other housing problems	239	0	0	0	239	156	0	0	0	156

Table 3 - Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,100	4,610	3,455	12,165	2,085	2,110	3,875	8,070
Large Related	650	790	750	2,190	385	570	1,085	2,040
Elderly	2,210	1,150	625	3,985	2,045	2,040	1,795	5,880
Other	5,205	3,500	3,070	11,775	2,505	1,255	1,915	5,675
Total need by income	12,165	10,050	7,900	30,115	7,020	5,975	8,670	21,665

Table 4 - Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,460	1,985	810	6,255	1,665	1,345	1,215	4,225
Large Related	375	395	50	820	250	265	185	700
Elderly	1,360	390	110	1,860	1,530	920	685	3,135
Other	4,360	1,300	280	5,940	2,150	730	750	3,630
Total need by income	9,555	4,070	1,250	14,875	5,595	3,260	2,835	11,690

Table 5 - Cost Burden > 50%

Data Source: 2007-2011 CHAS



5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,270	1,460	1,510	715	4,955	560	915	1,295	805	3,575
Multiple, unrelated family households	70	155	200	110	535	130	295	555	275	1,255
Other, non-family households	115	34	210	8	367	24	15	10	15	64
Total need by income	1,455	1,649	1,920	833	5,857	714	1,225	1,860	1,095	4,894

Table 6 - Crowding Information - 1/2

Data Source: 2007-2011 CHAS

Describe the number and type of single person households in need of housing assistance.

Estimating the number of single person households involves a few assumptions. Based on the American Community Survey for 2013, 33% of all households in Alaska are one person households. Using that percentage and the U.S. Census Bureau estimate of the number of households in Alaska between 2009 and 2013 is 251,899; that would mean there are 83,126 single households in the State.

A more conservative approach would estimate the single person households by using strictly renters (36.2% of the total households) and taking the estimated 46% of their population that have been observed as single person households in recent market studies. Extrapolating these numbers across the State would yield a single person household estimate of 41,946 households.

These single person households are more likely to be concentrated in the young and elderly population cohorts. Based on a 2009 AHFC Senior Housing Assessment, two thirds of seniors will need some form of housing assistance in order to maintain their housing cost at 30% of their income.

Number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.



Several sources of information were drawn upon to estimate the demand for accessible housing in Alaska. The U.S. Census Bureau provides disability data based on three primary sources: the Survey of Income and Program Participation, the decennial census of population, and the Current Population Survey. Nationwide, the overall disability rate is estimated at approximately 20%. The Census Bureau defines a disability as difficulty in performing functional activities (seeing, hearing, talking, walking, climbing stairs and lifting and carrying a bag of groceries) or activities of daily living (getting into and out of bed or a chair, bathing, getting around inside the home, dressing, using the toilet, and eating), or other activities relating to everyday tasks or socially defined roles. A person with a severe disability is completely unable to perform one of these activities of tasks and/or needs personal assistance. An estimated one in ten persons nationally experiences a severe disability according to Census Bureau estimates.

Disability rates vary by age. According to the U.S. Census Bureau, overall Alaska disability rate for the population aged 5 and younger is 14.9%. For persons aged 5 to 20 years old, 5.7% are persons with a disability. This figure increases to 14.6% for persons 21 to 64 years old. The rate nearly triples to 47.8% for persons 65 years and over. With Alaska's senior population projected to increase rapidly over the next five years, increasing numbers of Alaskans will experience some form of disability.

Source: Alaska Governor's Council on Disabilities and Special Education.

Most common housing problems?

Over 4,500 rural Alaska homes lack running water and a flush toilet. Many more depend on aging and deteriorating piped and haul systems. Lack of in-home water and sewer service in rural Alaska causes severe skin infections and respiratory illnesses. Residents of Southwest Alaska suffer rates of invasive pneumococcal disease (IPD) that are among the highest in the world. To correct this public health problem, agencies have funded conventional, community-wide piped and truck haul systems. Although these systems work, they are expensive to construct and many communities cannot afford their high operational costs.



Funding to build systems has declined severely while costs have risen sharply. The deficit between available funds and needs is over \$660.3 million.

Source: Alaska Department of Environmental Conservation – Division of Water - <http://goo.gl/Wr8wMe>

Overcrowded housing, cost-burdened housing, and One Star housing. Evaluating Alaska's housing stock on these three metrics was made possible due to the availability of American Community Survey (ACS) data and the recent availability of detailed data on housing characteristics from AHFC's Alaska Retrofit Information System (ARIS), including energy use and costs. This analysis differs from the 2009 Housing Assessment that reported housing need in terms of overcrowding and unsalvageable condition but did not report on housing affordability.

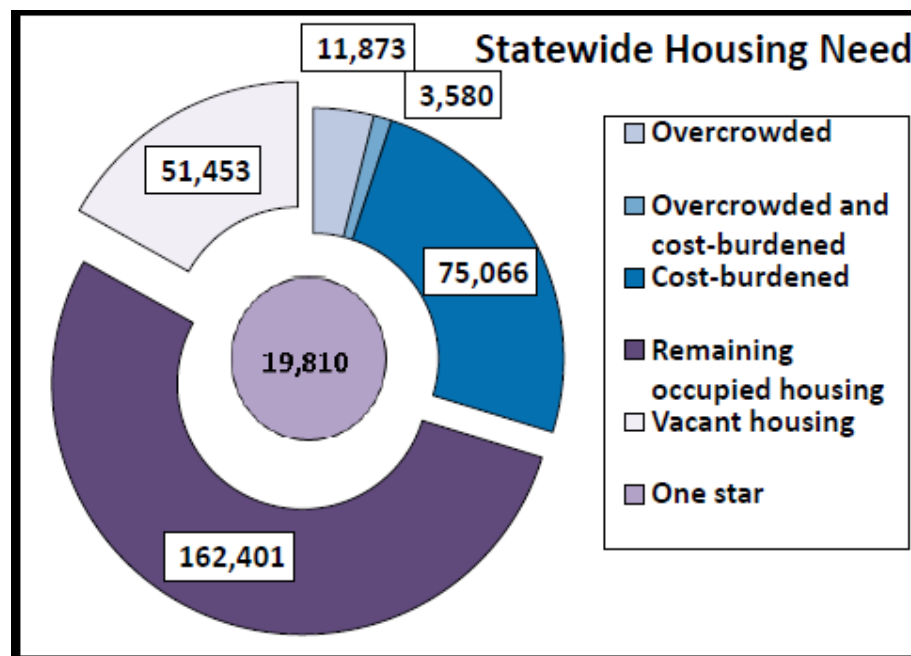


Table 1. State Housing Need Breakdown

According to ACS data, there is a significant amount of cost-burdened housing in Alaska, with more than 75,000 housing units spending 30% or more of income on housing costs (Figure 1). There are also an estimated 15,453 units which are overcrowded or severely overcrowded in Alaska, of which 3,580 are estimated to be both overcrowded and cost-burdened. Additionally, there are an estimated 19,810 homes in Alaska that would receive a One Star energy rating, meaning they use at least four times as much energy as a new home built to the Alaska Building Energy Efficiency Standard (BEES). These homes are shown in the center of Figure 1 because it is unknown how much they overlap with the other housing need categories, as they were estimated using ARIS data.

Are any populations/household types more affected than others by these problems?

Persons and communities with fewer resources, as well as those confronting barriers to housing and community development are more vulnerable to these issues.

Characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Alaska lacks an adequate supply of available, affordable housing which directly affects ability of low-income individuals and families with children to remain stably housed. These families often pay well above 30% of their income for housing which puts them at a much higher threat of becoming homeless when faced with an unforeseen financial crisis, such as a medical emergency, car trouble or accident, or job loss.

It is found that homeless families are able to bounce back from homelessness more quickly than other more chronic homeless populations through services such as rent assistance, housing placement, job assistance, and other short or medium term services received through Rapid Re-Housing.

The time period for Rapid Re-Housing (RRH) assistance can range from a few months up to 24 months and is dependent on the needs of the family. One of the main services available through RRH is rent assistance which allows the family to pay no more than 30% of their income toward their rent. Families nearing the end of their RRH assistance are faced with the challenge of securing affordable housing to maintain their housing stability.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

NA

Particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Housing instability and homelessness in Alaska is caused by a number of factors, but housing cost burden and overcrowding are the leading causes. Families paying more than 30% of their income towards housing are unable to maintain housing stability when faced with financial obstacles.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Need of racial or ethnic groups that have disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	One or more of four housing problems	None of the four housing problems	No/negative income, but none of the other housing problems
Jurisdiction as a whole	21,380	2,976	783
White	12,047	1,582	514
Black / African American	1,183	15	45
Asian	701	153	0
American Indian, Alaska Native	4,950	1,010	84
Pacific Islander	119	30	4
Hispanic	1,120	94	55

Table 7 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,280	7,765	0
White	10,753	4,972	0
Black / African American	886	149	0
Asian	776	225	0
American Indian, Alaska Native	3,359	1,407	0
Pacific Islander	154	19	0
Hispanic	1,229	479	0

Table 8 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS



*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,291	20,445	0
White	13,014	14,222	0
Black / African American	1,023	822	0
Asian	964	719	0
American Indian, Alaska Native	2,614	2,789	0
Pacific Islander	84	53	0
Hispanic	1,634	783	0

Table 11 - Disproportionally Greater Need 50-80AMI
 CHAS

Data Source: 2007-2011

The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,191	16,406	0
White	6,176	12,456	0
Black / African American	369	670	0
Asian	421	664	0
American Indian, Alaska Native	1,125	1,248	0
Pacific Islander	85	34	0
Hispanic	673	772	0

Table 12 - Disproportionally Greater Need - 80-100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:



1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,426	5,928	783
White	10,271	3,372	514
Black / African American	1,065	133	45
Asian	489	365	0
American Indian, Alaska Native	4,448	1,467	84
Pacific Islander	119	30	4
Hispanic	983	230	55

Table 13 Severe Housing Problems 0-30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,458	15,602	0
White	5,446	10,255	0
Black / African American	534	501	0



Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	425	569	0
American Indian, Alaska Native	2,629	2,201	0
Pacific Islander	89	79	0
Hispanic	831	884	0

Table 14 – Severe Housing Problems 30-50% AMI

Data Source 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,575	32,144	0
White	4,749	22,476	0
Black / African American	235	1,605	0
Asian	559	1,131	0
American Indian, Alaska Native	1,861	3,534	0
Pacific Islander	20	112	0
Hispanic	656	1,762	0

Table 15 – Severe Housing Problems 50-80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income



Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,291	22,330	0
White	1,649	16,967	0
Black / African American	229	810	0
Asian	272	809	0
American Indian, Alaska Native	824	1,549	0
Pacific Islander	50	69	0
Hispanic	186	1,274	0

Table 16 – Severe Housing Problems 80-100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assessment of the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	165,640	41,572	26,854	858
White	124,050	29,339	17,151	567
Black / African American	4,594	1,847	1,665	49
Asian	5,440	1,740	847	0
American Indian, Alaska Native	18,426	3,380	3,684	96
Pacific Islander	425	273	123	4
Hispanic	6,085	2,725	1,942	55

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

When looking at each group (by AMI), it is apparent that those at 50% AMI and below have a higher occurrence of having one or more of four housing problems. Half of the population suffers from at least one housing problem. The lower the AMI level, the higher the occurrence. This seems to transcend racial or ethnic backgrounds. This is further indication of the fact that this group is not able to find appropriate housing based on their income and the expense of housing in the balance of state.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes. Generally, lower-income households in tighter housing markets have a relatively harder time finding affordable housing. In these markets, rent escalation from the housing demand further dilutes the purchasing power of these households' already low relative purchasing power.

As shown in the tables above, only Alaskan's Native American/Alaskan Native population has disproportionately greater needs due to their lower than average incomes and the lack of affordable housing in rural communities.

Demand for supportive Housing

Demand for supportive housing exists across the State. The primary challenge for supportive housing is the availability of supportive housing funding both for services and for capital development. These challenges are compounded in tight rental markets where there is already a housing stock shortage.

Equipped housing for persons with a disability

If they have needs not identified above, what are those needs?

Based on feedback from advocacy groups, availability of units fully equipped for persons with sensory and mobility impairments continues to present challenges.

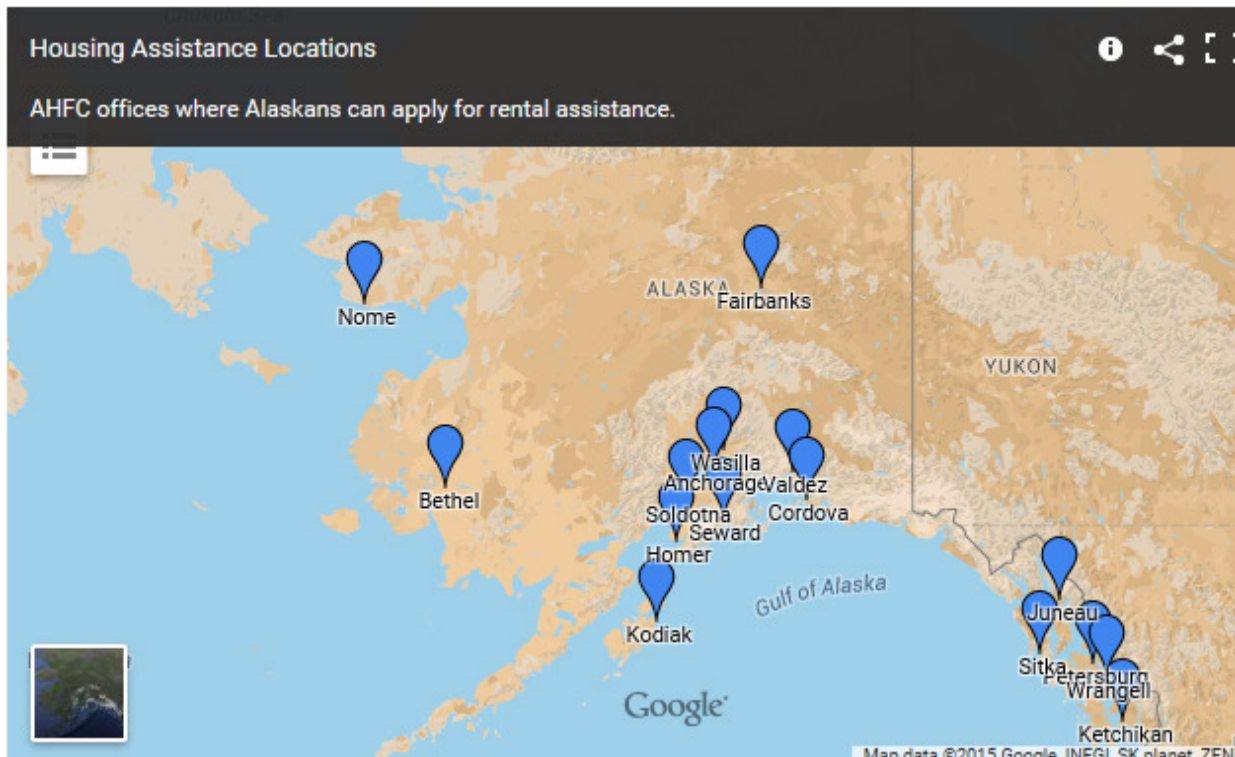
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Yes. In many rural communities off the road system, several communities exist with high representation among the AN/AI cohort. The balance of state jurisdiction is 60% Caucasian, 22% AN/AI, 4% Asian, 4% Asian Pacific Islander, and 2% African American. In the more rural areas of the State, AN/AI cohorts represent 55%-93% of the population depending on the census tract.

NA-35 Public Housing

Introduction:

Alaska Housing Finance Corporation, Public Housing Division, is the public housing authority for the State of Alaska, including the Municipality of Anchorage. For all areas outside of Anchorage, AHFC manages and maintains 900 Public and Section 8 New Multifamily housing units. These units are located in 13 communities throughout Alaska.



AHFC also administers the Housing Choice Voucher program for the entire state. Outside of Anchorage, the Voucher program operates in twelve communities, and administers 1,962 vouchers.

On June 24, 2008, AHFC entered into a “Moving To Work” Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD). MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and HUD regulations in order to design and test approaches for providing housing assistance that:

- 1) Reduces cost and achieves greater cost effectiveness in Federal expenditures;
- 2) Gives incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,
- 3) Increases housing choices for low-income families.

The MTW Agreement provides AHFC with the flexibility to test out new approaches consistent with the MTW statutory objectives and to expand the MTW demonstration to include all public housing and tenant-based Housing Choice Vouchers administered by AHFC with certain exceptions. Those exceptions are vouchers under the Veterans Affairs Supportive Housing (VASH) and Nonelderly persons with a disability (NED) - which are excluded from the flexibilities under the MTW Agreement.

AHFC has established guiding principles for its MTW activities. These principles augment the three Federal objectives of the MTW program and ensure that AHFC's activities are reflective of AHFC's mission and goals.

- 1) MTW activities will be supportive of elderly and families with a disability, continuing AHFC's long standing tradition of ensuring that the elderly and families with a disability are served by our programs.
- 2) MTW initiatives will be designed to ensure the stability of AHFC's low income housing programs and to increase the stability of the families it serves.
- 3) In designing, operating, and evaluating MTW initiatives, AHFC will leverage the network of Alaskan service organizations and agencies.
- 4) MTW activities will be designed to promote tighter linkages and synergies between the public housing/HCV programs and the operations and mission of AHFC by providing affordable housing to low income residents of Alaska.

Needs:

- 1) Public Housing – current residents (749 families)
 - a. Average Family Income is \$21,855 per year; 64 percent of residents are classified as Extremely Low Income
 - b. Elderly, not Disabled Families – these families comprise 14 percent of residents
 - c. Disabled, not Elderly Families – these families comprise 24 percent of residents
 - d. Families with Children – these families comprise 54 percent of residents (of 2,124 individuals, 1043 are under the age of 18)
 - e. Average Length of Stay – 58 percent of families remain in housing for 0 to 5 years.
- 2) Vouchers – current participants (1,744 families)
 - a. Average Family Income is \$16,763 per year; 77 percent of residents are classified as Extremely Low Income
 - b. Elderly, not Disabled Families – these families comprise 12 percent of residents
 - c. With a Disability, not Elderly Families – these families comprise 37 percent of residents
 - d. Families with Children – these families comprise 29 percent of residents (of 3,340 individuals, 1,168 are under the age of 18)
 - e. Average Length of Stay – 56 percent of families remain in housing for 0 to 5 years.
 - f. Eighty percent of families are in zero, one, or two bedroom units.

Totals in Use



Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Persons with a Disability *
# of units vouchers in use	0	148	Anchorage Only 752	1962	10	1952	90	0	45

Table 9 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data PIC (PIH Information Center)

Source:

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing (AK001)	Vouchers (AK901)				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	75	0
# of Elderly Program Participants (>62)	0	172	Anchorage 169	530	1	529	11	0
# of Disabled Families	0	149	Anchorage 57	304	9	295	26	0
# of Families requesting accessibility features	0	0	1,238	0	0	0	0	0



Program Type								
	Certificate	Mod-Rehab	Public Housing (AK001)	Vouchers (AK901)				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0*	0	0

Table 19 - Characteristics of Public Housing Residents by Program Type

Data Source PIC (PIH Information Center)

*For Information on the Empowering Choice Housing Program, please visit: <http://www.ahfc.us/rent/rental-programs/empowering-choice>

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers (AK901)					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Persons with a disability *
White	0	201	531	0	9	1238	54	0	37
Black/African American	0	8	124	0	0	87	14	0	5
Asian	0	10	83	0	0	35	2	0	0
American Indian/Alaska Native	0	25	450	0	1	279	1	0	3
Pacific Islander	0	1	49	0	0	17	1	0	0
Other	0	1	1	0	0	88	3	0	2

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 10 - Race of Public Housing Residents by Program Type -

Data Source PIH Information Ctr

Ethnicity of Public Housing Residents by Program Type



Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing (AK001)	Vouchers (AK901)					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Persons with a disability *
Hispanic	0	7	64	52	0	52	2	0	1
Not Hispanic	0	224	1173	1702	10	1692	73	0	46

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 11 - Ethnicity of Public Housing Residents by Program Type

- Data Source PIC



Section 504 Needs Assessment:

Needs of public housing tenants and applicants on the waiting list for accessible units:

Needs:

- 1) Public and Section 8 New Multifamily Housing
 - a. Hearing – 8 families have indicated a need
 - b. Mobility – 38 families have indicated a need
 - c. Sight – 7 families have indicated a need
- 2) Vouchers
 - a. Hearing – 5 families have indicated a need
 - b. Mobility – 18 families have indicated a need
 - c. Sight – 2 families have indicated a need

The following is the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance. Based on the information above, and any other information available to the jurisdiction, the most immediate needs of residents of public housing and Housing Choice voucher holders

Needs:

- 1) Public and Section 8 New Multifamily Housing – 1,030 families on these waiting lists.
 - a. Extremely Low Income (below 30 percent of area median income) – these families comprise 71 percent of the waiting lists
 - b. Elderly Families – these families comprise 10 percent of the waiting lists
 - c. Families with a disability – these families comprise 19 percent of the waiting lists
 - d. One bedroom units are the most requested unit size (76 percent).
- 2) Vouchers – 1,294 families on these waiting lists
 - a. Extremely Low Income (below 30 percent of area median income) – these families comprise 79 percent of the waiting lists
 - b. Elderly Families – these families comprise 16 percent of the waiting lists
 - c. Families with a disability – these families comprise 39 percent of the waiting lists

How do these needs compare to the housing needs of the population at large

Discussion:

Generally, these needs reflect the needs of the larger population. The relative sizes of the waitlists track with the tightness of the housing markets. Needs that account for relatively large portions of the waiting lists, relative to the overall percentage of the population with those needs, include disabled families and small low-income households needing one bedroom units.

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

In the housing realm, “continuum of care” is both a planning framework and the name of a specific grant program funded by HUD. Components within the planning framework include outreach, homeless prevention, emergency shelter, transitional housing, and permanent supportive housing. The Alaska Coalition on Housing & Homelessness serves as the clearinghouse for local coalitions to report information on unmet needs in their respective communities and development of new housing opportunities. The Coalition also fosters dialogue and information exchanges to develop strategies to address those unmet needs.

In accordance with HUD guidelines, AHFC conducts an annual “Point-in-Time” count of homeless persons and housing resources during the last week in January. The winter 2014 count identified 761 persons meeting the HUD definition of homeless (persons sleeping in emergency shelters, transitional programs targeting homeless and places not meant for human habitation). Martha Burt, a leading researcher on homelessness for the Urban Institute estimates that during a one year period, four or five times as many people experience homelessness as are homeless on any particular day. Based on data collected through the Alaska Homeless Management Information System (AKHMIS), the Alaska Balance of State assisted 3,647 with homeless services in SFY14 which falls in line with Burt’s analysis. It is estimated that approximately 4,000 Alaskans outside of the Municipality of Anchorage will experience homelessness at some time during any given year.

Homeless Needs Assessment Table:

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # experiencing homelessness each year
	Unsheltered	Sheltered	
Persons in Households with Adult(s) and Child(ren)	40	248	2593
Persons in Households with Only Children	0	5	16
Persons in Households with Only Adults	52	416	1121
Chronically Homeless Individuals	25	63	100
Chronically Homeless Families	1	5	10
Veterans	0	40	144
Unaccompanied Youth	0	5	16
Persons with HIV	0	4	0

Rural Homeless Needs Assessment Table:



Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # experiencing homelessness each year
	Unsheltered	Sheltered	
Persons in Households with Adult(s) and Child(ren)	13	84	882
Persons in Households with Only Children	0	1	5
Persons in Households with Only Adults	17	141	381
Chronically Homeless Individuals	8	21	34
Chronically Homeless Families	0	1	3
Veterans	0	13	48
Unaccompanied Youth	0	1	5
Persons with HIV	0	1	2

Within the overall homeless population are many subpopulations. Included are single men and women, single mothers with children, single fathers with children, two-parent or blended families with children, persons with a disability, runaway and homeless youth, victims of domestic violence, and others. The 2014 Homeless Survey indicated that approximately 38% percent of Alaska’s homeless were persons in families with children. Homelessness for many families is the result of a sudden economic downturn such as illness, divorce, or job loss. Approximately 5% were veterans, less than 1% were unaccompanied youth, and approximately 12% were persons identified as “chronic homeless.” HUD defines persons in this category as “an unaccompanied individual with a disabling condition who has been homeless for a year or more, or those who have experienced at least four episodes of homelessness within three years.” In many cases, the “disabling” condition is mental illness and/or substance abuse.

SFY14 AKHMIS data reports that 75% of persons experiencing homelessness or threatened with homelessness transitioned into a permanent housing situation within 30 days and 11% transitioned within 31 – 60 days for a total of 86% of individuals transitioning into permanent housing within 60 days of connecting with services.

Connecting individuals to permanent housing is a challenge in Alaska as available and affordable housing is limited. Affordable housing is being developed as funding becomes available; however, funding is limited and does not meet current demand. As housing development levels are expected to remain consistent, Alaska will continue to see similar trends in the number of persons experiencing homelessness or threatened with homelessness.

Nature and extent of unsheltered and sheltered homelessness with the jurisdiction, for persons in rural areas who are homeless or at risk of homelessness



Most rural parts of Alaska lack full time shelters for homeless individuals. Those experiencing homelessness will often double-up with family or friends before sleeping on the streets or other places not meant for human habitation. Some communities have seasonal shelters that are available during the winter months when the chance of survival in the cold Alaskan weather is lowest. When funding is available, homeless individuals may receive temporary shelter through the use of emergency motel vouchers. Due to the lack of shelter and supportive services available for homeless individuals in rural Alaska, we often see individuals migrating from rural areas to more urban areas.

Number and type of families in need of housing assistance for families with children and the families of veterans

The Alaska Homeless Management Information System (AKHMIS) reports that approximately 2,510 persons in households with adults and children and approximately 40 veteran adults with children experienced homelessness or were threatened by homelessness in SFY14. With increased federal financial assistance through the Supportive Services for Veteran Families and Veterans Affairs Supportive Housing program we expect to see a decline in housing assistance requests from veterans and their families.

Nature and Extent of Homelessness by Racial and Ethnic Group.

The Alaska Homeless Management Information System (AKHMIS) reports that 66% of individuals within the Alaska Continuum experiencing homelessness or threatened by homelessness reported their race as White, 22% were American Indian or Alaska Native, 6% reported as Asian, 4% were Black or African American, and 2% were Native Hawaiian or Other Pacific Islander. In addition, 6% identified as Hispanic/Latino.

Nature and Extent of Unsheltered and Sheltered Homelessness.

Within the Alaska Continuum (all areas outside of Anchorage), there are only 27 emergency shelters with a capacity of approximately 635 persons. Of these, 15 are for domestic violence victims, 8 are for the general population including veterans, and 2 serve runaway youth. In smaller communities such as Kake, Haines, and Wrangell where no shelters exist, service providers rely on the use of emergency motel vouchers for short-term stays when funds are available.

With emergency shelter stays generally limited to 30-60 days, emergency shelter supportive services tend to be limited to the basics. Such as food, childcare, help with accessing income supports through public assistance or social security, and housing placement services. Public transportation is virtually non-existent in most Alaskan communities outside of Fairbanks and Juneau and most emergency shelters for the general public turn people out during the day and re-open again in the late afternoon or evening.

For those with complex problems, finding a permanent housing solution may not be achievable within a limited 30-60 day emergency shelter stay. A transitional housing program provides the extra time needed to continue the supports started in the shelter, and helps to build a firmer foundation for successful placement in permanent housing. Approximately 19 transitional housing facilities are now operating in the Alaska Continuum. These facilities include one for veterans, four for victims of domestic violence, two for youth, and seven for non-targeted populations.

There are an additional 229 beds within the Alaska Continuum meeting HUD's definition of permanent supportive housing for homeless persons with a disability for those individuals needing additional, long term supportive services.



NA-45 Non-Homeless Special Needs Assessment – 91.305 (b, d)

Characteristics of special needs populations in your community:

Demand for Special Needs Housing

A number of Alaskans have special housing concerns. Alaska's senior population has been growing rapidly, and is projected to continue growing at a fast pace. As the state's population ages, accessibility features and availability of appropriate supportive services have become important considerations for many Alaskans. Common appropriate support services that special needs populations often require include: financial management, mental health services, access to affordable medical care, assistance with transitioning back into the community after institutionalization, career services.

Other special needs populations have important housing issues that need to be addressed. Persons with all types of disabilities are looking for affordable and accessible housing options. Individuals with mental illness and developmental disabilities are now seeking independent living options, in normal residential settings, with appropriate supportive services.

A. Older Alaskans

Alaska Housing Finance Corporation's Senior Housing Office exists to help Alaska's senior citizens obtain adequate, accessible, secure and affordable housing. In accordance with Alaska Statutes, and over its 25 year existence, the Senior Housing Office works closely with the 11 members of the Alaska Commission on Aging (ACoA established in Statutes, 1982), appointed by the Governor, in achieving this mission. Simultaneously, AHFC's Senior Housing Office works cooperatively with several other local senior advocacy groups, including among others, the Anchorage Mayoral Senior Commission, Mat-Su Council on Aging, and Juneau Commission on Aging, in developing strategies to assist Alaska's fastest growing population.

In 2015, the Senior Housing Office joined with multiple agencies and the ACoA in developing the next state plan for aging services covering the period from July 1, 2015 through June 30, 2019. As with previous state plans, housing will continue to play an integral role in the overall well-being of Alaska's seniors. In preparation for this plan, the ACoA surveyed 2,193 seniors during the last quarter of 2014. Of those responding, 91% identified affordable and accessible housing as being either very, or somewhat important to their overall well-being. When asked what specific services impacted senior's quality of life, 94% identified affordable and accessible housing as their top priority, even over common concerns specific to transportation, home delivered meals, and personal care attendant services. Once finalized, the state aging plan will allow for \$5 million in Older American's Act (established 1965) funding covering a variety of senior programs including: transportation, elder



rights, native programs, family caregivers, meals, legal assistance, senior center funding among others. Older American Act funding is matched by the State of Alaska.

The Senior Housing Office assists hundreds of seniors (including their family members) each year in an effort to locate suitable housing in the state. To facilitate this process, inventory listings are maintained for both assisted and independent living options and are available on AHFC's website with contact information provided.

Statewide, as of February, 2015, there were 123 senior independent living developments, located in 57 communities, providing 2,967 units of housing. Regarding senior assisted living, there were 233 homes, located in 24 communities, providing a maximum of 2,031 beds for those needing assistance with activities of daily living. Despite these statewide figures, some Alaskan communities still have no options for either type of senior housing. Communities where options do exist often have waiting lists of several months to several years. Long term care options, such as skilled nursing or memory care facilities, are mostly located in larger urban communities in the state and are also limited.

As of 2014, it is estimated Alaska has approximately 6,000+ seniors with some form of dementia and the projection is that number will more than double over the next decade highlighting the need for more specialized senior housing options, outside either of the traditional independent or assisted living options listed above.

Per capita, Alaska leads the nation in the growth of senior citizens, taking over the number one spot in 2009. In 2014, and for the first time in the state's history, those individuals over the age of 65 topped 71,080 individuals, or 9.6% of the overall state population. (DOL, 2014) This growth is forecasted to continue into the future as the state is currently home to 44,200 individuals between the ages of 60-64 and another 53,528 individuals between the ages of 55-59, as of 2014.

Cumulatively, the 55 and over population in Alaska now constitutes nearly 23% of the overall population in the state. Two age groups within the overall senior demographic have experienced substantial increases in 2014 compared to the previous year: 1) 70-74 – increasing 6.4%; and, 2) seniors over the age of 90, increasing 5.29%. As 2014 came to a close, there are nearly 13,000 seniors over the age of 80 residing in the state. These individuals, often referred to as 'oldest of the old, or frail elderly,' are most in need of senior services and supports. Senior growth is expected to continue, increasing between 5 and 7% over the next decade, ending with a projected overall statewide population of just under 200,000 senior citizens by 2035.

As the Baby Boomers in the state continue to age and move through their retirement years, there are a few key items worth noting:



Senior earnings from retirement, health care spending and employment contribute approximately \$3 billion to the state's economy. This is more than fishing at \$2.2B, construction \$2.1B, retail trade \$2.1B, tourism \$1.9B, or manufacturing at \$1.7B. (ISER, 2014); The average age at the Alaska Pioneer/Veteran's Home is 86 (APVH); Alaska has the highest cost for assisted living in the nation at \$72,000 per year, compared to \$41,400 nationally (ACoA); Alaska has the highest cost for skilled nursing costs in the nation at \$255,891 per year (ACoA); Life expectancy in Alaska increased from 72.1 years in 1980 to 78.1 years today (DOL); Median household income for seniors in Alaska is \$47,979 (ACS); and, While Alaska's senior population will begin to decline after 2032, the population of seniors 85 and older will peak closer to 2040 (ACoA).

B. Persons with Disabilities

Alaskans who experience disabilities need secure, accessible, affordable, and integrated housing in their communities. According to the Alaska Comprehensive Integrated Mental Health Plan of 2006-2011, a person with a disability in Alaska receiving monthly Supplemental Security Income (SSI) plus Alaska's Adult Public Assistance payment only receives \$972 per month. Based on these payments, the most they could pay for an "affordable" unit would be \$291 per month (a unit is considered affordable if it costs no more than 30% of the renter's income). However, according to the 2014 Out of Reach report issued by the National Low-Income Housing Coalition, the Fair Market Rent (FMR) for a two-bedroom apartment in Alaska is \$1,125.

In their 5-Year Plan (2011-2016), the Governor's Council on Disabilities and Special Education identified a series of specific housing and community development needs. Included among those unmet needs were:

- Inadequate supply of housing that meets universal design/disability standards.
- Lack of emergency housing options for persons with a disability experiencing a housing crisis.
- Insufficient supply of housing vouchers and other forms of subsidized housing for persons with a disability on fixed incomes.
- Inadequate supply of affordable housing for young persons with disabilities transitioning out of foster care.
- Inability of persons with disabilities to access community service facilities & public amenities.
- Limited access to homeownership opportunities.
- Uneven application of Fair Housing laws.

Several sources of information were drawn upon to estimate the demand for accessible housing in Alaska. The U.S. Census Bureau provides disability data based on three primary sources: the Survey of Income and Program Participation, the decennial census of population, and the Current Population Survey. Nationwide, the overall disability rate is estimated at approximately 20%.



The Census Bureau defines a disability as difficulty in performing functional activities (seeing, hearing, talking, walking, climbing stairs and lifting and carrying a bag of groceries) or activities of daily living (getting into and out of bed or a chair, bathing, getting around inside the home, dressing, using the toilet, and eating), or other activities relating to everyday tasks or socially defined roles. A person with a severe disability is completely unable to perform one of these activities or tasks and/or needs personal assistance. An estimated one in ten persons nationally experiences a severe disability according to Census Bureau estimates.

Disability rates vary by age. According to the U.S. Census Bureau, overall Alaska disability rate for the population aged 5 and younger is 14.9%. For persons aged 5 to 20 years old, 5.7% are disabled. This figure increases to 14.6% for persons 21 to 64 years old. The rate nearly triples to 47.8% for persons 65 years and over. With Alaska's senior population projected to increase rapidly over the next five years, increasing numbers of Alaskans will experience some form of disability.

C. Alaskan Mental Health Trust Beneficiaries

Created in 1994, the Alaska Mental Health Trust Authority (AHMTA or the Trust) is an important player in policy development and funding for mental health trust beneficiaries.

These beneficiaries include:

- a. Persons who experience mental illness
- b. Persons with developmental disabilities
- c. Chronic alcoholics and other substance related disorders
- d. People with Alzheimer's disease and related dementia
- e. Persons who have experienced a traumatic brain injury

State statute AS 47.30.011 sets out the purpose of The Trust as assuring a comprehensive integrated mental health program. The current plan, Moving Forward (2006-2011) estimates the following number of beneficiaries:

- Serious mental illness (adults): 22,000
- Developmental Disabilities: 13,000
- Chronic alcoholism and other substance-related disorders: 20,000
- Alzheimer's disease and related dementia: 5,000
- Traumatic brain injury: 12,000

Moving Forward, Comprehensive Integrated Mental Health Plan 2006-2011 is the work of the Alaska Department of Health and Social Services, the Alaska Mental Health Trust Authority and other state agencies, boards and commissions. This plan is a response to a statutory requirement that such a plan be developed (AS 47.30.660).

The Comprehensive Integrated Mental Health Plan has a vision of optimal quality of life for Alaskans, especially those Alaskans who receive services under the Comprehensive Integrated Mental Health Program. By law, these recipients (also called beneficiaries) are Alaskans who have a mental or developmental disability, experience chronic alcoholism or suffer from Alzheimer's disease or a related dementia. Also included are individuals at risk of developing these conditions — for example, children who exhibit behaviors or symptoms suggesting they may develop a mental disorder.

The Comprehensive Integrated Mental Health Plan 2006-2011 looks at the status of Trust beneficiaries in four areas: health , safety , quality of life and economic security . Data is used to show long-term changes in these four areas. Another section of the Plan examines current service delivery and gaps in service. The Plan highlights current efforts to improve health, safety, living with dignity, and economic security for Trust beneficiaries and indicates future avenues for further efforts.

In 2012 the Alaska Mental Health Board & Advisory Board on Alcoholism and Drug Abuse conducted a National Survey on Alcohol and Drug Use. In their report, it was estimated that five percent of those persons with serious mental illness depend on or abuse both illicit drugs and alcohol. It was also determined that in 2010 approximately 23.8% of adults age 18 with serious mental illness are related to substance dependence or abuse.

Source: Alaska Mental Health Trust Authority, Economic Costs of Alcohol and Other Drug Abuse in Alaska, 2012.

While many Alaskans struggle to find decent, affordable housing, Mental Health Trust beneficiaries find it especially difficult to access and retain appropriate housing. People with mental or addictive diseases may exhibit behaviors that housing providers fail to recognize as connected to their disease and react by evicting them. Such a displacement to homelessness starts a cycle of interrupted treatment, compounded trauma and health problems. Others are burdened by stigmas associated with their disability and cannot compete with non-disabled persons in tight rental markets.

One sobering reality concerns the housing situation of a significant number of Alaska Mental Health Trust beneficiaries. The statewide housing shortage disproportionately affects Trust beneficiaries. Some beneficiaries who would thrive in supported housing end up in higher levels of care or fall into circumstances that lead to incarceration, homelessness, or even death. Additionally, for some beneficiaries, access to community-based services and supports helps individuals maintain their independence and stay in their homes longer.

Source: Alaska Mental Health Trust Authority – 2014 Annual Report

In recognition of the many challenges Trust beneficiaries face, the Alaska Mental Health Trust Authority established focus areas to address issues with significant impact on Trust beneficiaries. The objective is to concentrate The Trust's funds, projects and other resources on several key issues that will substantially improve services and delivery systems across the state and better the lives of Trust beneficiaries.

Data indicates the Trust beneficiaries have an increasingly hard time achieving housing stability due to economic challenges and difficulty accessing services. Some beneficiaries who would thrive in supported housing end up in higher levels of care or fall into circumstances that lead to incarceration, homelessness or even death.

Supported housing is a combination of a safe home and services which are intended to maximize independence in a cost-effective way to help individuals live more stable and productive lives. Supported services may include service coordination medication management, independent living skills, individual or group therapy, vocational services, and mental or physical health services.

Long-term services and supports allow people of any age to maintain their independence in their home or community. They may include: assistance with daily living (feeding, bathing, dressing, grooming and mobility), instrumental activities of daily living, (meal preparation, laundry, shopping, bill paying), service coordination, residential supported living, transportation, respite, and other services. In the coming years there will be an increasing number of Alaskans who desire to age in place. This population increase will strain existing social services available and will require creativity to support our elders.

Source: Alaska Mental Health Trust Authority – <http://mhtrust.org>



Size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area

From January 1, 1982 through December 31, 2013, 1,540 cases of human immunodeficiency virus (HIV) infection were reported to the Alaska Section of Epidemiology (SOE; Table). Of the 1,540 reported cases, 555 (36%) were in persons who are known to have subsequently died. Of the 985 HIV-infected persons who are not known to have died, 574 (58%) are currently living in Alaska.

During 2013, 59 cases of HIV infection were reported to SOE (Table); one of these cases was in a person who is known to have died as of December 31, 2013. Of the 59 reported cases, 24 (41%) were initially diagnosed in Alaska, yielding a statewide incidence rate in 2013 of 3 cases per 100,000 persons. In contrast to previous years, in 2013, incident cases of HIV infection were most prevalent in non- white persons (representing 67% of new diagnoses). Of the 21 newly diagnosed persons who agreed to be interviewed, 15 (71%) reported that drug or alcohol use contributed to their high-risk behavior. Of the 11 men who were identified as men who have sex with men (MSM) and agreed to be interviewed, 10 (91%) reported online sex-seeking behaviors and 4 (36%) were co-infected with chlamydia, gonorrhea, or syphilis at the time of their HIV diagnosis.

	1982–2013				2013			
	All Reported Cases n=1,540		Reported Cases First Diagnosed in Alaska n=1,099		All Reported Cases n=59		Reported Cases First Diagnosed in Alaska n=24	
	Male	Female	Male	Female	Male	Female	Male	Female
HIV (non-AIDS)	367	120	237	92	34	3	13	2
HIV with AIDS	871	182	629	141	18	4	6	3
TOTAL # (%)	1,238 (80%)	302 (20%)	866 (79%)	233 (21%)	52 (88%)	7 (12%)	19 (79%)	5 (21%)
Age at Diagnosis in Years, # (% by column)*								
<14	11 (1%)	7 (2%)	8 (1%)	5 (2%)	1 (2%)	0	0	0
15–24	167 (13%)	61 (20%)	95 (11%)	41 (18%)	7 (13%)	1 (14%)	3 (16%)	0
25–34	472 (38%)	107 (35%)	315 (36%)	83 (36%)	25 (48%)	2 (29%)	8 (42%)	2 (40%)
35–44	391 (32%)	73 (24%)	282 (33%)	58 (25%)	9 (17%)	1 (14%)	3 (16%)	0
45–54	148 (12%)	43 (14%)	122 (14%)	36 (15%)	5 (10%)	0	2 (11%)	0
55–64	36 (3%)	9 (3%)	32 (4%)	8 (3%)	3 (6%)	3 (43%)	1 (5%)	3 (60%)
≥65	13 (1%)	2 (1%)	12 (1%)	2 (1%)	2 (4%)	0	2 (11%)	0
Race/Ethnicity, # (% by column)*								
American Indian/ Alaska Native	211 (17%)	102 (34%)	182 (21%)	97 (42%)	6 (12%)	1 (14%)	3 (16%)	1 (20%)
Asian	17 (1%)	15 (5%)	10 (1%)	10 (4%)	2 (4%)	2 (29%)	2 (11%)	1 (20%)
Black	144 (12%)	45 (15%)	92 (11%)	28 (12%)	8 (15%)	0	6 (32%)	0
Hispanic	104 (8%)	22 (7%)	70 (8%)	17 (7%)	7 (13%)	1 (14%)	1 (5%)	1 (20%)
Native Hawaiian/ Pacific Islander	8 (1%)	2 (1%)	7 (1%)	1 (<1%)	0	0	0	0
White	732 (59%)	111 (37%)	496 (57%)	77 (33%)	24 (46%)	3 (43%)	6 (32%)	2 (40%)
Multi-race	22 (2%)	5 (2%)	9 (1%)	3 (1%)	5 (10%)	0	1 (5%)	0
Transmission Category, # (% by column)*								
Male-to-Male Sex	759 (61%)	--	536 (62%)	--	29 (56%)	--	12 (63%)	--
Injection Drug Use (IDU)	131 (11%)	61 (20%)	92 (11%)	41 (18%)	5 (10%)	1 (14%)	1 (5%)	1 (20%)
Male-to-Male Sex and IDU	121 (10%)	--	62 (7%)	--	3 (6%)	--	1 (5%)	--
Heterosexual Contact	77 (6%)	204 (68%)	60 (7%)	161 (69%)	6 (12%)	6 (86%)	3 (16%)	4 (80%)
Perinatal	5 (<1%)	7 (2%)	3 (<1%)	5 (2%)	1 (2%)	0	0	0
Other or Not Specified	145 (12%)	30 (10%)	113 (13%)	26 (11%)	8 (15%)	0	2 (11%)	0
Residence at Time of Diagnosis, # (% by column)*								
Anchorage/Mat-Su	619 (50%)	149 (49%)	619 (72%)	149 (64%)	15 (29%)	3 (43%)	14 (74%)	3 (60%)
Gulf Coast	54 (4%)	12 (4%)	54 (6%)	12 (5%)	1 (2%)	0	1 (5%)	0
Interior	89 (7%)	30 (10%)	89 (10%)	30 (13%)	2 (4%)	2 (29%)	2 (11%)	2 (40%)
Northern	12 (1%)	8 (3%)	12 (1%)	8 (3%)	1 (2%)	0	1 (5%)	0
Southeast	54 (4%)	21 (7%)	54 (6%)	21 (9%)	0	0	0	0
Southwest	38 (3%)	13 (4%)	38 (4%)	13 (6%)	1 (2%)	0	1 (5%)	0
Out of State	372 (30%)	69 (23%)	0	0	32 (62%)	2 (29%)	0	0

*Category column percentages may not total 100% due to rounding.

Discussion:

The fact that 38% of all persons newly diagnosed with HIV infection in 2013 were also diagnosed with AIDS that year underscores the importance of timely screening. The Centers for Disease Control and Prevention recommends routine screening for all persons aged 13–64 years and repeat screening in persons likely to be at increased risk for HIV infection, including injection-drug users and their sex and needle-sharing partners, persons who exchange sex for money or drugs, sex partners of HIV-infected persons, and MSM or heterosexual persons who have had more than one sex partner since their most recent HIV test. Routine screening facilitates earlier detection, which improves health outcomes and reduces the risk of HIV transmission. The Alaska HIV/STD Program offers



linkage to medical care and partner notification services for all persons newly diagnosed with HIV infection; Program staff can be reached at 907-269-8000.

(Contributed by: Melissa H. Boyette, BA, and Jessica Harvill, MPH, Alaska Section of Epidemiology.)

D. Other At-Risk Populations

At-risk populations are constantly at the brink of homelessness. In many instances, these households have already experienced homelessness at least once in their lifetimes. Unmet housing needs for these populations often mean increases in the utilization of emergency medical services and increases in public safety interventions and incarcerations. These households are more likely to succeed and transition into permanent housing situations if safe, affordable housing options are made available.

Housing and supportive service needs of these populations and how these needs determined

Persons Released From State Supervision

Individuals that no longer require, or are eligible for, state supervisory services have the difficult task of transitioning back into the community. This period of transition from state supervision to independent living can be fraught with episodes of homelessness, unemployment and incarceration. With affordable housing options and the availability of community supports services, households have the supports needed to navigate these issues and achieve independence.

Correctional Facilities

Until about 2008, Alaska's prison population growth tracked with other states. Today, Alaska's prison population grows while 32 other states report reduced crime and reduced prison population growth. According to a November 2014 Pew Public Safety Fact Sheet, Alaska has the third fastest prison population growth in the nation at 3% per year. In 2014, Alaska Department of Corrections (DOC), on average, housed almost 5,100 inmates in hard prison beds out of a total capacity of 5,352 hard-beds.

DOC is now over capacity and DOC projections show the state's inmate population will reach 6,313 by 2020. In addition, the research found that "without any intervention, about two-thirds of those who serve their sentences and are released commit new crimes". DOC reports that the rate of recidivism of Alaska's inmates is dropped from 66% to 63.54% in FY2010 to 63.19% in FY2011.

Of the responses to the DOC 2010 Housing Survey (approximately 30% prisoners and probation/parolees responded), 1,270 individuals or almost 48% reported being homeless at least once prior to their incarceration. While a disproportionate amount of these individuals have self-reported a disability, more than a third of individuals who have experienced homelessness prior to

incarceration have reported no disability. There is a need for housing related services to persons being released from corrections regardless of whether or not the individual has a disability. In fact, more services exist for persons who have a diagnosed disability, while significantly fewer services are available for non-disabled individuals being released.

Children's Services

According to the State of Alaska's Office of Children's Services (OCS) website, youth placed in foster care often have difficulty transitioning to adulthood. The OCS articulates the specific needs of this population and the hurdles that they must navigate to achieve self-sufficiency as follows:

Many of these youth have lacked a stable, safe, and nurturing environment that enables young people to grow into healthy adults. These young people often are faced with living on their own without family or financial support. A recent report from the Casey Family Program shows that youth transitioning from foster care have:

- a higher rate of arrest and incarceration;
- an increased likelihood of early parenting and instability in relationships, including divorce;
- lower high school graduation rates and generally lower school performance;
- an increased likelihood of health and mental health problems, including emotional and behavioral problems;
- a greater likelihood to experience homelessness;
- a higher rate of substance abuse;
- a higher rate of unemployment.

Of the approximately 2,500 children in the Alaska Office of Children's Services custody and placed in out of home care, approximately 18%, or 450 youth, are age 14 and above. From available data, we expect 100 youth to enter this group every year. Of the youth in OCS custody, placed in out of home care approximately 9% or 225 are age 16 and above. Based on current data, it is projected that 100 youth will enter this population every year. Approximately 40 youth age out of foster care in Alaska each year. Independent living skills and resources are necessary for these young adults to survive as they reach the age of majority and lose the safety net of services available to children.

By definition, these youth are from homes with significant dysfunction. Frequently, they have witnessed domestic violence, substance abuse, and criminal activity.

OCS provides various educational, vocational and life skills training opportunities to youth in custody as well as aftercare services for youth who age out. A gap exists between affordable housing options and housing services available for this at-risk population.

Victims of Domestic Violence

Domestic violence is a leading cause of homelessness for women and children. Many victims who leave their housing to escape violence do not have the resources to support housing alone. Others are evicted from housing due to their abuser's disruptive and often criminal behavior, or have poor credit and poor rental history due to tactics of financial abuse. The Alaska Network on Domestic Violence and Sexual Assault (ANDVSA) works with state and federal agency partners to increase awareness about the dynamics of domestic violence and victims' housing needs, to improve access and remove barriers for accessing housing.

The Policy Program provides information, resources, training and technical assistance to member programs on the Empowering Choice Housing Program (ECHP) and Violence Against Women Act (VAWA) housing protections for victims of domestic violence, dating violence, sexual assault and stalking.

VAWA Housing Protections

On March 7, 2013, President Obama signed into law the Violence Against Women Reauthorization Act of 2013 (VAWA 2013). The law continues many of the housing protections provided by the Violence Against Women Act of 2005 and further expands these safeguards in several crucial ways. For example, VAWA 2013's protections apply to additional programs administered by the Department of Housing and Urban Development (HUD) as well as Rural Development multifamily housing and the Low-Income Housing Tax Credit program. It further covers survivors of sexual assault, mandates emergency transfer plans and requires that housing providers notify applicants and tenants of their VAWA housing rights at three critical junctures in multiple languages.

In order to fully implement the VAWA 2013 Housing Protections, HUD needs to issue a rule implementing several parts of this new section. However, in the meantime, we are working with Alaska Housing Finance Corporation on implementing these critical new provisions.

Title V of the McKinney-Vento Act

The federal government is the largest single owner of real estate in the nation. Every year, dozens of landholding agencies determine that many of its properties—ranging from massive warehouses to military barracks and vacant land—are excess to their ongoing needs. Title V of the McKinney-Vento Homeless Assistance Act of 1987 grants homeless services providers an exclusive right of first refusal to apply to own or lease any surplus federal property at no charge.

Non-profit groups, state agencies, and local governments can all apply for Title V property. In the past, these properties have been utilized by homeless service providers in Alaska to develop transitional housing units.

Each Friday, the Federal Register lists surplus and excess properties available for disposition. The Policy Program monitors the Federal Register and notifies programs of available properties in their communities. For more information on the Title V properties and how to apply, [click here](#) or go to <http://goo.gl/1eQ4gf>

Persons Enrolled in Job Training or Vocational Rehabilitation

Persons who are enrolled in job training or vocational rehabilitation increase their ability to obtain and maintain a livable wage. Participation in these programs may stabilize a household's finances as well as their housing situation and help to prevent homelessness.

Job Training

Job training programs provide opportunities to individuals to obtain and retain a job and advance in a career. It is likely that some low-income households are not able to participate or complete job training programs and continue to meet their costs of living. Affordable housing options that are made available to these individuals will enable them to attend and complete job training programs in order to achieve financial self-sufficiency. Once financially self-sufficient, affordable housing options may still be needed, however the need for subsidized housing may decline.

Vocational Rehabilitation

The State of Alaska's Division of Vocation Rehabilitation (DVR) assists individuals with disabilities to obtain and maintain employment. In many instances, these individuals may be on a fixed income, like public assistance, SSI or SSDI; subsidized housing is often necessary for individuals living on fixed incomes. A housing gap exists for households on fixed incomes. Individuals who take advantage of the opportunities available to them through the Division of Vocational Rehabilitation may require affordable housing options and/ or subsidized housing opportunities as they work towards achieving financial self-sufficiency.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Jurisdiction's need for Public Facilities:

- Health Clinics
- Daycare Centers
- Homeless Shelters
- Solid Waste Disposal Facilities
- Flood & Drainage Facilities
- Docks & Harbors
- Community Facilities

How were these needs determined?

Funding priorities are based on need as reflected in the requests for CDBG funds received over the past several years. The Alaska Department of Commerce, Community and Economic Development maintains a database listing capital appropriations. The database contains descriptions, funding level and status for capital appropriations in 353 communities located throughout Alaska. The database clearly demonstrates a significant need for public facilities across the state. Another basis for assigning priorities comes from input received from the local government officials and local residents at public hearings and CDBG technical assistance workshops.

Jurisdiction's need for Public Improvements:

- Local Service Roads
- Boardwalks
- Barge Facilities
- Airports
- Water & Sewer Systems
- Fuel & Gas Distribution Systems
- Electrical Distribution Lines

How were these needs determined?

Funding priorities are based on need as reflected in the requests for CDBG funds received over the past several years. The Alaska Department of Commerce, Community and Economic Development maintains a database listing capital appropriations. The database contains descriptions, funding level and status for capital appropriations in 353 communities located throughout Alaska. The database clearly demonstrates a significant need for a variety of local infrastructure and other public

improvements across the state. Another base for assigning priorities comes from input received from the local government officials and local residents at public hearings and CDBG technical assistance workshops.

Jurisdiction's need for Public Services:

The State of Alaska is faced with a staggering number of non-housing community development needs. A critical long-term need is providing financial resources to communities for:

Key public facilities such as community centers, health clinics, shelters, senior centers, fire stations, tank farms and landfills Infrastructure developments such as docks, harbors, road improvements, and electrical upgrades; Planning for community development projects which reduce or eliminate conditions detrimental to the health and safety of local residents and which encourage community efforts to combine public and private sources of funding.

There are several hundred small towns and villages in Alaska. Estimates vary, but 353 is the most common estimate of both Native and non-Native communities. Most are not on a road system and are small, isolated and usually based upon a subsistence economy. Within DCCED, the mission of the Division of Community and Regional Affairs is to promote strong communities and healthy economies. It is a continuing challenge to serve the needs of Alaskan communities while working with decreasing program funds and the need to offset the increases in costs of fuel, materials and freight. The long term sustainability and affordability of community infrastructure and services will continue to be the most daunting challenges over the next five years.

How were these needs determined?

Funding priorities are based on need as reflected in the requests for CDBG funds received over the past several years. The Alaska Department of Commerce, Community and Economic Development maintains a database listing capital appropriations. The database contains descriptions, funding level and status for capital appropriations in 353 communities located throughout Alaska. The database clearly demonstrates a significant need for a variety of local infrastructure and other public improvements across the state. Another base for assigning priorities comes from input received from the local government officials and local residents at public hearings and CDBG technical assistance workshops.

Housing Market Analysis

MA-05 Housing Market Analysis Overview:

The homeownership and rental markets in the Balance of State are generally strong. Of the 10 communities surveyed across the State (including Anchorage), only three have rental market vacancy rates over seven percent. The rental markets surveyed across the state have consistently exhibited strength throughout the past few years. A copy of the calendar year rental market survey for 2014 is attached as an appendix to this report.

Despite the tight rental and homeownership markets, the economics to develop housing in many parts of the State necessitate a price point that exceeds what the majority of the rental and / or homeownership market will bear. In large part, this disparity has been characterized both anecdotally and in reports as a key impediment to affordable housing.

Common cost drivers across the State include: lack of available and developable land, lack of infrastructure, high labor and transportation costs. Structurally, the development capacity across communities and logistical considerations (i.e. barge delivery schedules, communities off the road system, etc.) compound the cost issues.

Collectively, the preceding factors drive a price point that exceeds what even tight rental and homeownership markets can support. The observed effect in many communities has been persistently low vacancy rates for rental properties, escalating rents and tighter tenant selection standards, and fewer days on market for lower priced homes and condominiums.

The above-noted dynamics represent notable headwinds for the rental and homeownership prospects of the most vulnerable Alaskans (special needs, homeless, and extremely low-income households) across the State.

MA-10 Number of Housing Units – 91.310(a)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	189,274	62%
1-unit, attached structure	24,403	8%
2-4 units	35,519	12%
5-19 units	24,123	8%
20 or more units	14,667	5%
Mobile Home, boat, RV, van, etc	16,387	5%
Total	304,373	100%

Table 12 – Residential Properties by Unit Number

Data 2007-2011 ACS

Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,937	1%	4,343	5%
1 bedroom	10,282	6%	20,815	23%
2 bedrooms	33,495	21%	34,830	39%
3 or more bedrooms	116,932	72%	30,286	33%
Total	162,646	100%	90,274	101%

Table 13 – Unit Size by Tenure

Data 2007-2011 ACS

Source:

Number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

AHFC funds rental developments serving low-income, senior and special needs households across the State. Since 1987, our non-Public Housing Division programs have facilitated the new construction of 104 developments, generating 5,588 rental units. From these allocations, developments located in the Balance of State include 41 developments and 3,114 units. These development activities are funded through combinations of federal HOME Investment Partnership Program funding, Low Income Housing Tax Credit Equity, State Senior Citizens Housing Development Funding grants, and State Special Needs Housing Grant funding.

Assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

AHFC is unaware of any expected loss of affordable housing from expiring Section 8 contracts or the USDA Section 515 program in the Balance of State.

Does the availability of housing units meet the needs of the population?

No, housing continues to be a challenge throughout the state. Alaska is a unique state which faces logistical, technical, and climate challenges that significantly affect housing. Many existing housing units in rural Alaska were built before the 1980s and have surpassed their useful life. Those housing units were not built for energy efficiency. High cost of transportation and lack of skilled laborers in communities makes rehabilitating or building extremely expensive. This leads to the inadequate housing stock that is both substandard and expensive.

Need for specific types of housing:

Extremely low-income households with large families encounter difficulty identifying larger rental units 3+ bedrooms that are affordable. Also, units that are fully equipped for persons with sensory and mobility impairments are limited in most markets. Finally, permanent supportive housing remains a challenge for chronically homeless Alaskans due to the available revenue streams to support the supportive housing model.

Discussion:

Increased affordability challenges are largely a function of the tight housing markets across the state, the high costs associated with adding to the housing stock, and the relatively high cost of utilities. Availability of housing equipped for persons with sensory and mobility impairments as well as the challenges associated with providing permanent supportive housing are structural concerns. As such, specific programs have been developed (particularly the State Special Needs Housing Grant and Senior Access Program) to address these needs that can go unmet even in healthy markets.

MA-15 Cost of Housing – 91.310(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	137,400	235,100	71%
Median Contract Rent	664	913	38%

Table MA-15 Cost of Housing

Data Source: 2000 Census Base Year vs 2007-2011 ACS (Most Recent Year).

Cost of Rent

Rent Paid	Number	%
Less than \$500	20,125	22.3%
\$500-999	37,816	41.9%
\$1,000-1,499	21,372	23.7%
\$1,500-1,999	8,565	9.5%
\$2,000 or more	2,396	2.6%
Total	90,274	100.0%

Table 16 - Rent Paid

Data Source 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,085	No Data
50% HAMFI	16,185	6,750
80% HAMFI	43,845	21,065
100% HAMFI	No Data	37,640
Total	64,115	65,455

Table 14 - Housing Affordability

Data 2007-2011 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	721.36	821.79	1048.29	1395.82	1603.79
High HOME Rent	714.32	815.5	1016.54	1246.89	1387.29
Low HOME Rent	674.75	736.36	889.21	1040.82	1162.57

Table 15 - Monthly Rent



Is there sufficient housing for households at all income levels?

Over the past 3 years, housing has become less affordable in comparison to wages. Since the housing bubble, affordability increased significantly, prompting a large number of buyers to enter the market. In 2011 and 2012, Alaska experienced healthy sales numbers where demand created a shortage of inventory, reversing the affordability. This surge in home purchasing drove prices up. This also impacted the rental market, allowing for property managers to charge more for housing due to the appreciation of property as well as the tightening vacancy rate.

Due to the rental market strength across many markets and the tightening lending requirements, households at or below 50% area median income experience significant challenges obtaining safe and quality affordable housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

If current trends continue unchecked, the rental rates and homeownership costs will continue to rise until their respective costs can support the underlying development to expand the housing stock. All things being equal, this pricing adjustment process will exacerbate any underlying affordability challenges that communities are already experiencing. Alternatively, growth within the respective communities could slow or stop in response to the escalating price-point for Alaskans to enter (or stay within) the community.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact the strategy to produce or preserve affordable housing?

Generally, the low-HOME rents are below the FMR. In some communities, the high-HOME rents are near or above the FMR. In a number of Alaskan communities, the rental market size is not conducive to a robust sampling to support the FMR. Outside of the major population centers (i.e. the Kenai Peninsula and Mat-Su boroughs, Juneau, Fairbanks and Anchorage), the veracity of the FMR data is sometimes challenging.

MA-20 Condition of Housing – 91.310(a)

Introduction: With 50% of Alaska’s housing stock built in the 70s and 80s and another 20% built before the 70s, the available stock has passed or is nearing the end of their useful life.

Jurisdiction’s definition for “substandard condition” and “substandard condition but suitable for rehabilitation:”

According to the Jurisdiction, any property that is funded that involves rehabilitation must meet all of the following after rehabilitation:

- 1) Uniform Physical Conditions Standards (UPCS)
- 2) All applicable local building codes

If these conditions cannot be satisfied through the proposed scope of rehabilitation, AHFC will not fund the development.

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	43,812	26%	35,930	40%
With two selected Conditions	5,138	3%	4,559	5%
With three selected Conditions	2,226	1%	1,525	2%
With four selected Conditions	100	0%	140	0%
No selected Conditions	111,370	68%	48,120	53%
Total	162,646	99%	90,274	100%

Table 16 - Condition of Units
 Data 2007-2011 ACS
 Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	23,986	15%	10,885	12%
1980-1999	71,481	44%	32,918	36%
1950-1979	62,300	38%	42,010	47%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	4,879	3%	4,461	5%
Total	162,646	100%	90,274	100%

Table 17 – Year Unit Built

Data 2007-2011 CHAS

Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	67,179	41%	46,471	51%
Housing Units build before 1980 with children present	17,720	11%	11,640	13%

Table 18 – Risk of Lead-Based Paint

Data 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	32858	21905	54763
Abandoned Vacant Units	n/a	n/a	n/a
REO Properties	341	227	568
Abandoned REO Properties	n/a	n/a	n/a

Table 19 - Vacant Units

Need for Owner and Rental Rehabilitation

With 50% of Alaska’s housing stock built in the 70s and 80s and another 20% built before the 70s, the available stock has passed or is nearing the end of their useful life.

Preserve and upgrade existing housing supply through weatherization and/or rehabilitation. Because it is so expensive to develop new housing, every effort must be made to prolong the useful life and to lower operating costs of Alaska’s existing housing. The use of federal housing and community development funds should emphasize benefit to low income Alaskans and increase housing and neighborhood options for Alaskans. Existing housing supply, both owner-occupied and rental property, should be protected and improved through weatherization and/or rehabilitation activities.

Housing and community development projects should incorporate climate specific design and engineering, energy efficient construction techniques and innovative technologies.

Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the 2007-2011 CHAS data provided above, approximately 113,650 housing units were built prior to 1980 and therefore are at risk of containing Lead-Based Paint. Of those units at risk, 41% and 51% are owner-occupied and Renter-occupied respectively. Approximately 24% of housing in the state, included in the totals above, are also occupied by children.

Even though approximately 44% of units in the state were built before 1978, all covered projects under the HOME, CDBG, HOPWA, Public Housing and Section 8 Housing Voucher programs will be administered to conform to the applicable lead based paint regulations. Rehabilitation of pre-1978 housing using HUD housing assistance programs covered by the lead based paint rule (Subpart of the Rule Within 24 CFR Part 35), will follow the applicable HUD procedures, reporting and record keeping standards outlined.

Alaska Housing Finance Corporation's Public Housing Division tested the low-income rental properties it owns across the state. Fourteen projects outside of Anchorage, with a total of 404 rental units, were inspected for lead based paint. In eight of the project, no lead based paint over the HUD threshold was detected. Lead was abated in all of the projects at an estimated cost of \$466,000. The remaining two projects received lead abatement activities upon receipt of funding. The soils adjacent to the units play areas, parking lots, and roadways were also below the threshold levels for lead in soils.

Discussion: A recent study by the Division of Epidemiology of the Alaska Department of Health & Social Services, reports that incidents of lead-based paint poisoning in Alaska are extremely rare. Targeted lead screening programs of at-risk communities and inquiries to health care professionals over the past two decades have failed to identify any children with blood levels which would benefit from medical or environmental intervention, leading the Division to Epidemiology to question the need for universal blood lead testing in Alaska. The study further demonstrated no value in testing Medicaid-eligible children.

MA-25 Public and Assisted Housing

Introduction:

Source: FY2015 Moving to Work Annual Plan

Planned Number of Households Served at the End of the Fiscal Year Statewide

MTW Households to be Served Through:	Planned Number of Households to be Served*
Federal MTW Public Housing Units to be Leased	1,217
Federal MTW Voucher (HCV) Units to be Utilized ¹	4,074
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs ²	34
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs ³	739
Total Households Projected to be Served	6,064

1 - Moving to Work (4,307) less Moving Home Program

2 - Karluk Manor in Anchorage

3 - Empowering Choice Housing Program (254), Moving Home Program (150), and HOME Tenant-Based Rental Assistance (75). NonElderly Disabled (45) and Veterans Affairs Supportive Housing (230) vouchers administrative costs are supported with MTW funds.

Resident Involvement:

The purpose of AHFC's Resident Advisory Board (RAB) is to provide advice and comment to AHFC on proposed operations, the annual Moving to Work Plan, proposed construction activities, and other items of interest to AHFC's public housing and housing choice voucher clients. Comments received from the RAB are reported to AHFC's Board of Directors. The RAB is composed of eleven members from AHFC's Public Housing (PH), Section 8 New Multifamily Housing (S8N), and Housing Choice Voucher (HCV) programs

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available		148	752	1962	10	1952	90	0	45
# of accessible units	53	73	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 20 – Total Number of Units by Program Type
 Data PIC (PIH Information Center)
 Source:

Supply of public housing developments:

Number of units by community

- Bethel 117 units
- Cordova 16 units
- Fairbanks 165 units
- Juneau 206 units
- Ketchikan 73 units
- Kodiak 40 units
- Nome 33 units
- Sitka 43 units
- Valdez 7 units
- Wasilla 32 units
- Wrangell 20 units

Number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

For a complete set of data, please visit <http://huduser.org/portal/datasets/pis.html>

Restoration and Revitalization Needs of public housing units in the jurisdiction:

Source: FY2015 Moving to Work Annual Plan - <http://goo.gl/dWOafB>
 General Description of All Planned Capital Fund Expenditures During the Plan Year



The planned uses of the CFP funds are to make up the difference in funding the AMPs in the Public Housing program due to funding shortfalls. Any remaining funds are to be put toward funding new housing units in the affordable housing development program as laid out in the MTW plan.

Public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Please see the discussion in section MA-25 above regarding AHFC's Resident Advisory Board

Discussion

Source: FY2015 Moving to Work Annual Plan - <http://goo.gl/dWOafB>

Other Changes to the Housing Stock Anticipated During the Fiscal Year

AHFC is in the preliminary stages of researching additional housing options for the communities of Bethel, Kodiak, and Nome. We plan to either buy existing property, build on existing lots we own, or purchase land and build on that land. One option is the possible use of AHFC's banked Faircloth Amendment units under the Annual Contribution Contract to expand available public housing units. Another option is to pursue a Rental Assistance Demonstration application.

MA-30 Homeless Facilities – 91.310(b)

Introduction

Facilities and services targeted to homeless persons are substantially concentrated in the urban areas of the Alaska Continuum. Of the 635 available emergency shelter beds, 48% are dedicated to victims of domestic violence. Transitional housing facilities are also concentrated in the urban areas with the exception of Sitka and Bethel which constitute 11 of the transitional housing beds available. Only 2 of the permanent supportive housing beds available in the Alaska Continuum are found in a rural area.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	223	6	78	59	0
Households with Only Adults	390	0	165	170	8
Chronically Homeless Households	0	0	0	47	0
Veterans	0	0	22	91	0
Unaccompanied Youth	22	0	0	0	0

Table 21 - Facilities Targeted to Homeless Persons

Mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

In an effort to address the full spectrum of needs facing homeless persons, federal and state funding sources encourage, and often require, homeless services providers to connect individuals with all available services to assist in achieving housing stability. Homeless services available within the Alaska Continuum include homeless outreach, housing placement, homeless prevention, behavioral health services, child care, career services, education services, health care, transportation, case management, financial management, life skills, alcohol and drug abuse services, access to

affordable medical care, and assistance accessing income supports through public assistance and social security.

Services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The three key components of the homeless continuum of care include emergency shelter, transitional housing, and permanent supportive housing. Within the Alaska Continuum there are 27 emergency shelter facilities supporting 635 beds, 19 transitional housing facilities providing 243 beds, and 12 permanent supportive housing facilities providing 229 beds for homeless persons.

Within these facilities, there are 113 beds dedicated to veterans and their families, 37 dedicated to chronic homeless, 323 dedicated to homeless families, and 51 dedicated to unaccompanied youth.

Each of the 58 homeless housing facilities within the Alaska Continuum provide, or connect, homeless individuals with supportive services to assist the individual in achieving housing stability. These services include case management at varying degrees of intensity based on the needs of the individual, housing placement, career services, medical treatment, and connection to income supports through public assistance and social security.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

Priorities and specific objectives over the next five years for Alaska’s special needs populations will maintain and expand affordable housing opportunities, incorporating appropriate supportive services and accessibility features.

Facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Housing Choice Voucher program is the single most important housing assistance program for persons with special needs. Maintaining access to the Voucher program for Alaskans with special needs is a high priority of this Consolidated Housing and Community Development Plan.

Utilize resources to provide rental assistance for Alaskans with at-risk populations.

The allocation of HOME Investment Partnership and Low-Income Housing Tax credits will include a preference for activities targeting the following special needs populations: homeless, persons with physical or mental disabilities, extremely low-income households (0-30%).

Available technical assistance resources will be used to improve the ability of housing and service providers to plan, implement and operate programs that serve the housing needs of special needs populations.

Another priority will be to leverage other funding resources for special needs housing projects, and to develop more effective ways of providing affordable housing opportunities for Alaskans with special needs.

Programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The anticipated accomplishments over the next five years for housing initiatives for other special needs are:

Beginning in 2015, AHFC has a new housing initiative called “Moving Home” with the DHSS which will set-aside 80 vouchers outside of Anchorage for referrals from that agency of clients with disabilities. Two ongoing programs account for another 65 rental and homeownership vouchers to

clients with disabilities. The general Housing Choice Voucher population has approximately 296 participants with disabilities.

The majority of the estimated 50 households that will be provided HOME tenant based rental assistance will be for at risk populations.

No less than eight (8) housing training events will be delivered to housing and service providers. Scholarships will be provided to housing and service providers to attend local, regional and out of state trainings.

It is anticipated that at least half of the housing development projects funded will leverage more than 55% of the total development costs.

AHFC Corporate receipts will fund a portion of the pre-development activities for project sponsors pursuing the special needs and senior housing-- including HUD 811 and 202 projects.

Subject to legislative appropriations and funding availability, provide matching funds to leverage additional special needs housing resources.

Activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

AHFC has partnered with State of Alaska Department of Corrections and Office of Children's Services to target special needs and at-risk populations who will be transitioning from State supervision or programs into permanent housing:

Up to 50 youth who are aging out of foster care and are at risk of becoming homeless. This program began in November 2012, is limited to 36 months of rental assistance, and is available in every AHFC voucher community.

Time-limited (24 months) rental assistance is provided to persons re-entering AHFC voucher communities from incarceration. Individuals are under a parole/probation requirement with Corrections when they enter the program, and the goal is to both reduce homeless among this population as well as to reduce the rate of recidivism.

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies in the balance of State are not the main drivers of negative impacts on affordable housing and residential investment. The factors that affect AHRI investments are low community economic activity, high cost of housing related to household income, population densities, and the availability of infrastructure.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	8,766	9,136	8	8	1
Arts, Entertainment, Accommodations	13,838	13,071	12	12	0
Construction	7,823	6,332	7	6	-1
Education and Health Care Services	21,713	20,618	19	19	0
Finance, Insurance, and Real Estate	5,801	5,214	5	5	0
Information	2,668	2,274	2	2	0
Manufacturing	7,536	9,634	7	9	2
Other Services	4,720	4,402	4	4	0
Professional, Scientific, Management Services	6,293	4,405	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	19,037	19,139	17	18	1
Transportation and Warehousing	8,583	8,009	7	7	0
Wholesale Trade	2,465	1,813	2	2	0
Total	109,243	104,047	--	--	--

Table 22- Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
 Source:

Labor Force

Total Population in the Civilian Labor Force	211,310
Civilian Employed Population 16 years and over	191,632
Unemployment Rate	9.31
Unemployment Rate for Ages 16-24	22.81
Unemployment Rate for Ages 25-65	5.95

Table 23 - Labor Force

Data 2007-2011 ACS
 Source:

Occupations by Sector	Number of People - Median Income
Management, business and financial	40,025
Farming, fisheries and forestry occupations	8,158
Service	17,768
Sales and office	43,183
Construction, extraction, maintenance and repair	28,978
Production, transportation and material moving	12,575

Table 24 - Occupations by Sector

Data 2007-2011 ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	146,945	82%
30-59 Minutes	21,796	12%
60 or More Minutes	10,271	6%
Total	179,012	100%

Table 25 - Travel Time

Data 2007-2011 ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,474	1,590	6,330
High school graduate (includes equivalency)	44,473	5,810	18,089
Some college or Associate's degree	61,985	4,847	17,560
Bachelor's degree or higher	44,140	1,243	7,434

Table 26 - Educational Attainment by Employment Status

Data 2007-2011 ACS

Source:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	614	858	584	3,029	4,365
9th to 12th grade, no diploma	8,071	3,471	2,955	5,548	2,848
High school graduate, GED, or alternative	17,079	17,418	17,092	34,432	8,799
Some college, no degree	14,287	17,409	16,437	34,833	7,471
Associate's degree	1,256	4,545	5,103	9,102	1,229
Bachelor's degree	1,709	8,766	8,599	18,409	4,007
Graduate or professional degree	174	2,322	4,593	11,302	3,216

Table 27 - Educational Attainment by Age

Data 2007-2011 ACS

Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,536
High school graduate (includes equivalency)	46,080
Some college or Associate's degree	53,328
Bachelor's degree	79,056
Graduate or professional degree	96,432

Table 28 – Median Earnings in the Past 12 Months

Based on the Business Activity table above the major employment sectors within the state are

Based on the information presented by table 40 above, the three major employment sectors in the balance of State are:

- sales and office, management
- business and financial, and construction
- extraction, maintenance and repair.

Workforce and infrastructure needs of business in the state.

Of the top 25 occupations for percentage growth, 21 fall under the broad umbrella of health care and three of the remaining four have some connection to health care (personal care aides, health care educators, and medical secretaries). The impetus for much of that growth will be the aging of the state’s baby boomers – those born between 1946 and 1964. The number of Alaskans ages 65 to

79 is expected to almost double from 2010 to 2020 and the number of Alaskans in the 80+ category is expected to grow by 46 percent.

In terms of total openings over the 2010 to 2020 decade, 37 percent will require less than a high school diploma, 38 percent will require a high school diploma or the equivalent, and the remaining 25 percent will require some type of postsecondary degree or award. The state's "top jobs" – those that rank in one of the top two wage quartiles and for which growth is expected to be stronger than average – include very few jobs that do not require at least a high school diploma, however.

<http://labor.alaska.gov/trends/oct12.pdf> - source - PY2012-2016 Alaska Integrated Workforce Development Plan.

Major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Alaska's highly seasonal, resource-based economy generates significantly more jobs during the summer in many parts of the state than there are available Alaskans to fill them. On the other hand, when the construction, fishing, and tourism seasons scale back during the winter; many residents struggle to find employment. In that sense, the state has certain advantages in training its residents because there are lulls in the annual cycles that can be profitably spent obtaining new skills and training.

Alaska's ongoing public investment in construction, infrastructure, and resource development projects will require skilled individuals who can fill a variety of positions in construction, maintenance, and operation of public infrastructure resources and networks. Programs such as registered apprenticeships and on-the-job training offer employers an incentive to hire rural residents rather than employ a workforce from urban Alaska or the Lower 48.

Just as rural residents find access to training difficult, nontraditional workers such as women and minorities also find barriers to construction opportunities. Registered apprenticeship programs and on-the-job training give employers incentives to consider the nontraditional worker.

For veterans, the difficulty is translating war time and peacekeeping skills to the everyday working world. Creating incentives for employers to hire veterans can overcome the perception that veterans' skills are not useful in the workforce. Programs such as the state-funded helmets-to-hardhats offer incentives and provide support to veterans as they transition from service.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

Alaska's size and geographically diverse population make access to education and training a unique challenge. The state's largest cities are connected by road, but a large part of the state is accessible only by air or water, and travel may be expensive and time-consuming. There is often the additional challenge of cultural differences for people coming from villages to urban areas.

Those challenges create a special need for distance delivery of training and services and also, in some cases, for funds to cover travel and housing when training can only be in person.

Along with the geographic barriers, the state is working to overcome institutional and organizational obstacles. The state's Career and Technical Education Plan is a blueprint to guide educators and training providers toward better opportunities for job seekers and students.

Alignment of training with employment demands at the secondary level will prepare students for postsecondary training in Alaska's high-wage occupations. Creating awareness within the educational institutions creates an opportunity for teachers to connect lessons to actual demands of the work place.

Aligning traditional postsecondary training with applied and on-the-job learning accelerates the time job seekers spend becoming proficient. Models such as registered apprenticeship are critical to overcoming these barriers.

Ultimately, business and industry must value local workforce development over a transient workforce. If Alaska is to effect change in the labor force, then the training provided must result in a potential worker who is equal to or better than an imported worker in terms of cost to the company and quality of workmanship. Alaska's greatest challenge in preparing its workforce is designing a world-class training and development system that is responsive to business and industry and produces the most prepared workforce.

Current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

The governor's vision for workforce development is aligned with the state's commitment to economic development. Workforce development programs rely on the broad strategic policy decisions of the Alaska Workforce Investment Board (AWIB) to clarify the relationship between programs and particular economic development efforts. The AWIB uses three primary strategies to help the programs meet the governor's vision. First, AWIB identifies priority industries and occupations for the

investment of scarce workforce investment resources. Second, AWIB works with priority industries to develop targeted workforce development plans, such as the Construction Workforce Development Plan and the Alaska Health Workforce Coalition Plan. Third, AWIB monitors investment of programs that are required to report to the board including the Adult and Dislocated Worker programs and the State Training Employment Program.

AWIB determines priorities for the workforce investment system that are in line with the governor's vision and works with industry to implement them. Strategies include the occasional use of discretionary funding awarded by U.S. Department of Labor, Employment and Training Administration to states whose priorities align with their governor's vision, and Alaska has a strong history of meeting that goal.

The state recently concluded a federally funded program that prepared Alaskans to build, operate, and maintain oil and gas pipelines in Alaska, now supported by both state and formula-funded resources. AWIB developed Alaska's Oil and Gas Training Plan as a way to establish funding priority. This model led to the training of more than 2,000 Alaskans, ranging from incumbent workers to low-income participants.

Under this model, AWIB tracks the investment results to determine programs' effectiveness and alignment with the governor's workforce development vision. Currently, the state receives no discretionary funding but looks forward to future investment opportunities from the Employment and Training Administration.

Because Alaska is heavily dependent on the oil and gas industry, other economic development catalysts must be created before demand for Alaska workers expands. Alaska workers must align their skill sets with those demanded by the few emerging and growing industries such as health care, mining, and renewable energy to hire more Alaskans.

The state workforce system uses broad guidance from the AWIB to develop and implement industry-specific workforce plans. AWIB resolutions provide guidance on specific industries to address economic variables and methods for prioritizing labor market data.

The first plan for which the AWIB provided direction was the state's Construction Industry Workforce Development Plan. From this plan the board and system learned about the connectivity of workforce development strategies.

Alaska's Oil and Gas Training Plan is the first plan that incorporates four key strategies for meeting industry needs:

- Increase awareness of and access to career opportunities in natural resource development.



- Develop a comprehensive, integrated career and technical education system for Alaska that aligns training institutions and coordinates program delivery.
- Increase opportunities for registered apprenticeship in skilled occupations and expand other structured training opportunities.
- Increase opportunities for development of appropriate training programs for operations, technical and management workers.

The AWIB's most recent strategic approach is working with the health care industry. By applying similar principles from the state's oil and gas training plan, the health care industry is expanding its labor force in a time of economic decline. Potential strategies include greater access to employer-based training and an emphasis on applied health care occupations.

The state is also using its successes and priorities with the oil and gas industry to help develop the renewable energy and energy efficiency subsector. Connecting training standards to industry expectations means that process, technology, and methodology share equal importance. The strategies and priorities the workforce investment system uses are based on the successful experiences with the oil and gas industry. These strategies, in turn, will support the Housing and Community Developments of the State in many fronts; one of them being the likelihood of the program's beneficiaries to afford a higher living standard that will translate into better housing choices.

Other state efforts to support economic growth.

The state has developed and supported the development or acquisition of operating systems that are essential in supporting state workforce development strategies. These include technological applications, training for specific area skill building to service delivery staff members, marketing operating systems to business and potential participants, and reports that help one-stops prepare for layoffs.

For more information, visit the Alaska Department of Labor and Workforce Development, Alaska Integrated Workforce Development Plan at: <http://labor.state.ak.us/awib/ppi.htm>

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Yes, the rural parts of Alaska in the northern, interior, western and southwestern regions of the state are occupied predominately by Alaska Native/American Indian populations. Concentration is defined as a non-Caucasian ethnicity representing more than 50% of the total population

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes. Concentration is defined as a non-Caucasian ethnicity representing more than 50% of the total population. Several rural communities qualify as having a concentration of ethnic minorities. In these communities, the AN/AI cohorts make up 55%-93% of the total population.

What are the characteristics of the market in these areas/neighborhoods?

These areas of Alaska are comprised of small remote villages and communities. In the majority of them there are no recognized housing markets or organized governmental institutions. The neighborhoods are comprised of mostly older homes and are generally overcrowded. The communities outside the hub communities are not typically characterized through distinct neighborhoods.

Are there any community assets in these areas/neighborhoods?

Yes. Public buildings, behavioral health facilities, regional housing authorities, infrastructure and recreation areas.

Are there other strategic opportunities in any of these areas?

The State works closely with community development and behavioral health agencies as well as with regional housing authorities to find opportunities for the creation of infrastructure and services in those areas affected by multiple housing problems.

Strategic Plan

SP-05 Overview

The statutory goal of the Consolidated Housing and Community Development (HCD) Plan is to: “Provide decent housing, create suitable living environments, and expand economic opportunities for Alaskans at or below 80% of median income.”

Seven guiding principles identified below direct program resources governed by the HCD Plan.

- 1) **The use of federal housing and community development funds should emphasize benefit to low income Alaskans and increase sustainable housing and neighborhood options for Alaskans.** Rationale: The amount of federal funds is limited; greatest needs are among the lowest-income households. Low to moderate income Alaskans should not have their housing options limited to only lower-income neighborhoods.
- 2) **Use of community development funds should emphasize the creation of economic opportunity through development of infrastructure.** Rationale: Basic infrastructure is lacking in many of Alaska’s communities and is a major barrier to economic self-sufficiency. Location-efficient facility decisions can reduce the operating and capital expenses associated with transportation
- 3) **Preserve and upgrade existing housing supply through weatherization and rehabilitation.** Rationale: Because it is so expensive to develop new housing, every effort must be made to prolong the useful life and to lower operating costs of Alaska’s existing housing.
- 4) **Use of federal homeless funds should emphasize activities that maintain and strengthen the service delivery system for Alaska’s homeless, consistent with local strategies.** Rationale: Very little formula funding is available for services to help the homeless and near-homeless.
- 5) **Maximize the use of federal housing and community development funds by supporting projects that include significant leveraging resources.** Rationale: The amount of federal funds is limited; more can be accomplished if federal funds are combined with state and local resources.
- 6) **Expand the supply of affordable housing for Alaskans with special needs, incorporating universal design and appropriate supportive services.** Rationale: Existing housing supply is inadequate to meet current and projected need for this population, which has historically been underserved.
- 7) **Housing and community development projects should incorporate climate specific design and engineering, energy efficient construction techniques and innovative technologies.** Rationale: Use of appropriate technologies insures long term viability of housing and community development projects.

The State does not target specific geographic areas in the Consolidated Plan. The allocation criteria of several competitive programs have a priority that awards points to projects located in small communities, as defined by AHFC. A small community is a community of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. Or, a community of 1,600 or less that is connected by road or rail to Anchorage or Fairbanks and is located at least 50 statute miles outside of Anchorage or 25 statute miles outside of Fairbanks. In this definition, “connected by road” does not include a connection by the Alaska Marine Highway System or roads outside the boundary of the State of Alaska.



SP-10 Geographic Priorities – 91.315(a)(1)

The State does not target specific geographic areas in the Consolidated Plan. The allocation criteria of several competitive programs have a priority that awards points to projects located in small communities, as defined by AHFC. A small community is a community of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. Or, a community of 1,600 or less that is connected by road or rail to Anchorage or Fairbanks and is located at least 50 statute miles outside of Anchorage or 25 statute miles outside of Fairbanks. In this definition, “connected by road” does not include a connection by the Alaska Marine Highway System or roads outside the boundary of the State of Alaska.

Geographic Area

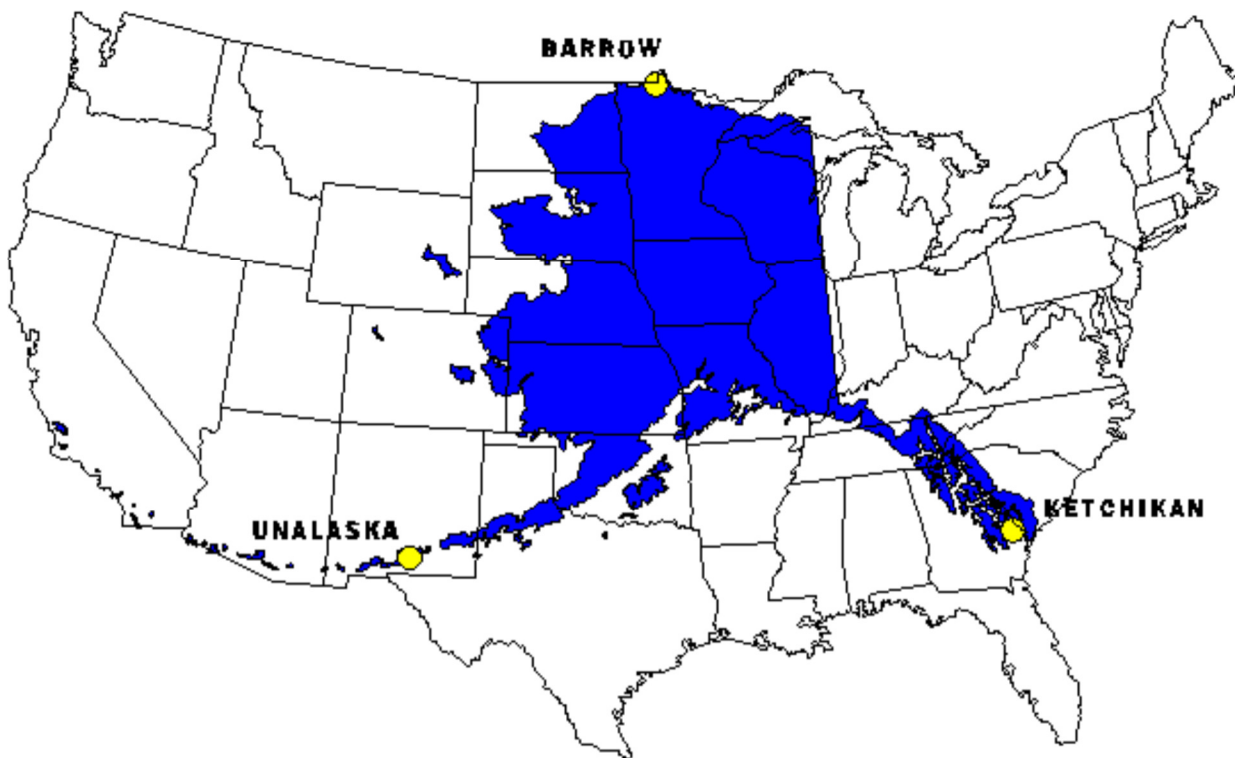


Table 29 - Geographic Priority Areas

General Allocation Priorities

Alaska’s wide range of housing and community development conditions makes the use of guiding principles the most practical and effective approach of targeting scarce HCD resources. The seven guiding principles were developed from HCD public hearings; consultation with federal, state and local entities; involvement with housing and community development in both the private and public

sectors over the past five years; and an analysis of the Consolidated Annual Performance Evaluation Reports (CAPERs) for state fiscal years 2006, 2007, 2008 and 2009. Data gathered in the development of this five year plan support the seven guiding principles above.

SP-25 Priority Needs – 91.315(a)(2)

Priority Need	Population	Geographic Areas	Priority Level	Associated Goal
Outreach	Unsheltered Persons Chronic Homeless		Medium	<input checked="" type="checkbox"/> Reduce & Prevent homelessness
Emergency Shelter and Transitional Housing	Unsheltered Persons Families Low/Extremely Low Income Veterans		High	<input checked="" type="checkbox"/> Reduce & Prevent Homelessness
Rapid Re-Housing	Unsheltered Persons Families Families with Children Low/Extremely Low Income Veterans		High	<input checked="" type="checkbox"/> Reduce & Prevent Homelessness
Permanent Supportive Housing	Unsheltered Persons Mentally Ill		High	<input checked="" type="checkbox"/> Reduce & Prevent homelessness

	Chronic Substance Abuse Veterans			
Homeless Prevention	Low/Extremely Low Income Families with Children Veterans		High	<input checked="" type="checkbox"/> Reduce & Prevent homelessness
Public Facilities	Rural Communities	Balance of State	High	Community Development
Public Improvements	Rural Communities	Balance of State	High	Community Development
Public Services	Rural Communities	Balance of State	High	Community Development
Continuing Education	Grant Administrators, Private Developers, Non-Profits, Construction Contractors, Architectural and Engineering, Non-Profits, Landlords	Statewide	High	Community Development
Rural Economic Opportunities	Grant Administrators, Teachers, Health Professionals, Public Safety	Rural Alaskan Communities	High	Community Development

	Personnel, Construction Laborers, Construction Supply			
Rural Housing Energy Efficiency	Non-Profits, Public Service Professionals	Rural Alaskan Communities	High	Community Development
Skills Training	Rural Residents	Rural Alaskan Communities	High	Community Development
Rental Assistance	Families Low/Extremely low Income	Balance of State	High	Provide Decent Housing
Production of new homeownership units	Families Low/Extremely Low Income	Balance of State	High	Provide Decent Housing
Acquisition of existing homeownership units	Families Low/Extremely Low Income	Balance of State	High	Provide Decent Housing

Table 30 – Priority Needs Summary

Narrative

SFY14 AKHMIS data reports that 75% of persons experiencing homelessness or threatened with homelessness transitioned into a permanent housing situation within 30 days and 11% transitioned within 31 – 60 days for a total of 86% of individuals transitioning into permanent housing within 60 days of connecting with services.

Connecting individuals to permanent housing is a challenge in Alaska as available and affordable housing is limited. Affordable housing is being developed as funding becomes available; however, funding is limited and does not meet current demand. As housing development levels are expected

to remain consistent, Alaska will continue to see similar trends in the number of persons experiencing homelessness or threatened with homelessness.

SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Availability of housing Stock: rental unit availability data indicates that there is an ample supply of units to make TBRA a viable housing strategy. Relative Affordability of market: in many rural areas of Alaska, the Fair Market Rent prescribed by HUD does not keep up with real market rent prices.
TBRA for Non-Homeless Special Needs	Availability of other forms of rental assistance for populations (i.e. non-duplication), State and Corporate priorities (i.e. reducing recidivism, youth aging out of foster care, victims of domestic violence).
New Unit Production	1) Availability of developable land, 2) cost, 3) the availability of underutilized housing that could be renovated, 4) surplus inventory, 5) population growth trends, 6) development capacity Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.
Rehabilitation	1) Cost, 2) the availability of underutilized housing that can be renovated, 3) population growth dynamics, 4) structural limitations, 5) activities connected to rental assistance for the tenants.
Acquisition, including preservation	1) Preserving rental assistance (i.e. USDA 515 projects that are eligible to opt-out of the contract). 2) Cost Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.

Table 31 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)*

HCD Plan Annual Action Plan
 Annual Funding Plan For Housing
 State of Alaska (Excluding Municipality of Anchorage)
 Fiscal Year 2016 (July 1, 2015 - June 30, 2016)

Program Name	Program Type	Anticipated Funding			Total Units	Sec. 215 Units
		Federal	State	Total		
Beneficiary and Special Needs Housing	Housing for people with disabilities			\$ 7,500,000	N/A	N/A
Capital Fund Program	Public Housing Improvements			\$ 12,500,000	N/A	N/A
CDBG	HUD - Community Development Block Grant Program			\$ 12,308,030	N/A	N/A
Competitive Grants for Public Housing	Matching Funds Public Housing Resident Programs			\$ 5,500,000	N/A	N/A
Energy Efficiency Monitoring	Energy Rating, Marketing, Tech. Asst., Special Projects			\$ -	N/A	N/A
Energy Programs	Weatherization Assistance and Home Energy Rebates			\$ 35,500,000	N/A	N/A
ESG	HUD - Emergency Solutions Grant Program			\$ 1,482,640	N/A	N/A
Federal and Other Competitive Grants	Matching Funds for Federal Grant Programs			\$ 22,500,000	N/A	N/A
Fire Protection Systems	Replacement of Fire Systems AHFC Public Housing			\$ 5,720,000	N/A	N/A
HOME	Rehab, new const, rental and homebuyer assistance			\$ 22,500,000	N/A	N/A
Homeless Assistance Program	Funding For Homeless Programs and Prevention			\$ 3,500,000	N/A	N/A
Housing Opportunities for Persons with AIDS	Rental Assistance - HOPWA			\$ 5,902,200	N/A	N/A
National Housing Trust Fund	Build Affordable rental housing for Extremely low-inc			\$ 12,000,000	N/A	N/A
Senior Citizen Housing Development Fund	Senior Housing Rehabilitation and Construction			\$ 18,252,000	N/A	N/A
Supplemental Housing Development Program	Rural Housing Infrastructure Improvements and Rehab.			\$ 15,000,000	N/A	N/A
Teacher, Health, and Public Safety Housing	Rental Housing for Teachers, Health Prof, Public Safety			\$ 9,500,000	42	N/A
Cold Climate Housing Research Center				\$ 2,500,000		
				\$ -		
Total Grants:				\$ 192,164,870	N/A	N/A

Domestic Violence Housing Assistance Prog.	Operating costs	0	797,040	797,040	112	90
Public Housing Operating Subsidy	Operating costs	5,355,435	0	5,355,435	754	642
Section 8 Housing Choice Vouchers	Rental assistance	13,787,765	0	13,787,765	1,720	1,661
Total Rental Assistance:		\$19,143,200	\$797,040	\$22,815,785	2,586	2,393

Table 32 - Anticipated Resources

*These are the anticipated resources over the next five years; however actual dollar amounts are uncertain due to funding allocations/cuts from year to year.

Federal funds will leverage additional resources (private, state and local funds), including a description of how matching requirements will be satisfied



Affordable Housing is an issue in Alaska and as a result, the Participating Jurisdiction (PJ) works with the Department of Health and Social Services, the Alaska Mental Health Trust Authority, and among others, private foundations like the Rasmuson Foundation to get the most out of all the available resources, specifically the State has taken forward steps as follows: merged the HOME Rental Development funds with the Senior housing and Low-Income Housing Tax Credit programs; provided HOME assistance to the RurAL CAP and the Alaska Community Development Corporation for self-help programs under the USDA program so that a small amount of the HOME Ownership Development Program can help purchase the land and contribute to low-income clients becoming home owners.

AHFC combines state Special Needs Housing Grant funds with HOME funds to make it possible to fund projects for people with mental illness and supportive housing. AHFC has created a preference in the Low-Income Housing Tax Credit (LIHTC) allocation plan for the preservation of USDA projects. This way HOME and LIHTC are leveraged in with USDA financing to preserve affordable housing.

- a. On an annual basis through the Greater Opportunities for Affordable Living (GOAL) program and/or the Special Needs Housing Grant (SNHG) program, AHFC announces the availability of HOME funds for rental development. The SNHG program allocates capital development funds to develop rental housing projects that will serve special needs, and low-income households. In SFY2017, HOME rental development funds may also be awarded through the SNHG award process, in addition to the GOAL process, if AHFC deems that it is in the best interest of the HOME program to do so.
- b. The SFY2017 (FFY 2016) allocation of HOME funds carries a twenty-five percent (25%) matching requirement. The PJ anticipates meeting the match through a contribution of AHFC general funds. This contribution effectively increases the total amount of HOME funds available during SFY2016 (FFY 2016) to \$3,767,887. Whenever feasible, recipients of HOME funds will be encouraged to make additional contributions to HOME projects that will qualify as “match” under the federal regulations. This will allow the PJ to further stretch HOME funds to assist low-income Alaskans. If for some reason these strategies do not meet the twenty-five percent (25%) matching requirement, AHFC will utilize banked HOME match.
- c. HOME funding, where appropriate, will continue to be used in conjunction with other federal and state funds to achieve the goal of upgrading existing housing stock. Such funding sources include, but are not limited to AHFC/DOE Weatherization funds, Senior Citizen Housing Development Funds, DHSS Accessibility Brokerage Program funds, and USDA Housing Preservation funds.
- d. Over the last several years, AHFC has increased the emphasis on rehabilitation and preservation of existing affordable housing resources in the rating criteria for the LIHTC, HOME and Senior



Citizen Housing Development Fund (SCHDF) programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans. Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.

- e. Of the funds available under the CDBG Competitive Grant program, the majority of project funds will be targeted toward community development and planning activities which address health and safety needs, or which support future economic development and community self-sufficiency. Special emphasis will be placed on coordinating with other funding sources such as United States Department of Agriculture (USDA) Rural Development; the Economic Development Administration; the State of Alaska Designated Legislative Grant Program; the Administration for Native Americans; and other appropriate federal, state, and private funding sources. The State of Alaska Department of Commerce, Community, and Economic Development (DCCED) will encourage applicants to include or secure outside funding for design, engineering, and feasibility planning for projects as appropriate, prior to applying for CDBG funding for construction or project implementation.
1. CDBG Application Selection Process: The application-selection process for the CDBG program consists of two stages: threshold review and project rating/selection. An application must meet all of the threshold-review requirements to progress to the second stage of the selection process.

The project rating/selection process, stage two, will be conducted by the Application Selection Committee (ASC). Applications will be evaluated and assigned up to 100 points based on the following criteria: Impact/ Budget/Match/In-Kind and Administrative Capabilities by the ASC.

Publicly owned land or property located within the state that may be used to address the needs identified in the plan

The State encourages the utilization and leverage of publicly-owned land that is available to be leased and to consider all opportunities to protect these public properties from being privately acquired.

Potential publicly-owned property located in the Balance of State that could be available to help address the needs identified in the Plan includes land that AHFC owns, property owned by different

cities across the State, properties owned by the Alaska Mental Health Trust Authority, and Alaska Native corporations and tribes.



SP-40 Institutional Delivery Structure – 91.315(k)

Institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AHFC	Government	Public Housing	Balance of State
Department of Health	Government	Public Health	State of Alaska
Department of Corrections	Government	Public Services	Balance of State
Department of Commerce	Government	Community Dev	Balance of State
Department of Labor	Government		Balance of State
Alaska Mental Health Trust Authority	Government	Public Health	Balance of State

Table 33 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Across Alaska, organizational capacity for the effective delivery of housing and community development programs is unevenly distributed. Many communities, particularly in rural areas, lack the organizational capacity to effectively implement projects using the multitude of housing and community development programs available. The involvement of several agencies and a variety of funding programs in a single project usually complicates the development process, and places additional demands on the project sponsor.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	X
Other			
Other		X	Nutrition

Table 34 - Homeless Prevention Services Summary

Services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

Services targeted to homeless persons are available in most of the communities within the Alaska Continuum with the majority of services concentrated in the urban areas. Utilization is based on

availability within a community. Healthcare services can be limited in some rural communities which require individuals to travel to urban areas to receive services and travel between communities can be expensive and weather permitting.

Strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The quantity and availability of services is dependent on location within the Alaska Continuum. In most urban areas, more services are readily available than in rural areas. However, the Mat-Su borough is the fastest growing part of the state and does not have a homeless shelter available for non-targeted populations. While services are available for all populations experiencing homelessness within that community, the most basic service of emergency housing is not available for the majority of the homeless population.

In a number of rural communities, the organization providing the majority of homeless housing assistance is a facility dedicated to victims of domestic violence which limits the services provided to other homeless populations

Summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The needs of households who are either homeless or at risk of homelessness vary greatly across the state. In some locales, each of the homeless subpopulations has a place to go in the event of a housing crisis. Other communities only offer shelter to a few groups such as victims of domestic violence or runaway youth. Rather than prioritize certain subpopulations or housing types for the entire state, a high priority is given to local plans and their identified unmet needs. As such, Alaska Housing Finance Corporation allocates federal and state funds based on the individual needs of the many communities throughout the state.

Limited state-funded technical assistance will also be offered to HOME grantees and other non-profit housing providers, including those serving Alaska's homeless and special needs populations. Training and technical assistance opportunities, due to the loss of local HUD CPD-TA dollars, will be limited. A menu of opportunities will be offered, which will include direct technical assistance, topic-based Alaska Training Events, as well as scholarship opportunities to attend local, regional or national training events.

AHFC plans to host one or more Alaska Training Events each year and offer scholarships to approved trainings and conferences for eligible attendees. Participants are required to document the objectives that will be achieved through attendance at a specific training activity. Activities will be available to other providers and/or the general public on a space-available basis on topics such as

Fair Housing/Section 504 that affect a broad spectrum of Alaskan providers. AHFC will also plan training events in coordination with training activities hosted by other groups, such as HUD or the homeless coalition, to maximize training resources and training availability.



SP-45 Goals Summary – 91.315(a)(4)

GOAL	Category	Geographic Area	Addressed Need	Funding
Provide Decent Housing	Affordable Housing	Balance of State	-Rental Assistance -Production of new rental and homeownership units -Acquisition of existing homeownership units	HOME Investments Partnership Program allocation \$15,000,000 National Housing Trust Fund allocation \$12,000,000
	Star Year 2016	End Year 2020		
	Description: Funds will be used to provide rental assistance and production or acquisition of decent and affordable housing units for rental and homeownership.			
	Goal Outcome Indicator:		Unit or Measure	Quantity
	Rental Assistance		Vouchers	150
Rental Housing		Units	38	
Production of new homeownership units		Units	45	
Acquisition of existing homeownership units		Units	100	
Reduce and Prevent Homelessness	Category	Geographic Area	Addressed Need	Funding
	Homeless	Balance of State	Outreach, Emergency Shelter & Transitional Housing, Rapid Re-housing,	\$1,075,000 (\$215,000/year)

			Permanent supportive Housing, homeless Prevention	
	Star Year 2016	End Year 2020	Objective: To Reduce and Prevent Homelessness	Outcome: Reduce and Prevent Homelessness
<p>Description: Funds will be used to assist chronically homeless, families with children, veterans, unaccompanied youth and other homeless persons and those at-risk of homelessness. Planned activities include outreach, emergency shelter and transitional housing support, rapid re-housing assistance, and prevention assistance.</p>				
<p>Goal Outcome Indicator</p> <p>Outreach</p> <p>Unit of Measure</p> <p>Alaska Housing Locator and Alaska 211</p> <p>Quantification</p> <p>Increased Reporting</p>				
<p>Goal Outcome Indicator</p> <p>Emergency Shelter & Transitional Housing</p> <p>Unit of Measure</p> <p>PIT/HIC</p> <p>Quantification</p> <p>Reduction in # of Unsheltered & No Net Loss of Beds</p>				

	<p>Goal Outcome Indicator</p> <p>Permanent Supportive Housing Rapid Re-housing</p> <p>Unit of Measure</p> <p>HMIS & APR Reports</p> <p>Quantification</p> <p>ES Average Length of stay is 2 months or less & 80% exiting TH for permanent housing</p> <p>Goal Outcome Indicator</p> <p>Homeless Prevention</p> <p>Unit of Measure</p> <p>HMIS AHAR Reports</p> <p>Quantification</p> <p>Reduce % of persons discharged into homelessness from institutions. Increase # of persons assisted with prevention funds.</p>			
Community Development	Category	Geographic Area	Addressed Need	Funding
	Non-housing Community Development	Balance of State	Public Facilities & Improvements	2.4 Million
	Star Year 2016		End Year 2020	
	<p>Description: Funds will be used for a variety of public facility, public improvement, and special economic development projects primarily in rural communities with high proportions of low-and moderate-income persons. Specific projects will be determined by a competitive application process focusing on improving self-sufficiency, eliminating public health and safety hazards, and reducing the costs of essential community services.</p>			

	Description: Funds will be used to provide scholarships and training opportunities for certifications and continuing education in order for partners to continue maintaining housing standards and the development of safe, quality, decent, affordable, and energy efficient housing. Additionally, through State funded grant program, funding will produce rural professional housing that will provide training and employment opportunities for rural communities. Furthermore, developments through this program will increase energy efficiency standards in rural areas and reduce consumption of energy.		
	Geographic Area	Addressed Need	Funding
	Balance of State	Public Facilities & Improvements	2.4 Million/year
	Goal Outcome Indicator	Unit or Measure	Quantity
	Create Suitable Living Environment	Communities	17-25

Table 35 – Goals Summary

Projected 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):

Outcome/Objective	Population Benefitted	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
Specific Annual Objectives						
Availability/Accessibility of Decent Housing						
Home Opportunity Program and Creating opportunities for home ownership through education, financial assistance	Moderate Income	Number of homebuyers receiving assistance.	2015	20/30		
			2016	20/30		
	2017		20/30			
	2018		20/30			
Tenant Based Rental Assistance: Improving the availability of affordable housing options through rental subsidies. 20% of beneficiaries are very-low Income	Low Income	Number of tenant households receiving rental assistance.	2019	20/30		
			MULTI-YEAR GOAL		100/150	
Affordability of Decent Housing						
Homeownership Dev. Program: Creating affordable housing through assistance with the cost of development.	Extremely Low Income	Number of affordable units developed. NOTE: For the rental development program, only the federal HOME units are reported.	2015	9/0	0	
			2016	9/9.5		
	Low Income		2017	9/9.5		
			2018	9/9.5		
National Housing Trust Fund: Improving the availability of affordable housing options through the increase and preservation of rental units	Moderate Income		2019	9/9.5		
			MULTI-YEAR GOAL		30/38	
Homeownership Dev. Program: Creating affordable housing through assistance with the cost of development.	Low Income and Moderate Income	Number of affordable units developed. NOTE: For the rental development program, only the federal HOME units are reported.	2015	9		
			2016	9		
			2017	9		
			2018	9		
			2019	9		
			MULTI-YEAR GOAL		30/24	



SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

AHFC has completed its voluntary Compliance Agreement dated September 2008 with HUD. AFHC is continuing to send progress reports to HUD regarding certification of various public housing units as UFAS-Compliant.

Activities to Increase Resident Involvements

Please see the discussion in section MA-25 above regarding AHFC's Resident Advisory Board.

Is the public housing agency designated as troubled under 24 CFR part 902? Plan to remove the 'troubled' designation

No.

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Development costs and stagnant incomes are the two biggest barriers to affordable housing across the State. In response, HOME Investment Partnership funding has been focused on rental development and homeownership assistance to reduce the cost of buying or renting a home. Furthermore, rental assistance through the HOME program has also been used to support the most vulnerable populations from children aging out of foster care to newly released prisoners whose abilities to generate income and find housing are hampered by criminal histories.

SP-60 Homelessness Strategy – 91.315(d)

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

Alaska Housing Finance Corporation will continue to assist local homeless coalitions and the Alaska Coalition on Housing and Homelessness to conduct outreach activities to homeless persons through projects such as the Point-In-Time Count and events such as Project Homeless Connect. In addition, the state will continue to coordinate with Alaska 2-1-1 to ensure that persons in need are connected to appropriate services.

Addressing the emergency and transitional housing needs of homeless persons

Alaska Housing Finance Corporation will continue to commit financial resources to maintain the current inventory of emergency shelter and transitional housing, as well as expand the inventory to address unserved communities or subpopulations. The State will use a combination of federal and state resources to ensure that no homeless persons are forced to sleep in places not meant for human habitation. Alaska will use the maximum amount of ESG funds allowable to help shelters meet their operating costs. Funding to adequately staff and operate emergency shelters and transitional housing facilities will also remain a high priority for the State's Basic Homeless Assistance Program (BHAP).

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.

The State will use a combination of federal and state resources to rapidly re-house and stabilize homeless persons, especially chronically homeless individuals & families, families with children, veterans and their families and unaccompanied youth. ESG-funded medium-term rental assistance, VASH vouchers for homeless veterans, state-funded permanent housing placement programs and properties funded under the Special Needs Housing Grant (SNHG) are just some of the examples of resources that will be utilized to shorten the period of time that individuals and families experience homelessness.

AHFC has partnered with State of Alaska Department of Corrections and Office of Children's Services to target special needs and at-risk populations who will be transitioning from State supervision or programs into permanent housing. TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking individual living options in normal residential settings or in need of subsidized rental housing; TBRA will help narrow the gap in benefits and services received.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Alaska Housing Finance Corporation will continue to provide funding through the Basic Homeless Assistance Program (BHAP) that provides direct financial assistance with rent, mortgage, and utility arrearages for low-income individuals and families threatened by homelessness.

Working through the Alaska Council on the Homeless, Alaska will continue to implement the TBRA program that assists persons discharged from publicly funded institutions and systems of care. Council members will continue to review and strengthen policies that require housing plans prior to discharge. Resources targeting persons leaving state custody such as HOME TBRA vouchers and assisted living facilities will be utilized and new resources such as the HUD 811 voucher program will be sought for this purpose.

The State will incentivize agencies that apply for funding by awarding significant points to those that endeavor to ensure that homeless persons are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs. The State will also coordinate through the Alaska Council on the Homeless and the Alaska Coalition on Housing & Homelessness activities and programs that more effectively connect homeless persons to those support connections.



SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Consolidated Housing and Community Development Plan supports actions to evaluate and reduce lead based paint hazards. The Interagency Steering Committee for the Consolidated Plan will continue to work with the Alaska Division of Public Health, Section of Epidemiology to monitor the blood lead levels in tested Alaskan children.

Although the testing done so far does not point to a great lead-based paint hazard in Alaska, an estimated 15% to 20% of all of the housing stock in the state may contain lead based paint. The State concurs with the U.S. Environmental Protection Agency that increased education about the potential health risks from exposure to lead based is an important step in reducing health related problems involving lead poisoning. AHFC will continue to seek alliances with other agencies invested in the pursuit of eradicating the potential for Lead-Based Paint in the state's housing stock. These agencies might include the Environmental Conservation Agency (EPA), the Alaska Center for Disease Control (ACDC), and the Department of Health and Social Services (HSS).

How are the actions listed above integrated into housing policies and procedures?

All covered projects under the HOME, CDBG, HOPWA, Public Housing and Section 8 programs will be administered to conform to the applicable lead based paint regulations. Rehabilitation of pre-1978 housing using HUD housing assistance programs covered by the lead based paint rule (Subpart of the Rule Within 24 CFR Part 35), will follow the applicable HUD procedures, reporting and record keeping standards outlined.

Section 1018 of the Residential Lead-Based Paint Hazard reduction Act of 1992 requires that sellers, landlords and agents warn homebuyers and tenants of lead-based paint and lead based paint hazards in pre-1978 housing. A prospective home purchaser or prospective tenant must receive the following information prior to becoming obligated under any contract to lease or purchase a property covered by this Act:

- An EPA approved information pamphlet on identifying and controlling lead-based paint hazards.
- Any known information concerning lead-based paint or lead-based paint hazards.
- Any records or reports on lead-based paint which are available to the seller or landlord.
- An attachment to the contract or lease which includes a Lead Warning Statement and confirms that the seller or landlord has complied with all of the notification requirements.
-

Sellers must provide homeowners a 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection. Sellers are not required by law to allow homebuyers to void their contract based on the results of the lead based paint evaluation.

In April 2008, EPA issued a new rule requiring that, beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

A recent study by the Division of Epidemiology of the Alaska Department of Health & Social Services, reports that incidents of lead-based paint poisoning in Alaska are extremely rare. Targeted lead screening programs of at-risk communities and inquiries to health care professionals over the past two decades have failed to identify any children with blood levels which would benefit from medical or environmental intervention, leading the Division to Epidemiology to question the need for universal blood lead testing in Alaska. The study further demonstrated no value in testing Medicaid-eligible children.

Although the testing done so far does not point to a great lead-based paint hazard in Alaska, the State concurs with the U.S. Environmental Protection Agency that increased education about the potential health risks from exposure to lead based is an important step in reducing health related problems involving lead poisoning.

Alaska state regulations require laboratories and health care providers to report all Blood Lead Level (BLL) results greater than 10 micrograms per deciliter ($\mu\text{g}/\text{dL}$) to the Section of Epidemiology (Division of Public Health, Alaska Department of Health and Social Services). The Section of Epidemiology conducts follow-up investigations on all cases of elevated BLLs and updates targeted screening recommendations as new risk factors and trends are identified. Currently, the Section of Epidemiology recommends that children under the age of six years, who meet the following criteria, be screened for elevated blood lead:

- Child is suspected by a parent or a health care provider to be at risk for lead exposure
- Child has a sibling or playmate with elevated blood lead level
- Child is a recent immigrant, refugee, or foreign adoptee
- Child's parent or principal caregiver works professionally or recreationally with lead
- Child has a household member who uses traditional, folk, or ethnic remedies or cosmetics or who routinely eats food imported informally from abroad



Child’s family has been designated at increased risk for lead exposure by the health department because the family meets local risk factors for lead exposure (e.g., such as residence in a designated high-risk zip code or near a known lead point source)

The Alaska State Public Health Laboratory now offers blood lead testing on “finger stick” blood samples analyzed using inductively-coupled plasma mass spectrometry. This service is provided free of charge for Medicaid-eligible children.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	67,179	41%	46,471	51%
Housing Units build before 1980 with children present	17,720	11%	11,640	13%

Table 36 – Risk of Lead-Based Paint

Data 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)
 Source:

The State of Alaska Survey of Lead-Based Paint was conducted for the Environmental Protection Agency (EPA) in 1996 to provide a statewide survey of privately-owned homes, day care facilities, elementary schools, and community buildings that were built prior to 1978. A total of 224 structures were sampled during the survey using an X-Ray fluorescent lead detector.

During the field work for the State of Alaska Survey of Lead-Based Paint, a total of 42 privately owned homes (26%) of the total 163 homes tested contained lead based paint concentrations above the action level (1.0 milligram per centimeter squared) somewhere in the home. From this data, an estimated 37,143 homes (+ or – 7% at a 95% confidence level) presented levels of lead in paint above the Federal action level of 1.0 mg/cm². The study concluded that:

“Although this estimated 26% compared with the national estimate of 83% appears to be a significantly smaller amount of affected homes. This data show that Alaska has a notable potential source for lead poisoning from paint in privately owned homes. Increased education about the potential health risks from exposure to lead based paint is one-step in reducing health-related problems involving lead poisoning”

Alaska Housing Finance Corporation’s Public Housing Division tested the low-income rental properties it owns across the state. Fourteen projects outside of Anchorage, with a total of 404 rental

units, were inspected for lead-based paint. In eight of the projects no lead based paint over the HUD threshold was detected. Lead was abated in all of the remaining units. All privately owned rental units that receive Federal or State funding for rental assistance have also been determined to be lead-based paint free.

Based on the 1996 study and information regarding low income households reported by the U.S. Census Bureau, we have concluded that 28.25% or 17,978 of those households occupy housing units with potential lead-based concentrations above the HUD threshold per centimeter squared excluding the Anchorage area.

The most recent figures date from the study conducted more than five years ago. During the next five years covered by this plan, AHFC will explore the possibility of conducting a follow up survey to establish the current status of lead-based paint in the state. Newer information and recent regulations in the State of Alaska indicate that the findings revealed by the 1996 study on lead-based paint would be significantly lower in the year 2010.

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Housing investments with program funds are competitively allocated. A number of the programs include factors such as proximity to services, the availability of support services for tenants, and job training programs for low-to-moderate income persons to establish a rank order for proposals to be funded. Furthermore, the criteria used to select the majority of rental developments funded now include census tract income data to emphasize economic opportunity. Specifically, these criteria incentivize affordable housing development in relatively affluent areas associated with economic opportunity and the allocation of market oriented resources to areas associated with high poverty levels.

The Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The majority of the programs operating in the Balance of State (HOME, LIHTC, SCHDF, SNHG, HAP, etc.) are funded through programs managed within a single department at Alaska Housing Finance Corporation. This consolidation facilitates close communication among program managers that can be focused by management to achieve the goals and objectives set in this plan.

On June 24, 2008, AHFC entered into a Moving To Work Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD). MTW is a demonstration program authorized by Congress that gives AHFC the flexibility to waive certain statutes and HUD regulations to test approaches for providing housing assistance. A waiver of statutory or regulatory language must address at least one of three goals:

Reduces cost and achieves greater cost effectiveness in Federal expenditures; Gives incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and, Increases housing choices for low-income families.

For a comprehensive review of MTW programs nationwide, please visit the HUD website at: <http://www.hud.gov/offices/pih/programs/ph/mtw/index.cfm>

Please also visit the AHFC website to view the full text of the fiscal year 2012 Moving to Work Program Annual Plan at: <http://www.ahfc.us/reference/plans.cfm>



SP-80 Monitoring – 91.330

Standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HUD HOME Program Monitoring consists of four types of compliance reviews. The first type of compliance review is a desk review of pre-disbursement/initial documents and reports prior to any HUD HOME and AHFC funds being paid to the project developers and sub-recipients.

The second type of compliance review consists of desk monitoring throughout the project development and grant period.

The third type of compliance review involves site visits to housing rehabilitation and rental housing projects and to sub-recipients' offices during the project development and grant period.

The fourth type of compliance review consists of post-project completion or "affordability compliance" review of rental housing development projects and HOP loans.

The first type of compliance review is accomplished by AHFC's Planning and Program Development Department staff reviewing the project developers and sub-recipients' pre-disbursement/initial reports required of sub-recipients and project developers of rental housing projects. AHFC staff verifies that all pre-disbursement/initial documents and reports are complete and accurate before any HUD HOME and AHFC funds are released to the project developers and sub-recipients. The required pre-disbursement/initial documents and reports will depend on the type of project being funded. A complete list of all the different pre-disbursement/initial documents and reports follows:

- Evidence of business license and insurance requirements
- Evidence of Debarment and Suspension (24 CFR Part 92.357)
- Cost allocation plan
- Evidence of funding commitments
- Authorized signatories
- Project work plan
- Certification of Section 3 and Women's and Minority Business Enterprises (MBE/WBE) compliance.

These reports include a written Section 3 and Women's and Minority Business Enterprises (MBE/WBE) work plan. The Section 3 work plan identifies how sub-recipients will notify Section 3 residents and contractors of training and job opportunities, facilitate the training and employment of Section 3 residents, and the award of contracts to Section 3 businesses that include the Section 3

Clause in all solicitations and contracts. The Women's and Minority Business Enterprises work plan includes a description of sub-recipients' planned outreach designed to inform women and minority business enterprises of contract opportunities.

The second type of compliance review is desk monitoring conducted by AHFC's Planning and Program Development Department staff throughout the project development and grant period. This type is accomplished by AHFC staff reviewing project developers' and subrecipients' monthly or quarterly invoices that sometimes include supporting documents; quarterly and final financial and project status reports; and HOP/ORP/HDP Project Set-Up forms. Project status reports requirements vary depending on the type of projects funded.

The following is a partial list of the different project status reports:

- Description of Section 3 and Women's and Minority Business Enterprises (MBE/WBE) compliance
- Description of job training activities
- Description of Affirmative Fair Housing Marketing compliance activities
- Certification of Title VI of the Civil Rights Act of 1964
- Certification of Conflict of Interest Provisions at 24 CFR Part 92.356
- Certification of Drug Free Work Place Act of 1988
- Certification of Debarment and Suspension (24 CFR Part 92.357)
- Certification of Flood Disaster Protection Act of 1973
- Certification of Lead-Based Paint Poisoning Prevention Act
- Project cost certification
- Copy of recorded federal, state and local building inspection reports (i.e. BEES, HQS, UPCS)
- Certification of Davis-Bacon Wage Act and Safety Standards Act, if applicable
- Copy of proposed rental charges and low-income unit lease agreement
- Copy of executed deed restriction on the title to the land benefited by the project funding
- HOP/ ORP/ HDP Project Set-Up and Project Close-Out forms

The third type of compliance review involves on-site visits to housing rehabilitation and rental housing projects and to sub-recipients' offices during the project development and grant period. AHFC staff from the Planning and Program Development Department and the Research and Rural Development Department share the responsibility of on-site monitoring reviews. AHFC staff reviews project developers' and sub-recipients' records for compliance with financial administration and management regulations, program policies and regulations, and property requirements. The project developers and sub-recipients receive a formal written monitoring review report and are required to respond and correct any findings and questioned costs.

The fourth type of review is conducted by AHFC's Internal Audit Department. AHFC Internal Audit Department staff monitors post-project completion, or "affordability compliance," and reviews agencies with HOME funded rental housing development projects. Audit reviews are conducted throughout the year based on a schedule that meets with federal audit requirements for the different types of rental housing development projects. As of January 1, 2015, AHFC Internal Audit Department (IAD) is responsible for monitoring a portfolio of 159 affordable housing developments throughout Alaska. Of this number, 19 are funded solely by the HOME program with an additional 39 funded by a combination of HOME/Low Income Housing Tax Credits (LIHTC), and/or the State of Alaska Senior Citizens Housing Development Fund (SCHDF) programs. During calendar year 2015 the IAD is scheduled to conduct compliance audits of 54 of the 58 HOME and/or HOME/LIHTC/SCHDF developments. Of this number, 20 developments are scheduled for on-site physical inspections and administrative document/tenant file audits, with the balance of 34 developments scheduled for desk monitoring only of administrative documents. Four (4) HOME Program developments of the 58 HOME program developments are tentatively scheduled for a 1st year review in calendar year 2016 or later. Development Owners and Managers receive a formal written audit review report and are required to respond and correct any findings and questioned costs.

In all of the four types of program monitoring, AHFC staff works with the project developers and sub-recipients to ensure compliance with HUD HOME policies and regulations. The formal written monitoring review reports clearly identify non-compliance findings and questioned costs, cite HUD HOME, OMB Circulars and AHFC regulations that support the findings; and, recommend corrective actions the sub-recipients should take to meet compliance requirements. In almost all non-compliance situations, the project developers and sub-recipients show a willingness and ability to comply with program policies and regulations. Throughout the project development and grant period, AHFC staff provides technical assistance to project developers and sub-recipients in order to preclude noncompliance findings and questioned costs during formal monitoring reviews.

STATE FISCAL YEAR 2016 ANNUAL ACTION PLAN

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The State anticipates that there will be approximately \$24 million in federal funds and \$15 million in State funds for a total of 39 million available for programs that affect beneficiaries statewide. The Annual Funding Plan for Housing Table, reflects anticipated funding levels for SFY2016 (July 1, 2015 through June 30, 2016), and covers all areas of Alaska outside of Anchorage. The state funding indicated in the funding table reflects the amounts in the Governor’s SFY2016 Capital Budget request to the Alaska Legislature. AHFC updated the Federal figures in the table based on the latest information available at the time of the release of the final SFY2016 Annual Action Plan. The recent developments in the price of crude oil around the country may affect the funding allocations for various state programs administered by AHFC; however, those programs shown to have received a \$0.00 budget for the 2016 Fiscal Year will continue to be active programs pending higher funding in subsequent years.

Anticipated Resources for SFY 2016

Program Name	Program Type	Anticipated Funding			Total Units	Sec. 215 Units
		Federal	State	Total		
Beneficiary and Special Needs Housing	Housing for people with disabilities	\$ -	\$ 1,500,000	\$ 1,500,000	N/A	N/A
Capital Fund Program	Public Housing Improvements	\$ 2,500,000	\$ -	\$ 2,500,000	N/A	N/A
CDBG	HUD - Community Development Block Grant Program	\$ 2,418,984	\$ 42,622	\$ 2,461,606	N/A	N/A
Competitive Grants for Public Housing	Matching Funds Public Housing Resident Programs	\$ 350,000	\$ 750,000	\$ 1,100,000	N/A	N/A
Energy Efficiency Monitoring	Energy Rating, Marketing, Tech. Asst., Special Projects	\$ -		\$ -	N/A	N/A
Energy Programs	Weatherization Assistance and Home Energy Rebates		\$ 7,100,000	\$ 7,100,000	N/A	N/A
ESG	HUD - Emergency Solutions Grant Program	\$ 198,264	\$ 98,264	\$ 296,528	N/A	N/A
Federal and Other Competitive Grants	Matching Funds for Federal Grant Programs	\$ 3,000,000	\$ 1,500,000	\$ 4,500,000	N/A	N/A
Fire Protection Systems	Replacement of Fire Systems AHFC Public Housing	\$ -	\$ 1,144,000	\$ 1,144,000	N/A	N/A
HOME	Rehab, new const, rental and homebuyer assistance	\$ 3,000,000	\$ 750,000	\$ 3,750,000	N/A	N/A
Homeless Assistance Program	Funding For Homeless Programs and Prevention	\$ -	\$ 7,000,000	\$ 7,000,000	N/A	N/A
Housing Opportunities for Persons with AID	Rental Assistance - HOPWA	\$ 915,440	\$ 265,000	\$ 1,180,440	N/A	N/A
Senior Citizen Housing Development Fund	Senior Housing Rehabilitation and Construction	\$ -		\$ -	N/A	N/A
Supplemental Housing Development Program	Rural Housing Infrastructure Improvements and Rehab.	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A
Teacher, Health, and Public Safety Housing	Rental Housing for Teachers, Health Prof, Public Safety	\$ -	\$ 1,900,000	\$ 1,900,000	N/A	N/A
Cold Climate Housing Research Center			\$ 500,000	\$ 500,000		
Total Grants:		\$12,382,688	\$25,549,886	\$37,932,574	N/A	N/A

Table 37 - Expected Resources – Priority Table

Federal funds will leverage additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Affordable Housing is a big issue in Alaska and as a result, the Participating Jurisdiction (PJ) works with the Department of Health and Social Services, the Alaska Mental Health Trust Authority, and among others, private foundations like the Rasmuson Foundation to get the most out of all the available resources, specifically the State has taken forward steps as follows: merged the HOME Rental Development funds with the Senior housing and Low-Income Housing Tax Credit programs; provided HOME assistance to the RurAL CAP and the Alaska Community Development Corporation for self-help programs under the USDA program so that a small amount of the HOME Ownership Development Program can help purchase the land and contribute to low-income clients becoming home owners. AHFC combines state Special Needs Housing Grant funds with HOME funds to make it possible to fund projects for people with mental illness and supportive housing. AHFC has created a preference in the Low-Income Housing Tax Credit (LIHTC) allocation plan for the preservation of

USDA projects. This way HOME and LIHTC are leveraged in with USDA financing to preserve affordable housing.

- a. On an annual basis through the Greater Opportunities for Affordable Living (GOAL) program and/or the Special Needs Housing Grant (SNHG) program, AHFC announces the availability of HOME funds for rental development. The SNHG program allocates capital development funds to develop rental housing projects that will serve special needs, and low-income households. In SFY2016, HOME rental development funds may also be awarded through the SNHG award process, in addition to the GOAL process, if AHFC deems that it is in the best interest of the HOME program to do so.
- b. The SFY2016 (FFY 2015) allocation of HOME funds carries a twenty-five percent (25%) matching requirement. The PJ anticipates meeting the match through a contribution of AHFC general funds. This contribution effectively increases the total amount of HOME funds available during SFY2016 (FFY 2015) to \$3,750,000. Whenever feasible, recipients of HOME funds will be encouraged to make additional contributions to HOME projects that will qualify as match under the federal regulations. This will allow the PJ to further stretch HOME funds to assist low-income Alaskans. If for some reason these strategies do not meet the twenty-five percent (25%) matching requirement, AHFC will utilize banked HOME match.
- c. HOME funding, where appropriate, will continue to be used with other federal and state funds to achieve the goal of upgrading existing housing stock. Such funding sources include, but are not limited to AHFC/DOE Weatherization funds, Senior Citizen Housing Development Funds, DHSS Accessibility Brokerage Program funds, and USDA Housing Preservation funds.

The State of Alaska Department of Commerce, Community, and Economic Development (DCCED) will encourage applicants to secure at least 25% matching funds in order to obtain the highest score possible during the competitive application cycle. All matching funds needed to complete the project must be in place prior to award. Applicants frequently coordinate with other funding sources such as the United States Department of Agriculture (USDA) Rural Development, the Economic Development Administration, the State of Alaska Designated Legislative Grant Program, the Administration for Native Americans, Native Corporations, tribes, and other appropriate federal, state, and private funding sources.

Publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The State encourages the utilization and leverage of publicly-owned land that is available to be leased and to consider all opportunities to protect these public properties from being privately acquired. Potential publicly-owned property located in the Balance of State that could be available to help address the needs identified in the Plan includes land that AHFC owns, property owned by different

cities across the State, properties owned by the Alaska Mental Health Trust Authority, and Alaska Native corporations and tribes.

Discussion:

Over the last several years, AHFC has increased the emphasis on rehabilitation and preservation of existing affordable housing resources in the rating criteria for the LIHTC, HOME and Senior Citizen Housing Development Fund (SCHDF) programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans.

Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures. Of the funds available under the CDBG program, the majority of project funds will be targeted toward community development and planning activities which address health and safety needs, or which support future economic development and community self-sufficiency.

Special emphasis will be placed on coordinating with other funding sources such as United States Department of Agriculture (USDA) Rural Development; the Economic Development Administration; the State of Alaska Designated Legislative Grant Program; the Administration for Native Americans; and other appropriate federal, state, and private funding sources. The State of Alaska Department of Commerce, Community, and Economic Development (DCCED) will encourage applicants to include or secure outside funding for design, engineering, and feasibility planning for projects as appropriate, prior to applying for CDBG funding for construction or project implementation.

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

GOAL	Category	Geographic Area	Addressed Need	Funding
Provide Decent Housing	Affordable Housing	Balance of State	Rental Assistance Production of New Homeownership Units Acquisition of existing Homeownership units	HOME Investment Partnership Program allocation \$3,000,000
	Fiscal Year 2016 – July 1, 2015 to June 30, 2016			
	Description: Funds will be used to provide rental assistance and production or acquisition of decent and affordable housing			
Goal Outcome Indicator:		Unit or Measure	Quantity	
Rental Assistance		Vouchers	30	
Production of new homeownership units		Units	9	
Acquisition of existing homeownership units		Units	25	
Reduce and	Category	Geographic Area	Addressed Need	Funding

Prevent Homelessness	Homeless	Balance of State	Outreach, Emergency Shelter & Transitional Housing, Rapid Re-housing, Permanent supportive Housing, homeless Prevention	\$215,000/year
	Period Covered 7-1-2015 /6-30-2016		Objective: Reduce and Prevent Homelessness	Outcome: Reduce and Prevent Homelessness
	Description: Funds will be used to assist chronically homeless, families with children, veterans, unaccompanied youth and other homeless persons and those at-risk of homelessness. Planned activities include outreach, emergency shelter and transitional housing support, rapid re-housing assistance, and prevention assistance.			
	<p>Goal Outcome Indicator</p> <p>Outreach</p> <p>Unit of Measure</p> <p>Alaska Housing Locator and Alaska 211</p> <p>Quantification</p> <p>Increased Reporting</p> <p>Goal Outcome Indicator</p> <p>Emergency Shelter & Transitional Housing</p> <p>Unit of Measure</p> <p>PIT/HIC</p>			

	<p>Quantification</p> <p>Reduction in # of Unsheltered & No Net Loss of Beds</p> <p>Goal Outcome Indicator</p> <p>Permanent Supportive Housing Rapid Re-housing</p> <p>Unit of Measure</p> <p>HMIS & APR Reports</p> <p>Quantification</p> <p>ES Average Length of stay is 2 months or less & 80% exiting TH for permanent housing</p> <p>Goal Outcome Indicator</p> <p>Homeless Prevention</p> <p>Unit of Measure</p> <p>HMIS AHAR Reports</p> <p>Quantification</p> <p>Reduce % of persons discharged into homelessness from institutions. Increase # of persons assisted with prevention funds.</p>			
Develop Community	Category	Geographic Area	Addressed Need	Funding
		Balance of State	Public Facilities & Improvements	2.4 Million
	Fiscal Year 2016			
	<p>Description: Funds will be used for a variety of public facility, public improvement, and special economic development projects primarily in rural communities with high proportions of low-and moderate-income persons. Specific projects will be determined by a competitive application process focusing on improving self-</p>			

	sufficiency, eliminating public health and safety hazards, and reducing the costs of essential community services.		
	Goal Outcome Indicator	Unit or Measure	Quantity
	Create Suitable		
	Living Environment	Communities	5

Table 38 - Goals Summary

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)

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
	Specific Annual Objectives						
DH-1 Availability/Accessibility of Decent Housing							
DH-1.1	Home Opportunity Program: Creating opportunities for home ownership through education and financial assistance.	HOME	Number of homebuyers receiving assistance.	2015	22		
				2016	10		
DH-1.2	Tenant Based Rental Assistance: Improving the availability of affordable housing options through rental subsidies.	HOME	Number of tenant households receiving rental assistance.	2017	22		
				2018	10		
				2019	22		
				MULTI-YEAR GOAL		110	50
DH-2 Affordability of Decent Housing							
DH-2.1	Rental Housing Dev - Creating affordable decent housing opportunities through rehabilitation and preservation of existing housing resources.	HOME	Number of affordable units developed.	2015	6		
				2016	8		
DH-2.2	Homeownership Dev. Program- Creating affordable housing for LMI families through assistance with the cost of development.	HOME	NOTE: For the rental development program, only the federal HOME units are reported.	2017	6		
				2018	8		
				2019	6		
				MULTI-YEAR GOAL		30	24
DH-3 Sustainability of Decent Housing							
DH-3.1	Owner Occupied Rehab- Create decent housing with improved or new sustainability.	HOME	Number of homeowners receiving assistance.	2015	14	8	11%
				2016	14	7	10%
				2017	14	7	
				2018	14		
				2019	14		
				MULTI-YEAR GOAL		70	

AP-25 Allocation Priorities – 91.320(d)

Introduction:

AHFC did not allocate any SFY2015 HOME funds to ORP. Any uncommitted ORP funds in SFY2016 will be reallocated to another eligible activity in accordance with the priorities outlined in Section VII. L. HOME Program Development.

Funding Allocation Priorities

Percentage of Federal Funds per Program					
	Rental Development	Reduce and Prevent Homeless	Home Ownership	Community Development	Total %
CDBG				100%	100%
HOME	49%	19%	32%		100%
HOPWA					
ESG		100%			100%

Table 51 – Funding Allocation Priorities

Reason for Allocation Priorities

HOME: Based on an assessment of projected growth in the need for rental housing and rental assistance for low-income and more vulnerable households, funding will be reduced in the ORP program in SFY2016.

AHFC has identified the need to provide Tenant Based Rental Assistance (TBRA) to eligible households that are at or below 60% of the median area income. Preference is given to special needs and at-risk populations as articulated in the Five Year (SFY2016 through 2020) Consolidated Housing and Community Development Plan. In SFY2016 (FFY2015), HOME funding for TBRA will be allocated in the amount of \$660,000.

The State recognizes that a few HOME rental housing development properties that are in the fifteenth year of the affordability period have deferred maintenance, limited or negative net operating income, or have high vacancy rates and marketability issues. The State has included in this AAP a process



and criteria for identifying "troubled" rental housing development projects and a process for evaluating whether additional HOME funds may be needed in order to preserve existing HOME affordable housing stock (pg. 26). AHFC may pursue a waiver from HUD regarding the prohibition against investing additional HOME dollars in rental properties past the first year of project completion if AHFC deems it to be necessary to preserve units.

ESG: In addition to administrative activities, ESG funds may be used for five program components: street outreach, emergency shelter, homeless prevention, rapid re-housing assistance and Homeless Management Information Systems (HMIS). All of the previously mentioned components pertain to the goal of Reduce and Prevent Homelessness.

CDBG: The State's CDBG program addresses the needs and objectives of enhancing the availability and accessibility of a suitable living environment by funding the acquisition, construction, reconstruction, installation, and improvements of public facilities and public improvements and occasionally special economic development..

Ways in which the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan

Alaska's Continuum of Care for the Homeless. This portion of the Annual Action Plan describes the actions addressing the emergency shelter (including ESG) and transitional housing needs of homeless families and individuals, as well as those who meet the definition of "at-risk" of homelessness. Activities to assist homeless households will be discussed. The goal of Alaska's Continuum of Care is to help homeless persons make a rapid transition to permanent, affordable housing. For some individuals, appropriate supportive services will be a critical component of this strategy.

The State's CDBG program addresses the needs and objectives of enhancing the availability and accessibility of a suitable living environment by funding the acquisition, construction, reconstruction, installation, and improvements of public facilities and public improvements and occasionally special economic development projects.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

HOME Investment Partnerships Program (HOME)

State program addressed by the Method of Distribution.

The Home Investment Partnerships Program (HOME) was created by the National Housing Affordability Act of 1990. The statutory purposes of this Act are:

Expanding the supply of safe, decent, energy-efficient housing for low income families; Strengthening the abilities of state, local and non-profit agencies to design and implement strategies for affordable housing; and Creating and strengthening partnerships to produce and manage affordable housing.

The State of Alaska's HOME allocation for SFY2016 is anticipated to be \$3,000,000. Additionally, AHFC will provide \$750,000 in state matching funds to contribute to the federal matching requirements under the HOME program.

AHFC (AHFC) is responsible for the administration of the State's formula HOME allocation. As a separate Participating Jurisdiction, the Municipality of Anchorage receives its own formula allocation of HOME funds. Anchorage is the only Alaska community receiving separate HOME funds. No State HOME funds will be used within the Municipality of Anchorage.

Priorities for the use of HOME funds are established in the Consolidated Housing and Community Development Plan (HCD). The following program description outlines HOME funded activities for State Fiscal Year 2016 (July 1, 2015 through June 30, 2016) funded from Federal Fiscal Year 2015 (FFY 2015) appropriations.

Rental Development Activities; Homeownership Development Activities; Community Housing Development Organization (CHDO) Development Activities; Rental and Homeownership Housing Development Technical Assistance or Pre-development Activities; Tenant Based Rental Assistance; Operating Expense Assistance for CHDOs; and Homebuyer Assistance Programs.

All HOME Program activities work towards the statutory goal of the 2016-2020 HCD Plan to provide decent housing, create suitable living environments, and expand economic opportunities for Alaskans with incomes at or below eighty percent (80%) of the median income. The seven general principles from this five-year HCD Plan guide the direction and implementation of HOME Program

activities. Priorities and Objectives for the coming program year are summarized in the Appendix C table and are detailed in the program descriptions that follow. Additionally, program achievements from SFY2015 are included in Appendix C as a measure of how the State is meeting its stated goals as outlined under the Five Year Consolidated Plan (2016-2020).

Criteria that will be used to select applications and the relative importance of these criteria.

Applicants for HOME funds now use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or transportation challenges. Most agencies applying for HOME funds are returning grantees seeking funding to continue their services into the next program year. Past performance in achieving service projections and unit construction constitutes a significant portion of the ranking factors each year.

If the applicant is not a returning grantee, they must provide a narrative explanation for 1) how they developed their service projections, 2) what they will do to monitor and report on housing creation, and 3) the applicant's experience and capability to construct or create affordable housing for low income families and meet all of the regulatory and administrative requirements. Up to 10 points may be deducted for a pattern of late reports or unresolved findings. In the next competition cycle, repeated findings for the same infraction in the 36months prior to the application date will be added to the point deduction section. With the exception of the narrative answers, AHFC has converted to an objective scoring system.

How resources will be allocated among funding categories.

Resources are allocated competitively by need and by local area population among funding categories. The Home Opportunity Program is the only HOME component where a percentage of the total grant is allocated among census or large geographical areas

Threshold Factors

- For all HOME activities: Applicants are required to possess, or partner with entities that have, experience with the HOME program for the activity being proposed (i.e. rental development, owner occupied rehabilitation, etc.)
- For Rental Development activities: Applicants are required to possess, or partner with entities that have, experience operating properties encumbered by HOME Program use restrictions

Grant size limits and outcome measures expected as a result of the method of distribution

Grant Size Limits for HOME Program – outcome measures in sub-bullets

- Home Ownership Opportunity Program (HOP) – up to \$30,000 per homeowner
 - Outcomes are geographic areas served by program funds
- Homeownership Development Program (HDP) – up to \$40,000 per unit
 - Units funded within close proximity to public services and facilities
- Owner Occupied Rehabilitation Program (ORP) – up to \$50,000 per homeowner
 - Units funded in specific geographic areas
- Rental Development (RD) – none
 - Units funded and income targeting level

Emergency Solutions Grant

State program addressed by the Method of Distribution.

All Emergency Solutions Grants (ESG) program activities work towards providing safe, secure housing for Alaska’s homeless and those at risk of homelessness. . This is accomplished by providing operating support to emergency shelters and funding programs designed to prevent homelessness and/or rapidly re-house homeless persons. The estimated amount the State will receive in SFY2015 is \$198,264. ESG funds will be awarded on a competitive basis to units of local government and non-profit organizations.

Criteria that will be used to select applications and the relative importance of these criteria

The ESG regulations now restrict the use of funds for emergency shelter or street outreach activities to “the greater of 60 percent of the recipient’s fiscal year grant; the amount of Fiscal Year 2010 grant funds committed” for emergency shelter or street outreach activities. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities.

To qualify for ESG assistance, program participants must meet the newly expanded definitions of “homeless” or “at risk of homelessness” described in 24 CFR 2.

Program participants in the “at-risk of homelessness” category must also have incomes below 30% of area median income to qualify for ESG assistance. In addition to documenting client eligibility, agencies providing rental assistance are now required to inspect all units to document compliance with HUD’s habitability standards and to execute a written rental assistance payment agreement with the landlord.

Process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)

ESG funds will be awarded on a competitive basis to units of local government and non-profit organizations. Applications are received annually, in response to a Notice of Funding Availability (NOFA). To incentivize coordination between the state HAP grant and ESG, AHFC conducts a joint application process for both of these resources. Applicants requesting funding for Emergency Shelter or Street Outreach may request no less than \$20,000 and no more than \$30,000. The reason for these funding limitations is to achieve both administrative efficiency and broader geographic distribution of funds among Alaska’s shelters. Should ESG allocations for this component rise above \$160,000, the funding limit will rise commensurately to \$40,000. No funding limits for the Homeless Prevention/Rapid Re-Housing set-aside will be considered until after a funding cycle occurs in which multiple applicants seek ESG funding for these activities.

How resources will be allocated among funding categories.

The ESG regulations now restrict the use of funds for emergency shelter or street outreach activities to “the greater of 60 percent of the recipient’s fiscal year grant; the amount of Fiscal Year 2010 grant funds committed” for emergency shelter or street outreach activities. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities.

Threshold factors and grant size limits.

Applicants for ESG/HAP funding now use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or transportation challenges. Most agencies applying for HAP/ESG funding are returning grantees seeking funding to continue their services into the next program year. Following the lead of the CoC process, past performance in achieving service projections and housing stability constitutes a significant portion of the ranking factors each year. If the applicant is not a returning grantee, they must provide a narrative explanation for 1) how they developed their service projections, 2) what they will do to monitor and report on housing retention, and 3) the applicant’s experience and capability to serve homeless persons and meet all of the regulatory and administrative requirements.

Another ranking factor is relationship of their proposed activities to achieving the goals of state & local homeless. Other ranking factors include local progress toward a centralized or coordinated assessment process, the extent to which efforts are made to link program participants to mainstream resources, policies and procedures for prioritizing the delivery of homeless services and the degree to which each budget line item requested is thoroughly explained. Bonus points for small, rural communities and multi-agency partnerships are also part of the rating criteria.

Up to 10 points may be deducted for a pattern of late reports or unresolved findings. In the next competition cycle, repeated findings for the same infraction in the 36 months prior to the application date will be added to the point deduction section. With the exception of the narrative answers, AHFC has converted to an objective scoring system. Applications from agencies that did not receive funding in the prior year will be forwarded to a Project Evaluation Committee (PEC) to assign points to any subjective (narrative) sections of the application.

Outcome measures expected as a result of the method of distribution?

3 Shelter facilities upgraded 3 through ES-Renovation/Rehab
3000 unduplicated persons through ES-operations
10HH/25PP* homeless households/persons moving to permanent housing through –Homeless Assistance
10HH/25PP* households/persons stabilized with rent/utility through Homeless Prevention
20HH/50pp* households/persons receiving case management through RRH/HP Case Management

Community Development Block Grant

Criteria that will be used to select applications and the relative importance of these criteria

Project Description & Selection/Citizen Participation Plan (15%), Project Plan & Readiness (25%), Project Impact (25%), Budget/Match/In-Kind (25%), Administrative Capabilities (10%)

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG Only)

Each application cycle DCCED sends a letter to every community in the state, including those over 51% low- to moderate-income informing them of the application deadline and how to access the application manual and application materials. This information is also available on the DCCED website. Hard copies may be requested from DCCED and electronic copies can be accessed online.

How resources will be allocated among funding categories N/A

Threshold factors and grant size limits.

Grants are limited to \$850,000 or less. Threshold factors include, but are not limited to: establishing a benefit to low- to moderate-income persons, meeting the federal requirements for public participation, application by eligible municipality, providing all requested application materials, and substantially completing prior CDBG-funded projects.

Recaptured funds are unspent funds which DCCED recovers from grantees when it is clear that an approved activity is no longer viable or that the recapture will not preclude local ability to complete the approved activities or when the activities have not been completed and funds remain in the grant agreement.

Recaptured funds will either be reallocated to existing grantees who demonstrate a need for additional funds (not exceeding a grant cap of \$850,000) or be reallocated to applicants between award cycles when it is demonstrated to the satisfaction of the Department that an immediate and pressing need exists and it is in the best interests of the program and applicant to award funds immediately.

Reallocated funds will be reported by year of annual grant.

Outcome measures expected as a result of the method of distribution

The State of Alaska expects CDBG projects to benefit approximately 700 low- to moderate-income individuals.

AP-35 Projects

1	Project Name	Rental Housing Development
	Target Area	
	Goals Supported	Availability and Accessibility of Decent Housing
	Needs Addressed	Renter Small Related extremely low and low income Renter Small Related Medium Income Renter Large extremely low and low income Renter Large medium income Renter Elderly Extremely low and Low Income Renter All Other Types Elderly -Special Needs Homeless Special Needs
	Funding	HOME: \$1,595,000
	Description	Over the last several years, AHFC has increased the emphasis on rehabilitation and preservation of existing affordable housing resources in the rating criteria for the LIHTC, HOME and Senior Citizen Housing Development Fund (SCHDF) programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans. Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This program meets the HUD objective of providing decent housing with improved or new affordability. The following outcomes are estimations that will be used to measure the progress of this program: · It is estimated that five (5) units will be HOME assisted. · It is estimated that five (5) units will be AHFC HOME set asides. · It is estimated that none of those units will be made available to the elderly. It is estimated that two (2) of those units will be made accessible.
	Location Description	
Planned Activities		
2	Project Name	Homeownership Development Program

	Target Area	
	Goals Supported	Affordability of Decent Housing
	Needs Addressed	Creating affordable housing for LMI families through assistance with the cost of development.
	Funding	HOME: \$300,000
	Description	The project sponsor is responsible for identifying homebuyer assistance resources that may be necessary for low-income homebuyers to purchase the home for the proposed sales price. Units assisted with homeownership development funds under this program are not eligible for buy down assistance under the Home Opportunity Program (HOP) but are eligible to receive down payment and closing cost assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This program meets the HUD objective of providing decent housing with improved affordability. The following outcomes are estimations that will be used to measure the progress of this program: It is estimated that twelve units will be developed. It is estimated that twelve units will meet the Alaska equivalent of the Energy Star standard.
	Location Description	
	Planned Activities	
3	Project Name	Home Opportunity Program
	Target Area	
	Goals Supported	Affordability of Decent Housing
	Needs Addressed	Creating affordable housing for LMI families through down payment assistance
	Funding	HOME: \$870,000

Description	<p>In the State of Alaska the greatest obstacles to achieving homeownership is generally an inability to qualify for conventional financing at the loan amount necessary to purchase homes; accumulate savings sufficient to satisfy down-payment and closing cost requirements. A total of \$870,000 in SFY2015 (FFY 2014) HOME funds is reserved to provide down-payment, closing costs and buy down assistance to lower income homebuyers. The Home Opportunity Program (HOP) will be administered by non-profit corporations and/or public agencies that have been competitively awarded funds by AHFC. A Notice of Funding Availability (NOFA) or a Request for Qualification (RFQ) will be announced. Interested agencies are invited to respond by the published deadline and proposals are evaluated by AHFC. Prospective borrowers will be required to complete an orientation to homeownership through AHFC’s innovative HOME CHOICE workshop offerings, or an equivalent program offered by private lenders and other qualified entities. Eligible borrowers must have annual incomes at or below 80 percent of the area median, as determined by HUD, adjusted for household size. Additionally, they must exhibit the ability to meet the ongoing responsibilities of homeownership, including the repayment of the primary mortgage loan. The HOP program will primarily utilize the recapture model. The resale model is only allowable when HOP funds are being used in conjunction with other HOME projects that have received prior approval from AHFC to utilize the resale model.</p>
Target Date	
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>This program meets the HUD objective of providing decent affordable housing with improved availability. The following outcomes are estimations that will be used to measure the progress of this program:</p> <ul style="list-style-type: none"> It is estimated that forty homebuyers will receive assistance. It is estimated that twenty will be first-time homebuyers. It is estimated that twenty homebuyers will receive down payment or closing cost assistance. It is estimated that thirty homebuyers will receive buy downs. <p>There are several factors that will influence these outcomes such as: market conditions, interest rates, changes in lending criteria and the income of households who apply.</p>
Location Description	
Planned Activities	

4	Project Name	Tenant-Based Rental Assistance
	Target Area	
	Goals Supported	Affordability of Decent Housing
	Needs Addressed	Renter extremely low and low income Renter Medium Income Renter All Other Types
	Funding	HOME: \$660,000
	Description	AHFC has identified the need to provide Tenant Based Rental Assistance (TBRA) to eligible households that are at or below 60% of the median area income. Preference is given to special needs and at-risk populations as articulated in the Five Year (SFY2011 through 2015) Consolidated Housing and Community Development Plan. In SFY2015 (FFY2014), HOME funding for TBRA will be allocated in the amount of \$660,000. AHFC has partnered with State of Alaska Department of Corrections and Office of Children's Services to target special needs and at-risk populations who will be transitioning from State supervision or programs into permanent housing. In addition, AHFC may select sub-recipients through a NOFA or RFQ process to assist with the administration of TBRA. TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking individual living options in normal residential settings or in need of subsidized rental housing; TBRA will help narrow the gap in benefits and services received.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that sixty-two LMI households will be assisted.
Location Description		

	Planned Activities	<p>TBRA is an essential part of AHFC’s housing strategy and market conditions make TBRA a viable option; rental unit availability data indicates that there is an ample supply of units to make TBRA a viable housing strategy.</p> <p>TBRA Vouchers may not be used within the Municipality of Anchorage. The TBRA service area will include communities that are served by the AHFC Public Housing Division, outside of Anchorage.</p> <p>There are a number of factors that will influence this outcome such as the length of the assistance provided to each household and the time it takes to perfect the TBRA delivery system. If households are renewed or require additional months of assistance than initially planned for, the number of households served may be reduced. In addition, outcomes may not be realized until future plan years as AHFC perfects the TBRA delivery system and forges partnerships necessary to implement TBRA.</p>
5	Project Name	CHDO Operating Expense Assistance (OEA)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$150,000
	Description	CHDO Program Funds are set aside for Community Housing Development Organizations to own, develop or sponsor HOME assisted units through the RHD program, subject to the limitations of 24 CFR 92.300
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	
6	Project Name	13-CDBG-01 City of Stebbins
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Improvements
	Funding	CDBG: \$850,000

	Description	This project creates an overhead electrical power line between the communities of Stebbins and St. Michael in western Alaska. The intertie consists of 11 miles of overhead line and will allow the two communities to utilize a consolidated power plant in Stebbins and a new standby module in St. Michael. The new electrical system will utilize renewable resources and provide more reliable and affordable electric service.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to both communities, affecting a total population of 957.
	Location Description	Stebbins, St. Michael
	Planned Activities	
7	Project Name	13-CDBG-02 City of Coffman Cove
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Improvements
	Funding	CDBG: \$609,791
	Description	This project replaces the drive-down ramp to the Coffman Cove Boat Harbor. The old ramp is nearly 40-years-old and is closed to all but foot traffic due to the weakened condition of the structural frames. Replacing the ramp guarantees the stability of the local economy, which is heavily dependent on harbor access, and it eliminates the imminent public safety threat posed by the old ramp.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Coffman Cove, affecting a total population of 176.
	Location Description	Coffman Cove
	Planned Activities	

8	Project Name	13-CDBG-03 City of Mekoryuk
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Facilities
	Funding	CDBG: \$130,000
	Description	This project provides funding for the development of design and construction documents to position to the City of Mekoryuk to construct a fire safety building. The new facility will increase the city's capacity and efficiency in responding to emergencies, increasing the safety of the entire community.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Mekoryuk, affecting a total population of 191.
	Location Description	Mekoryuk
	Planned Activities	
9	Project Name	13-CDBG-05 City of Unalakleet
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Facilities
	Funding	CDBG: \$120,000
	Description	This project provides funding for the development of design and construction documents to enable the City of Unalakleet to construct an elders' assisted living facility. No such facility currently exists within 180 miles of the community despite a strong local commitment to maintaining elders as close to home as possible.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Unalakleet, affecting a total population of 688.

	Location	Unalakleet
	Description	
	Planned Activities	
10	Project Name	13-CDBG-06 City of Aleknagik
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Improvements
	Funding	CDBG: \$150,000
	Description	This project provides funding for the development of design and construction documents to enable the City of Aleknagik to construct a public safety and heavy equipment warm storage building. The new facility will ensure that essential equipment is stored in a warm and dry place in order to prevent freezing of equipment parts, emergency medical supplies, and the fire truck's water supply. This will allow the City to be better prepared for emergency response and maintaining public services during the winter months.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Aleknagik, affecting a total population of 219.
Location Description	Aleknagik	
11	- Project Name	13-CDBG-07 City of Pilot Point
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Facilities
	Funding	CDBG: \$172,500
	Description	This project purchases a fire tanker vehicle for the community of Pilot Point on the Alaska Peninsula. The old fire truck has a ruptured water tank and is in major disrepair. This project increases the safety of firefighters and the entire community, and provides the Fire Department with modern equipment which meets current safety and regulatory requirements.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Pilot Point, affecting a total population of 68.
	Location Description	Pilot Point
	Planned Activities	
12	Project Name	13-CDBG-08 City of Pilot Station
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Facilities
	Funding	CDBG: \$84,725
	Description	This project provides funding for the development of a feasibility study for a new landfill. The current landfill is less than 200 feet away from a primary educational institution and is nearing its total capacity. The plan for the new landfill will comply with all state and federal guidelines concerning air and water quality, and solid waste management.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Pilot Station, affecting a total population of 568.
	Location Description	Pilot Station
	Planned Activities	
13	-Project Name	13-CDBG-09 City of Scammon Bay
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Facilities
	Funding	CDBG: \$198,437

	Description	This project provides funding for the development of design and construction documents to enable the City of Scammon Bay to construct a community hall which will act as a gathering place for public meetings and cultural events. It will also act as a teen center to help combat the recent high suicide rate among the growing youth population.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Scammon Bay, affecting a total population of 474.
	Location Description	Scammon Bay
14	Project Name	13-CDBG-10 City of Eek
	Target Area	Balance of State
	Goals Supported	Community Development
	Needs Addressed	Public Improvements
	Funding	CDBG: \$400,876
	Description	This project constructs a new solid waste facility for the community of Eek that complies with all state and federal regulations. The current facility is out of compliance and poses a significant health threat to the community.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide an area-wide benefit to Eek, affecting a total population of 296.
	Location Description	Eek

Table 52 – Project Information

The reasons for allocation priorities and obstacles to addressing underserved needs

The main three obstacles that complicate the process of addressing needs in the State of Alaska are cost and the lack of capacity and resources.

Most applicants find it very challenging to identify funding sources to fill the gap between HOME funds and other grants and the actual cost of projects. The cost of construction in rural Alaska is much higher than in urban areas and the cost of construction in the urban areas of Alaska is much higher than in other states.

The building season in Alaska is shorter than in most states and it shortens more dramatically the farther north the project. Costs are driven higher where materials must be flown or barged to the project site. In order to obtain experience and develop the qualifications necessary to create the efficiencies that keep project costs within budget, workers and organizations in rural areas face challenges not always evident in urban Alaska. Training, modern technologies and other resources may not be readily available in small communities. Local organizations or communities and regional Housing Authorities continue to work diligently, and successfully, to identify and bridge these gaps.

Another obstacle is the growing number of labor-intensive requirements to administer the ESG program, especially the Homeless Prevention and Rapid Re-Housing components. Many homeless service providers around the state are small, faith-based operations with only one or two paid staff and a corps of volunteers. The complexity of qualifying and assisting ESG program participants will require significant capacity building efforts.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

The State has no plans to make available Section 108 Loan Guarantees through CDBG.

Available Grant Amounts

N/A

Acceptance process of applications

N/A

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

N/A

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State does not target specific geographic areas in the Consolidated Plan. The allocation criteria of several competitive programs have a priority that awards points to projects located in small communities, as defined by AHFC. A small community is a community of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. Or, a community of 1,600 or less that is connected by road or rail to Anchorage or Fairbanks and is located at least 50 statute miles outside of Anchorage or 25 statute miles outside of Fairbanks. In this definition, “connected by road” does not include a connection by the Alaska Marine Highway System or roads outside the boundary of the State of Alaska.

Rationale for the priorities for allocating investments geographically

Because funds are distributed through a competitive process, the State cannot predict who will apply or how funds will be distributed geographically. The State does, however, emphasize funding for rural community needs, especially as they relate to low- and moderate-income (LMI) population.

Alaska’s wide range of housing and community development conditions makes the use of guiding principles the most practical and effective approach of targeting scarce HCD resources. The seven guiding principles were developed from HCD public hearings; consultation with federal, state and local entities; involvement with housing and community development in both the private and public sectors over the past five years; and an analysis of the Consolidated Annual Performance Evaluation Reports (CAPERs) for state fiscal years 2006, 2007, 2008 and 2009. Data gathered in the development of this five year plan support the seven guiding principles above.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction: Over the last several years, AHFC has increased the emphasis on rehabilitation and preservation of existing affordable housing resources in the rating criteria for the LIHTC, HOME and Senior Citizen Housing Development Fund (SCHDF) programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans. Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	40
Special-Needs	15
Total	65

Table 39 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	45
Rehab of Existing Units	20
Acquisition of Existing Units	20
Total	65

Table 40 - One Year Goals for Affordable Housing by Support Type

Discussion:

On average, our rental and homeownership development programs facilitate the new construction and / or rehabilitation of approximately 160 units throughout the State. While our programs collectively achieve a significant geographic distribution of resources, the majority of these units created through the Low-Income Housing Tax Credit program.

Using historical production date and assumptions for leverage funding, the numbers reported in tables 58 and 59 represent conservative performance targets for the Balance of State.



*the total household goal of 65 assumes that the 20 units paired with rental assistance will be connected to acquisition and rehabilitation activities.

On an annual basis through the Greater Opportunities for Affordable Living (GOAL) program and/or the Special Needs Housing.

Grant (SNHG) program, AHFC announces the availability of HOME funds for rental development. The SNHG program allocates capital development funds to develop rental housing projects that will serve special needs, and often low-income households. In SFY2015, HOME rental development funds may also be awarded through the SNHG award process, in addition to the GOAL process, if AHFC deems that it is in the best interest of the HOME program to do so.

Community Housing Development Organizations (CHDOs) Development Activities

The National Housing Affordability Act placed a high priority on using community-based non-profit organizations to develop affordable housing. A set-aside of 15 percent of each Participating Jurisdiction's HOME funds was mandated for the exclusive use of CHDOs. The standards for certification as a CHDO were established by federal regulation. Only certified CHDOs will be eligible to access the set-aside of CHDO funds for the development of affordable housing. This program meets the HUD objective of providing decent housing with improved affordability.

CHDO set-aside funds are a sub-set of HOME funds reserved for the development of affordable housing. In the State of Alaska HOME Program, these funds may be used for allowable HOME activities outlined in the Rental Development Activities, through the GOAL and SNHG programs described above, subject to the limitations of 24 CFR 92.300. If an eligible CHDO is awarded HDP funding, those funds may be designated as CHDO set-aside or CHDO reserve funds. To participate in the CHDO set-aside, an organization must complete the following steps:

- a. Complete and submit an annual application to AHFC for certification as a CHDO with the appropriate supporting documentation;
- b. Receive certification from AHFC, after compliance with CHDO criteria about legal status, board structure and composition and demonstrated capacity;
- c. Submit a Greater Opportunities for Affordable Living (GOAL), Special Needs Housing Program (SNHG) or HDP program proposal for evaluation. Proposals will be solicited through a NOFA process.

Operating Expense Assistance Program for Community Housing Development Organizations (CHDOs)



HUD gives the option to states of providing a limited amount of operating support funds to CHDOs actively expanding affordable housing opportunities with HOME funds. A maximum of five percent (5%) of the state's annual HOME allocation may be used for this purpose.

A total of \$150,000 in SFY2016 (FFY 2015) HOME funds may be used for the Operating Expense Assistance Program for Community Housing Development Organizations (CHDOs). If these funds are not used for CHDO operating support they will be used for rental housing development or other eligible HOME activities.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

AHFC produces an annual Moving to Work Plan and an annual Moving to Work Report. These are available for review on AHFC's website <http://goo.gl/dW0afB> as well as HUD's Moving to Work website.

Actions planned during the next year to address the needs to public housing

See AHFC's Moving to Work Plan and an Annual Moving to Work Report at <http://goo.gl/dW0afB>

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Please see the discussion in Section MA-25 above regarding AHFC's Resident Advisory Board.

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

N/A

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

Alaska Housing Finance Corporation will administer federal and state resources throughout the Alaska Continuum as appropriate to meet the specific needs of each community as identified through community plans and data gathered from the annual Point-In-Time Count of homeless persons, Housing Inventory Chart, and Alaska Homeless Management Information System. Funding considerations include maintaining current homeless facilities, supporting homeless prevention services, providing homeless outreach, and activities to assist homeless persons transition to permanent housing and independent living.

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

Alaska Housing Finance Corporation will continue to assist local homeless coalitions and the Alaska Coalition on Housing and Homelessness to conduct outreach activities to homeless persons through projects such as the Point-In-Time Count and events such as Project Homeless Connect. In addition, the state will continue to coordinate with Alaska 2-1-1 to ensure that persons in need are connected to appropriate services. Goal: Increase in utilization of the Alaska Housing Locator and 2-1-1 system for housing resources. Indicators: Annual 2-1-1 report to AK Council on the Homeless & Annual Housing Locator Report.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State will use a combination of federal and state resources to ensure that no homeless persons are forced to sleep in places not meant for human habitation. Alaska will use the maximum amount of ESG funds allowable to help shelters meet their operating costs. Funding to adequately staff and operate emergency shelters and transitional housing facilities will also remain a high priority for the State's Basic Homeless Assistance Program (BHAP). Goal: ES-Reduction in the number of unsheltered homeless count; ES/TH-no net loss of beds where utilization remains 75% or higher. Indicators: ES-# of Unsheltered persons in Point-In-Time count; ES/TH-# of beds vs. utilization rate in Homeless Inventory Chart.

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

The State will use a combination of federal and state resources to rapidly re-house and stabilize homeless persons, especially chronically homeless individuals & families, families with children, veterans and their families and unaccompanied youth. ESG-funded medium-term rental assistance, VASH vouchers for homeless veterans, state-funded permanent housing placement programs and properties funded under the Special Needs Housing Grant (SNHG) are just some of the examples of resources that will be utilized to shorten the period of time that individuals and families experience homelessness. Goal: ES- maintain average length of stay at 2 months or less; TH-80% exiting TH for permanent housing. Indicators: ES-HMIS report; TH-Annual Performance Reports drawn from HMIS of TH providers.

AHFC has partnered with State of Alaska Department of Corrections and Office of Children’s Services to target special needs and at-risk populations who will be transitioning from State supervision or programs into permanent housing. TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking individual living options in normal residential settings or in need of subsidized rental housing; TBRA will help narrow the gap in benefits and services received.

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.

Alaska Housing Finance Corporation will continue to provide funding through the Basic Homeless Assistance Program (BHAP) that provides direct financial assistance with rent, mortgage, and utility arrearages for low-income individuals and families threatened by homelessness.

AHFC will continue to implement the TBRA program that assists persons discharged from publicly funded institutions and systems of care. Council members will continue to support the Department of Correction’s review of and strengthening policies that require housing plans prior to discharge. Resources targeting persons leaving state custody such as HOME TBRA vouchers and assisted living facilities will be utilized and new resources such as the HUD 811 voucher program will be sought for this purpose. Goal: Reduction in the percentage of persons entering homeless facilities from public institutions or systems of care. Indicator: AHAR reports drawn from HMIS.

The State will incentivize agencies that apply for funding by awarding significant points to those that endeavor to ensure that homeless persons are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs. The State will also coordinate through the Alaska Council on the Homeless and the Alaska Coalition on Housing & Homelessness activities and programs that more effectively connect homeless persons to those support connections. GOAL: 30% of persons in TH/PSH programs employed at end of program year/65% of persons in TH/PSH receiving non-cash (mainstream) supports at end of program year. Indicator: Annual Performance Reports drawn from HMIS of TH/PSH providers.

Nursing Facilities

In its efforts to help elderly persons and individuals with disabilities transition from nursing facilities back into the community, AHFC would like to include to its list of partnerships, future work with The Governor's Council on Disabilities and Special Education and the Division of Senior and Disability Services' Nursing Facility Transition Fund. Directly from SDS's website <http://goo.gl/cxE43a>:

"The funds from the Nursing Facility Transition Program can be used to help an elderly person or individual with a disability transition from a nursing facility back into the community. We can provide one-time funds for:

1. Home or environmental modifications;
2. Travel/room/board to bring caregivers in from a rural community to receive training;
3. Trial trips to home or an assisted living home;
4. Payment for an appropriate worker for skill level needed;
5. Security deposits;
6. One-time initial cleaning of home;
7. Basic furnishings necessary to set up a livable home;
8. Transportation to the new home.
9. Other needed items or services may be approved by Program Coordinators."

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

Actions 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

Different from the situation of affordability at the municipal level in regards to barriers to affordable housing, the major barrier to affordable housing in the balance of state is cost. The cost infrastructure, land and construction in relation to people's income becomes the major barrier to obtaining affordable housing in general.

AP-85 Other Actions – 91.320(j)

Introduction:

Other activities to be undertaken during SFY2016 (FFY2015) including actions to promote the development and maintenance of affordable housing, including the use of public housing resources and the development of public housing resident initiatives.

Actions planned to address obstacles to meeting underserved needs

A number of actions during SFY2016 will address housing and community development barriers. These actions include the improvement of organizational capacity; the development of infrastructure for housing and community development; the role of local governments in this area targeting and leveraging resources; and protecting and improving housing and community development assets.

The three most significant obstacles to meeting needs addressed by the CDBG program are (1) a short construction season, (2) high cost of construction in remote communities, and (3) lack of administrative capability in rural communities. Obstacle (1) is being addressed by an accelerated application selection process that will make grant funding available for many projects one construction season earlier than in past years. Obstacle (2) is addressed by encouraging communities to access multiple funding sources through required matching funds and encouraging cost-saving measures when possible. Obstacle (3) is addressed by tightening threshold requirements to ensure only those communities with the highest administrative capabilities are considered for funding, continuing to develop accessible training materials, and holding management workshops for communities awarded CDBG funding.

Actions planned to foster and maintain affordable housing:

Teacher, Health Professional, and Public Safety Housing Grant Program

Constant turnover of public service professionals plague our rural communities. Housing has been cited as a major contributor to their decision in leaving their position. Attracting and maintaining qualified teachers, health professionals, and public safety officials in rural Alaska is a priority for the State of Alaska. In order to achieve this, housing for these professionals must be available, affordable and of a quality that encourages these professionals to locate in rural settings. Under the Teacher, Health Professional and Public Safety Housing (THHP) Grant Program, funding is available for the acquisition, rehabilitation, and/or new construction of dedicated professional housing for eligible staff in rural Alaska.

In SFY 2015, AHFC received a total of twenty-four applications requesting over \$24 million in funding. AHFC awarded \$7.4 million in THHP funds to eight projects for the rehabilitation/acquisition of 9 units and new construction of 15 units.

Project	Applicant	AHFC Funding Recommendation
Wrangell Health Prof. Hsg. Rehab	Alaska Island Community Svc.	\$444,044.00
Shishmaref Teacher Hsg.	Bering Strait School District	\$1,283,844.00
Sand Point Health Prof. Hsg.	Aleutian Housing Authority	\$625,560.00
Bethel Public Safety Hsg. Rehab	Bethel Community Svc. Found.	\$1,721,359.00
Tanana Prof. Hsg.	City of Tanana	\$846,400.00
Ambler Public Safety VPSO Hsg.	North West Arctic Borough	\$782,400.00
Port Heiden Teacher / VPSO Hsg.	Native Village of Port Heiden	945,000.00
Akutan Health / VPSO Hsg.	City of Akutan	\$694,586.62
	TOTAL	\$7,343,193.62

AHFC will solicit applications for the SFY 2016 THHP Application Round in the spring of 2015. Applicants will submit their proposals to AHFC through a web-based application. Subject to Legislative Appropriation, AHFC will announce the SFY 2016 THHP Awards in the fall of 2015.

Since program inception in SFY 2004, the Teacher, Health Professional, and Public Safety Grant Program has funded the construction or rehabilitation of 418 units of housing totaling \$133 million in total project cost. Eighty-nine percent (372) of these units are completed, and in service.

Actions planned to reduce lead-based paint hazards

The Consolidated Housing and Community Development Plan supports actions to evaluate and reduce lead based paint hazards. The Interagency Steering Committee for the Consolidated Plan will continue to work with the Alaska Division of Public Health, Section of Epidemiology to monitor the blood lead levels in tested Alaskan children.

All covered projects under the HOME, CDBG, HOPWA, Public Housing and Section 8 programs will be administered to conform to the applicable lead based paint regulations. Rehabilitation of housing constructed pre-1978 using HUD housing assistance programs covered by the lead based paint rule (Subpart of the Rule Within 24 CFR Part 35), will follow the applicable HUD procedures, reporting and record keeping standards outlined.

Section 1018 of the Residential Lead-Based Paint Hazard reduction Act of 1992 requires that sellers, landlords and agents warn homebuyers and tenants of lead-based paint and lead-based paint hazards in pre-1978 housing. A prospective home purchaser or prospective tenant must receive the following information prior to becoming obligated under any contract to lease or purchase a property covered by this Act:

An EPA approved information pamphlet on identifying and controlling lead-based paint hazards.

Any known information concerning lead-based paint or lead-based paint hazards.

Any records or reports on lead-based paint which are available to the seller or landlord.

An attachment to the contract or lease which includes a Lead Warning Statement and confirms that the seller or landlord has complied with all of the notification requirements.

Sellers must provide homeowners a 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection. Sellers are not required by law to allow homebuyers to void their contract based on the results of the lead based paint evaluation.

Beginning in April 2010 and according to EPA-issued new rule, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

Although the testing done so far does not point to a great lead-based paint hazard in Alaska, an estimated 15% to 20% of all of the housing stock in the state may contain lead based paint. The State concurs with the U.S. Environmental Protection Agency that increased education about the potential health risks from exposure to lead based is an important step in reducing health related problems involving lead poisoning. AHFC will continue to seek alliances with other agencies invested in the pursuit of eradicating the potential for Lead-Based Paint in the state's housing stock. These agencies might include the Environmental Conservation Agency (ECA), the Alaska Center for Disease Control (ACDC), and the Department of Health and Social Services (HSS).

Actions planned to reduce the number of poverty-level families



AHFC entered into a Moving To Work Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD). MTW is a demonstration program authorized by Congress that gives AHFC the flexibility to waive certain statutes and HUD regulations to test approaches for providing housing assistance. A waiver of statutory or regulatory language must address at least one of three goals:

Reduces cost and achieves greater cost effectiveness in Federal expenditures; Gives incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and, Increases housing choices for low-income families.

For a comprehensive review of MTW programs nationwide, please visit the HUD website at: <http://www.hud.gov/offices/pih/programs/ph/mtw/index.cfm>

Please also visit the AHFC website to view the full text of the fiscal year 2012 Moving to Work Program Annual Plan at: <http://www.ahfc.us/reference/plans.cfm>

Actions planned to develop institutional structure:

Across Alaska, organizational capacity for the effective delivery of housing and community development programs is very unevenly distributed. Many communities, particularly in rural areas, lack the organizational capacity to effectively implement projects using the multitude of housing and community development programs available. The involvement of several agencies and a variety of funding programs in a single project usually complicates the development process, and places additional demands on the project sponsor.

Limited state-funded technical assistance will also be offered to HOME grantees and other non-profit housing providers, including those serving Alaska's homeless and special needs populations. Training and technical assistance opportunities, due to the loss of local HUD CPD-TA dollars, will be limited. A menu of opportunities will be offered, which will include direct technical assistance, topic-based Alaska Training Events, as well as scholarship opportunities to attend local, regional or national training events.

AHFC plans to host one or more Alaska Training Events each year and offer scholarships to approved trainings and conferences for eligible attendees. Participants are required to document the objectives that will be achieved through attendance at a specific training activity. Activities will be available to other providers and/or the general public on a space-available basis on topics such as Fair Housing/Section 504 that affect a broad spectrum of Alaskan providers. AHFC will also plan training events in coordination with training activities hosted by other groups, such as HUD or the homeless coalition, to maximize training resources and training availability.

The State of Alaska will hold one application workshop and one management workshop each year for awarded grantee each year. The applications will cover specific environmental review, civil rights, Davis-Bacon and other CDBG program requirements. In addition the state will provide manuals, technical assistance, and templates to develop institutional structure.

Actions planned to enhance coordination between public and private housing and social service agencies.

The State of Alaska hosts its own trainings by contracting with experienced housing. AHFC participates in all Project Homeless Connect events and supports the Alaska Coalition on Housing and Homelessness, which integrates members from private and public agencies.

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

The State will consider funding only those projects that meet the first national objective. The overall mission of the State's CDBG program is to enhance the quality of life for LMI persons, particularly in rural Alaska. The CDBG program fulfills this mission by emphasizing the following objectives during the selection process:

- Potential for long-term positive impact and increase in community self-sufficiency
- Reduction of clear and imminent threats, and conditions detrimental to the health and safety of local residents
- Construction and improvement of public facilities and the reduction of maintenance and operation costs
- Development and use of design, engineering, architectural, or feasibility plans as appropriate
- Economic development—including business development, job creation, planning, and special projects
- Evidence of strong local support, i.e., inclusion in a local community, economic, or capital improvement plan
- Use of local resources in combination with CDBG funding

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(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.

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 objectives identified in the grantee's strategic plan	0
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

Other CDBG Requirements

1. The amount of urgent need activities: \$0



HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** No other forms of investments will be used by the HOME program
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:**
 - a. Resale Model

The HDP resale model requires that when a homeowner sells their home, he or she sells it for a restricted price to a low income household (80% below the median income). HDP funds up to \$40,000 may be provided in assistance. HOP funds can only be used for down payment and closing cost assistance in a project assisted with HDP funds. Interest buy downs are not an eligible cost.
 - b. Recapture Model

Under the recapture model the first \$10,000 in direct assistance is provided as a forgivable loan. Direct assistance is defined as the difference between the market value and sales price of the home in addition to any HOME assistance. For every year the homeowner continues to own the home and make it his or her primary residence, the loan will be forgiven by a maximum of \$2,000, or twenty percent (20%) of the loan, whichever is less. Any remaining HDP assistance provided will be secured against the home as a loan with zero percent (0%) interest, repayable at the time the homebuyer no longer owns the property. If the homeowner fails to meet the primary residency requirement during the affordability period, the full amount of assistance is due and owing. The recapture provisions will be triggered by a sale prior to the completion of the affordability period. The amount subject to recapture is the total amount of direct assistance less the prorated amount of the first \$10,000 forgiven per the terms described above plus any amounts that are not forgiven.
 - c. In the case of a sale (voluntary or otherwise) the maximum amount of funds subject to recapture is limited to whatever net proceeds (if any) are available. The homeowner must show that the appraised value of the home is not sufficient to pay off the HOME loan(s) in addition to any other lien in superior position, and standard and customary seller's closing costs. Net proceeds are calculated by the sales price less any non-HOME loans or repayments less closing costs.
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:**

Please see Appendix H for a more complete description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds according to 24 CFR 92.254(a)(4)

4. **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:**

AHFC has no plans to refinance existing debt for the SFY2016 for the Balance of State

Emergency Solutions Grant (ESG) **Reference 91.320(k)(3)**

Written standards for providing ESG assistance

As of this writing, the Emergency Solutions Grant (ESG) program is still operating under the Interim Rule issued December 5, 2011. In addition to administrative activities, ESG funds may be used for five program components: street outreach, emergency shelter, homeless prevention, rapid re-housing assistance and Homeless Management Information Systems (HMIS).

The ESG regulations now restrict the use of funds for emergency shelter or street outreach activities to 60 percent of the recipient's fiscal year grant. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities.

To qualify for ESG assistance, program participants must meet the newly expanded definitions of "homeless" or "at risk of homelessness" described in 24 CFR 2. Program participants in the "at-risk of homelessness" category must also have incomes below 30% of area median income to qualify for ESG assistance. In addition to documenting client eligibility, agencies providing rental assistance are now required to inspect all units to document compliance with HUD's habitability standards and to execute a written rental assistance payment agreement with the landlord.

Written Standards

In recognition of the large geographic area covered in the Alaska CoC geography and the varying needs and conditions of local communities, Alaska is adopting the provision outlined in 24 CFR 576.400(e)(2)(i)(B) that enables states to require each sub-recipient to establish their own written standards for providing ESG assistance and apply them consistently within the sub-recipient's program. This approach is consistent with the guiding principles of the Alaska HCD Plan which supports the use of local strategies for determining unmet needs and targeting of resources. All requirements for written standards and policies will be incorporated in the grant agreement issued to the sub-recipient, including the following:

- a) Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG).
- b) Policies and procedures for coordination among emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers and mainstream service and housing providers.

- c) The sub-recipient will incorporate into their ESG policies and procedures, by reference, existing cooperative agreements they have in place with the local Public Housing agency, the Indian Housing Agency, the domestic violence shelter, the Dept. of Public Assistance (TANF), and the community behavioral health center.
- d) Policies and procedures, consistent with CoC-adopted guidelines, for determining and prioritizing which eligible families and individuals will receive homeless prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
- e) Standards, consistent with CoC-adopted guidelines, for determining the share of rent and utility costs that each program participant must pay, if any, while receiving homeless prevention or rapid re-housing assistance.
- f) 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.
Due to the amount of funding available to Alaska, assistance is likely to be limited to no more than 12 months. Adjustments to rental assistance in the event of changes in income will be addressed in a manner similar to the local housing authority for consistency and preparation of the program participant to transfer to this longer term program should the opportunity arise.
- g) 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 homeless prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance; or the maximum number of times the program participant may receive assistance.

Due to funding limitations, the only housing stabilization service anticipated is case management. The sub-recipient will revise their written policies to incorporate the requirement for program participants to meet with their case manager at least monthly while receiving ESG assistance.

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

The CoC is increasing efforts toward compliance with the requirement for a centralized or coordinated assessment system including discussions with technical assistance advisors to determine how best to coordinate assessment among so many distinctly different communities in a standardized way.

Process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funds will be awarded on a competitive basis to units of local government and non-profit organizations. Applications are received annually, in response to a Notice of Funding Availability (NOFA). To incentivize coordination between the state BHAP grant and ESG, AHFC conducts a joint

application process for both of these resources. Applicants requesting funding for Emergency Shelter or Street Outreach may request no less than \$20,000 and no more than \$30,000. The reason for these funding limitations is to achieve both administrative efficiency and broader geographic distribution of funds among Alaska's shelters. When ESG allocations for this component rise above \$160,000, the funding limit rises commensurately to \$40,000. No funding limits for the Homeless Prevention/Rapid Re-Housing set-aside will be considered until after a funding cycle occurs in which multiple applicants seek ESG funding for these activities.

Applicants for ESG/HAP funding now use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or transportation challenges. Most agencies applying for HAP/ESG funding are returning grantees seeking funding to continue their services into the next program year. Following the lead of the CoC process, past performance in achieving service projections and housing stability constitutes a significant portion of the ranking factors each year. If the applicant is not a returning grantee, they must provide a narrative explanation for 1) how they developed their service projections, 2) what they will do to monitor and report on housing retention, and 3) the applicant's experience and capability to serve homeless persons and meet all of the regulatory and administrative requirements.

Another ranking factor is relationship of their proposed activities to achieving the goals of state & local homeless plans. Other ranking factors include local progress toward a centralized or coordinated assessment process, incorporation of the Opening Doors Federal Homeless plan, the extent to which efforts are made to link program participants to mainstream resources, policies and procedures for prioritizing the delivery of homeless services and the degree to which each budget line item requested is thoroughly explained. Bonus points for small, rural communities and multi-agency partnerships are also part of the rating criteria. Up to 10 points may be deducted for a pattern of late reports or unresolved findings. Points are also deducted for repeated findings for the same infraction in the 36 months prior to the application date.

With the exception of the narrative answers, AHFC has converted to an objective scoring system. Applications from agencies that did not receive funding in the prior year will be forwarded to a Project Evaluation Committee (PEC) to assign points to any subjective (narrative) sections of the application. The PEC will primarily be recruited from members of the CoC Decision Making Group that do not have a conflict of interest.

Due to the extremely small amount of ESG funds that are allocated to Alaska each year and the documented high need among shelters for operating assistance, the State will award the maximum amount of its allocation for that purpose, by rank order in the competition. The remaining amount will be awarded to projects that proposed a financially feasible medium-term rental assistance program to prevent homelessness or rapidly re-house those who have been displaced.



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.

Homeless participation requirement (not applicable to states)

Performance standards for evaluating ESG.

Consistent with HUD/CoC performance measures and Alaska's 10-Year Plan to End Long Term Homelessness, the following standards will be used to evaluate ESG activities (and source to determine performance):

Emergency Shelters: Utilization rate of at least 65% (Source: AHAR)

Rapid Re-Housing: 6+ months housing stability rate at least 82% (Source: HMIS/Provider reports)

Homeless Prevention: 90-day housing retention rate of at least 80% (Source: Provider reports).