

# Action Plan

## Grantee: Alaska

### Grant: B-08-DN-02-0001

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<b>LOCCS Authorized Amount:</b>	\$ 19,600,000.00
<b>Grant Award Amount:</b>	\$ 19,600,000.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 749,128.06
<b>Total Budget:</b>	\$ 20,349,128.06

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## Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

## Narratives

### Areas of Greatest Need:

The State of Alaska received the minimum state formula allocation for NSP and immediately began discussing the NSP program with Alaskan citizens and local and state government staff. An NSP web page was established on the AHFC website and NSP materials and links to the HUD NSP webpage were posted, as developed. AHFC was designated the lead agency by the Governor. The draft NSP Substantial Amendment was posted for public comment for the required comment period. A statewide, recorded teleconference was held on October to solicit input into the plan and to answer questions. Many provider groups began working together to determine NSP needs in their respective communities and many public comments were received with regard to the distribution and use of the NSP funds in Alaska. AHFC staff presented the NSP program to a number of urban and rural groups in Alaska during the Fall/Winter of 2008. AHFC reviewed the HUD foreclosure and abandonment risk scores to determine the areas of greatest need in Alaska and reviewed the OFHEO data, the HMDA data, and AHFC mortgage data to develop an Alaskan NSP allocation formula using the following factors: potential subprime percentage, foreclosure percentage, notices of default, and eligible LMMI tracts/block group within each area. AHFC proposed a competitive "Request for Qualifications" competition for funds in the SA which would be held by geographic recording district/funding area. AHFC requested a flexible approach in developing Alaska's NSP program due to Alaska's vast, diverse service area and the challenges faced in developing rural projects. AHFC reserved the right in the SA to reallocate any funds not allocated through the initial RFQ process between allocation areas and proposed to pull funds from grantees to reaward if substantial progress could not be achieved by grantees within six months of grant award. AHFC also reserved the right to use NSP funds for the acquisition of housing for the Public Housing Division or for an AHFC Land Bank Activity, proposing to work on behalf of smaller communities or agencies who lacked capacity to independently acquire properties and negotiate the appropriate purchase discount. The Recording District/Funding Areas initially proposed for the Alaskan NSP Program are as follows: Rank 1 Anchorage; Rank 5 Ketchikan; Rank 2 Mat-Su Borough; Rank 6 Juneau; Rank 3 Fairbanks/NS Borough; Rank 7 Rest of State category; Rank 4 Kenai Peninsula. Initially, all five NSP eligible uses and corresponding eligible activities, plus an administrative cost use were proposed in order to give potential NSP applicants a broad menu of NSP program planning options. AHFC's Substantial Amendment was approved by HUD Headquarters on December 29, 2008.

### Distribution and and Uses of Funds:

A competitive "Request for Qualifications" process was held in February/March of 2009. Applicants who could identify substantially "shovel-ready" projects in areas of greatest need with higher HUD Foreclosure Risk Assessment Scores, had fully developed project budgets and could demonstrate site control, received additional, project-based points in the RFQ process. Applicants who could not identify specific projects were eligible applicants, but were not eligible to receive project-based points. Responsive applications were received in Anchorage, Fairbanks, Kenai and Juneau funding areas. Additional project-based points were awarded when an applicant targeted "greatest need areas" with a Risk Assessment Score of



between 3-6 within their application. Applications were not received for projects in the Mat-Su Borough funding area, the Ketchikan funding area, and the rest of state funding area. As per the SA, funds were reallocated from the three areas without applicants into the Fairbanks/North Star Borough funding area and the Municipality of Anchorage funding area on a formula basis as the projects proposed exceeded the amount of funds initially available. Additional funds were not allocated to the Kenai and Juneau areas due to their initial ranking of four and six on the statewide distribution table. Due to the lack of applications targeting the LR-25 set-aside, acquisition of foreclosed or abandoned homes or residential properties, \$1.9 million in program funds plus an additional potential \$190,000 in administrative funds were held back from the reallocation process to fully fund LH-25 activities in greater need areas. AHFC is exploring a reallocation strategy which may specifically target the Mat-Su Borough for this activity due to the Borough's designation as an area of greater need during the initial distribution process. Prior to moving forward in the allocation of the LH-25 set-aside funds, AHFC proposes to wait for the release of the HUD "NSP Bridge Document" that AHFC anticipates will modify the discount rate required to be negotiated by grantees on properties and the appraisal requirements found in the initial notice. Many potential applicants felt the required discount rate could be difficult to achieve in Alaska and opted to undertake redevelopment activities under Use(E) rather than undertake acquisition activities for abandoned or foreclosed homes, which required the negotiation of a discount. Proposals were reviewed by an evaluation committee and a final "Intent to Award" released on May 1, 2009. No award protests were received. Substantially "shovel-ready" projects are moving quickly forward with environmental reviews. When appropriate, a tiered environmental review process will be utilized. Activities proposed by NSP awardees are as follows: acquisition, rehabilitation, demolition (clearance of blight), new housing construction, relocation, and housing counseling. Additional activities may be added if the LH-25 set-aside projects target additional eligible activities. Additional reallocation of NSP funds and new uses/activities could be proposed if grantees fail to demonstrate substantial progress within six months of execution of grant award. AHFC reserved 10% of the NSP allocation for administration activities and will use a portion of the funds for AHFC Admin. and a portion for Grantee Admin. as set forth in DRGR. All awardees plan to have NSP funds totally expended by March 6, 2013, although a few projects proposed may not be totally completed by this date. Revision #2: Prior to any draw down activities, two project names were modified as well as their activity naming conventions to better correlate with the AHFC Grants Management System. CDIA was changed to CDI and HFH1 to HFH. No changes in grantee/award amount were made. Project NSP-09-CIH-1 modified NSP properties as some of the properties identified in their initial application were not available. The Revision #2 upd

### **Definitions and Descriptions:**

**Affordable Rents** - AHFC sets a maximum rent for NSP units. Affordable rents are based on the bedroom size of the unit. They are to be set no higher than the lesser of the LIHTC program rent, the HUD Fair Market Rent, or the AHFC Payment Standard for the Section 8 Housing Choice Voucher Program.

**Affordable Rents** - revised definition published in March of 2013. No formal comments were received as a result of this publication. "Affordable Rents" for the Alaska Neighborhood Stabilization Programs 1&3 are defined as rents paid by the tenant. In the case of an NSP-assisted unit housed within a rent-restricted, mixed financing project such as: NSP/LIHTC program, NSP/811 program, NSP/202 program, NSP/NAHASDA or NSP/Public Housing program, affordable rents for the NSP-assisted units within the rent-restricted, mixed finance project will be defined as the affordable rent for the unit set by the partner program. Although NSP does not require annual re-examination of income for existing tenants, if the NSP-assisted unit is housed within a project that requires an annual re-examination of income, the more restrictive, partner-program requirements shall apply.

For NSP-assisted units within an NSP-only project, affordable rents paid by the tenant will be set no higher than the lesser of the HUD Fair Market Rent or the AHFC Payment Standard for the Section 8 Housing Choice Voucher Program and will be based on the bedroom size of the unit. Income will be reviewed prior to occupancy for each new tenant.

**Blighted Structures** - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare and/or multiple code violations. AHFC reserves the right to inspect a property that is proposed to be blighted to determine whether the property meets the national standard. All blighted structures are to be inspected by a qualified inspector and a written report must be submitted that confirms that the property is blighted prior to beginning the demolition of the structure.

### **Low Income Targeting:**

Over \$5 million will be spent on families at or below 50% AMI which will count toward the mandated 25% of 50% AMI set-aside. With the passage of the Dodd-Frank Act, the balance of unexpended funds in two development projects serving a 50% AMI population will be reprogrammed as additional set-aside activities.

### **Acquisition and Relocation:**

Several grantees who purchased and rehabilitated foreclosed properties are planning additional affordable housing development with program income generated from the sale of homes. These activities are in the planning stages and activities have been added to the project when the redevelopment is projected to take place as a Use E rather than a Use B activity.

Relocation activities continue on one project in Fairbanks. A one-day URA Training was held in May of 2010 by Jade Santoro, HUD Relocation Specialist and the three-day HUD "All the Right Moves" Training was held in September of 2010. One additional 30-day publication was done and individual informational outreach letters were sent to former tenants and additional relocation claims were filed as a result of this outreach. Relocation expenses were paid from several sources of funds outside of the NSP activity. All relocation payments will be completed within the second quarter of 2013.

### **Public Comment:**

Comments on the revised affordable rent definition will be reported at the conclusion of the comment period.



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP-09-AHF-1	AHFC-Administration	NSP-09-AHF-1-1	AHFC-Administration	
NSP-09-ANH-1	ANH-NSP (E) Redevelopment	NSP-09-ANH-1-1	ANH-NSP (E) Redev - Acq.	
		NSP-09-ANH-1-2	ANH-NSP - Administration	
		NSP-09-ANH-1-4	ANH-NSP (E) Redev - Acq.	
		NSP-09-ANH-1-5		
		NSP-09-ANH-1-6		
		NSP-09-ANH-1-7		
		NSP-09-ANH-1-8		
NSP-09-BKT-1	NSP LR-25 BUCKET	<i>No activities in this project</i>		
NSP-09-BKT-2	LR-25 BUCKET Admin.	<i>No activities in this project</i>		
NSP-09-CDI-1	CDI-NSP (D) & (E)	NSP-09-CDI-1-1	CDI - NSP (D) Demolition	
		NSP-09-CDI-1-2	CDI-NSP (E) Redev - Acq.	
		NSP-09-CDI-1-3	CDI - NSP (E) Redev - Reloc.	
		NSP-09-CDI-1-4	Use E-Redev. Dem. Pro.-NHC	
NSP-09-CIH-1	CIH-NSP (B) & (D) (E)	NSP-09-CIH-1-1	CIH-NSP (B) Pur & Rehab - Acq	
		NSP-09-CIH-1-2	CIH - NSP (E) Redev. - NHC	
		NSP-09-CIH-1-5	CIH - NSP (E) Redev - NHC	
		NSP-09-CIH-1-6	CIH - NSP (B) Rehab	
NSP-09-FNH-1	FNH-NSP (B) Pur & Reh.	NSP-09-FNH-1-1	FNH - NSP (B) Pur & Rehab-Acq.	
		NSP-09-FNH-1-2	FNHS -NSP (B) Pur & Rehab-Reh	
		NSP-09-FNH-1-3	FNH - NSP - Administration	
NSP-09-HFH-1	HFH-NSP (E) Red. AcNHC	NSP-09-HFH-1-1	HFH - (E) Redev - NHC	
		NSP-09-HFH-1-2	HFH - Administration	
		NSP-09-HFH-1-3	ANH-NSP (E) Redev - Acq.	
		NSP-09-HFH-1-3-1	HFH - (E) Redev - Acq	
NSP-09-JHT-1	JHT-NSP (B) Pur & Reh	NSP-09-JHT-1-1	JHT-NSP (B) Pur & Rehab - Acq	
		NSP-09-JHT-1-2		
		NSP-09-JHT-1-5	JHT-NSP - Administration	
		NSP-09-JHT-1-9	JHT- NSP (E) - Acq	
NSP-09-KPH-1	KPH-NSP (B) Purchase & Rehab.	NSP-09-KPH-1-1	KPHI - NSP (B) Pur & Rehab-Acq,	
		NSP-09-KPH-1-2	KPHI - NSP (B) P & R - Rehab	
		NSP-09-KPH-1-3	KPHI - NSP (B) Pur & Rehab - Acq	
		NSP-09-KPH-1-4	KPHI - NSP (B) P & R - Rehab	
		NSP-09-KPH-1-5	KPH-NSP (E) Redev Acq-NHC	
NSP-09-RCP-1	Rural CAP-NSP (E) Redev-Anch	NSP-09-RCP-1-1	Rural CAP-NSP (B) Acquisition	
		NSP-09-RCP-1-2	Rural CAP - NSP (E) Redev NHC	
		NSP-09-RCP-1-3	Rural CAP-NSP (B) Rehab	



		NSP-09-RCP-1-4	RCP-NSP (E) Redev-NHC LH25
NSP-09-RCP-2	Rural CAP - NSP (E) Redev-Kenai	NSP-09-RCP-2-1	Rural CAP - NSP (E) Redev - Acq.
		NSP-09-RCP-2-2	Rural CAP - NSP (E) Redev- NHC



# Activities

**Project # /** NSP-09-AHF-1 / AHFC-Administration

**Grantee Activity Number:** NSP-09-AHF-1-1

**Activity Title:** AHFC-Administration

**Activity Type:**

Administration

**Project Number:**

NSP-09-AHF-1

**Projected Start Date:**

10/06/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

AHFC-Administration

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,213,054.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,213,054.00

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Alaska Housing Finance Corporation1

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,613,054.00

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

Alaska 1 - statewide

**Activity Description:**

AHFC administrative costs for administering the statewide NSP program.

Administrative funds are being used for NSP eligible activities including: planning activities, salary and fringe,



travel and training expenses, mileage, and office supplies.

A three-day NSP1 Training was hosted by AHFC in Anchorage in August of 2010 for NSP Grantees. ICF provided the training and the training topics were similar to the topics addressed in the national NSP trainings. Grantees evaluated the training as good to excellent.

The NSP Program Manager attended the December 8, 2010, NSP Clinic in Detroit, MI, but due to the distance and the fact that the training was a one-day training, none of Alaska's NSP grantees attended. One grantee has expressed an interest in attending the LA Clinic. A waiver was secured for Alaskan grantees to attend the LA clinic without the State Grantee.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-09-ANH-1 / ANH-NSP (E) Redevelopment**



**Grantee Activity Number: NSP-09-ANH-1-1****Activity Title: ANH-NSP (E) Redev - Acq.****Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-ANH-1

**Projected Start Date:**

11/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

ANH-NSP (E) Redevelopment

**Projected End Date:**

03/01/2019

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 673,262.53**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 673,262.53**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	30	30		100.00
# of Households	30	30		100.00
# of Permanent Jobs Created	1		1	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	30
# of Housing Units	30
Total acquisition compensation to owners	670000
# of Parcels acquired voluntarily	2
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage

**Organization Type**

Unknown

**Proposed Budget**

\$ 673,261.25



**Funding Source Name****Matching Funds****Funding Amount**

Neighborhood Stabilization Program

No

\$ 0.00

**Location Description:**

October 13, 2011 Update: The property acquisition located at 11650 Eagle River Road (T14N,R2W,S11,Lot 27/Lot 47,S2REM) will now be reported as activity NSP-09-ANH-1-1.

Other grantee acquisition activities, previously reported on this activity, will be reported as separate activities, NSP-09-ANH-1-3 through NSP-09-ANH-1-7. Performance measures will be adjusted downward to reflect only the ER production numbers.

Location description prior to splitting out of multi-family acquisitions/Pre-October 2011 Reporting: Properties acquired across the Municipality of Anchorage funding area. ANHS targeted census tracts/block groups, whenever possible, with a HUD Foreclosure Risk Assessment Score of between 3-6.

Six properties acquired: 1403 West 32nd Avenue, 1830 Kuskokwim, 1540 Charter Circle, Anchorage, Alaska; T14N, R2W, Section 11 Lot 27 N2REM, Lot 47 S2REM, ER; Lots 1-4 Coffey Subdivision, and 8314 Duben, Anchorage Alaska.

**Activity Description:**

Property transferred to AHFC in June 2017.

October 13, 2011 Update: Redevelop two adjacent lots (approximately 87,382 sq.ft.) into 50 units of affordable housing for low income families.

Activity description prior to splitting out of multi-family acquisitions/Pre-October 2011 Reporting: Grantee acquired properties for redevelopment into affordable housing units, targeting individuals with special needs. Grantee plans to partner with the ARC, ACMHS, AHI, the Urban League, and other groups to develop affordable housing options for special needs populations. ANHS was a successful applicant in a recent HUD 202 and 811 competitions, with the project sites acquired using NSP. Grantee will apply for senior, tax credit, and additional 202/811 project funding to continue to develop projects. Grantee is actively moving forward replatting properties, removing debris, and completing other predevelopment activities. Specific activities on each property reported on the quarterly report.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None





**Grantee Activity Number: NSP-09-ANH-1-2**

**Activity Title: ANH-NSP - Administration**

**Activity Type:**

Administration

**Project Number:**

NSP-09-ANH-1

**Projected Start Date:**

11/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

ANH-NSP (E) Redevelopment

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 212,211.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 212,211.00

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage	Unknown	\$ 212,211.00

**Location Description:**

N/A

**Activity Description:**

Administrative activities for the grant, primarily to fund NSP Program Manager position-salary/fringe, mileage, training workshops, and environmental reviews for properties that were not purchased due to an issue(s) being identified in the environmental review assessment that eliminated a property as an acceptable option for an NSP-funded acquisition.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Environmental Reviews:** None

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**Grantee Activity Number:** NSP-09-ANH-1-4

**Activity Title:** ANH-NSP (E) Redev - Acq.

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-ANH-1

**Projected Start Date:**

12/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

ANH-NSP (E) Redevelopment

**Projected End Date:**

07/02/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 433,424.62

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 433,424.62

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
40			0.00
40			0.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

Total acquisition compensation to owners

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

**Total**

40

40

680000

4



# of Properties

4

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage	Unknown	\$ 433,424.62

**Location Description:**

Lots 1-4, Edw. D. Coffey Subdivision, 201,223, 245,215 West 24th Place, Anchorage, Alaska

**Activity Description:**

Purchase four vacant lots in an existing subdivision in Anchorage Alaska. CHDO to fully develop project with other funding sources. A portion of the acquisition was funded through other funding sources. Project sponsor proposed to fund 20 units of affordable rental housing for seniors or the disabled and 20 units of affordable housing for families. Sponsor has applied for HUD Section 202/811 funding and has expressed intent to apply for the IRS LIHTC funding to provide construction financing for this site development. AHFC has extended ANH's option to sell this lot until June 30, 2018.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-ANH-1-5**  
**Activity Title: ANH-NSP (E) Redev - Acq.**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-ANH-1

**Projected Start Date:**

12/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

ANH-NSP (E) Redevelopment

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 92,650.62

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 92,650.62

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	3	3		100.00
# of Households	3	3		100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	90000
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage	Unknown	\$ 92,650.62



**Location Description:**

1830 Kuskokwim, Anchorage, Alaska 99504

**Activity Description:**

To acquire a vacant lot, zoned R-1A, Residential, within an existing subdivision in Anchorage. Properties surrounding the lot were developed in the 1950's.

Property to be developed with ARC funding sources. Residents to be low or extremely low income persons with disabilities. The property will house three individuals. A fourth bedroom is reserved for ARC staff activities.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-ANH-1-6****Activity Title: ANH-NSP (E) Redev - Acq.****Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-ANH-1

**Projected Start Date:**

12/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

ANH-NSP (E) Redevelopment

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 493,639.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 493,639.00**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	20		20	100.00
# of Households	20		20	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	20
# of Housing Units	20
Total acquisition compensation to owners	490000
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage	Unknown	\$ 493,639.98



**Location Description:**

1540 Charter Circle, Anchorage, Alaska

**Activity Description:**

Purchase a vacant 36,571 sq. ft. lot, zoned R-4SL, within an existing subdivision in Anchorage, Alaska. CHDO will redevelop the property into 20 units of affordable rental housing for low income seniors. Sponsor has applied for and received HUD Section 202 funding to provide construction financing for this project and broke ground in the summer of 2011.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-ANH-1-7**  
**Activity Title: ANH-NSP (E) Redev - Acq.**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-ANH-1

**Projected Start Date:**

12/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

ANH-NSP (E) Redevelopment

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 186,156.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 186,156.00

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
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# Renter Households	10		10	100.00
---------------------	----	--	----	--------

# of Households

# of Households	10		10	100.00
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**Proposed Accomplishments**

# of Multifamily Units

**Total**

10

# of Housing Units

10

Total acquisition compensation to owners

175000

# of Parcels acquired voluntarily

2

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage

**Organization Type**

Unknown

**Proposed Budget**

\$ 186,156.30





**Location Description:**

Lots 10 and E 1/2 of Lot 11, Ireys Subdivision, (1403 West 32nd), Anchorage, AK

**Activity Description:**

Purchase of two adjacent lots in the Ireys Subdivision.  
CHDO will develop the two adjacent lots into ten units of affordable rental housing with other CHDO resources.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-ANH-1-8**

**Activity Title: ANH-NSP (E) Redev - Acq.**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-ANH-1

**Projected Start Date:**

09/17/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

ANH-NSP (E) Redevelopment

**Projected End Date:**

06/01/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 400,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 400,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	3		3	100.00
# of Households	3		3	100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	
# of Multifamily Units	3
# of Housing Units	3
Total acquisition compensation to owners	395000
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
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**Location Description:**

Proposed acquisition of vacant land for redevelopment located at 1304-1310 32nd Avenue, Anchorage, Alaska.

**Activity Description:**

\$400,000 of NSP1 admin was deobligated, repurposed and reprogramed for the development of housing rather than for use for administrative activities. The repurposing of NSP1 admin was made possible when Congress established the NSP3 program which provided additional NSP administrative funds for salaries/fringe and planning activities which wasn't available in 2009 when NSP1 allocations between program and administrative funds were initially determined. The \$400,000 of reprogrammed funds were subsequently made available for a second supplemental allocation of NSP1 funds for one additional NSP affordable housing project as per the supplemental allocation language set forth in the approved Substantial Amendment. Acquisition of one additional vacant property for the development of one additional NSP project is proposed. The development of 15-20 one and two bedroom units of affordable housing for individuals at or below 80% area median income is proposed for the site. The environmental assessment is complete and a FONSI has been published for the proposed site of the additional project. Acquisition to be completed before 12/31/12.

June 2020 Update: Cook Inlet Housing Authority has acquired the lot purchased under this activity. They were awarded Low Income Housing Tax credits to develop a 20 unit multi-family building that will contain 100% low income rental units. 3 of these units will be designated as NSP units to be more in line with AHFC's project cost standard and the percentage NSP Funds represent of the total development costs.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-09-CDI-1 / CDI-NSP (D) & (E)**



**Grantee Activity Number: NSP-09-CDI-1-1****Activity Title: CDI - NSP (D) Demolition****Activity Type:**

Clearance and Demolition

**Project Number:**

NSP-09-CDI-1

**Projected Start Date:**

06/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

CDI-NSP (D) &amp; (E)

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 1,346,702.56**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,346,702.56**Benefit Report Type:**

Area Benefit (Survey)

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

Activity funds eligible for DREF (Ike Only)

# of Non-business Organizations benefitting

# of Businesses

# of public facilities

# of buildings (non-residential)

# of Properties

**Total**

3

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Community Development, Inc.-Alaska

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,368,000.00

**Location Description:**

October 13, 2011 Update: Three blighted building were targeted for demolition with NSP funding, identified as Fairview Manor, Buildings 2,3 and 4. Building 2 and 4 have been demolished. Building 3 is scheduled for demolition prior to the end of 2011.



Former site of Fairview Manor in Fairbanks Alaska. A thirteen acre site with multiple buildings which the city of Fairbanks has determined are blighted. Located in CT 000200, Block 1, an LMMA with a Foreclosure Risk Assessment Score of 5 and determined to be an "area of greatest need" in Alaska. The remaining three tracts (approximately 7 acres) are proposed for NSP activities, with two tracts (Tracts B&C) targeted for the demolition activity.

**Activity Description:**

October 13, 2011 Update: Three blighted multi-family buildings will be cleared with NSP funds to allow for the redevelopment of affordable housing for families and seniors. Building 2 was demolished in September of 2009. Building 4 was demolished in July of 2011. Building 3 is scheduled for demolition prior to the end of 2011. Two hundred and four (204) units of blighted housing will be demolished as a result of this activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-CDI-1-2****Activity Title: CDI-NSP (E) Redev - Acq.****Activity Type:**

Acquisition - general

**Activity Status:**

Completed

**Project Number:**

NSP-09-CDI-1

**Project Title:**

CDI-NSP (D) &amp; (E)

**Projected Start Date:**

06/01/2009

**Projected End Date:**

03/06/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 1,005,470.17**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,005,470.17**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total**

94

**Low****Mod****Low/Mod%**

0.00

**Proposed Accomplishments**

# of Housing Units

**Total**

94

# of Parcels acquired voluntarily

2

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

2

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Community Development, Inc.-Alaska

**Organization Type**

Unknown

**Proposed Budget**

\$ 2,813,225.50

**Location Description:**

Former site of Fairview Manor in Fairbanks Alaska. Thirteen acre site which was declared blighted by the city of Fairbanks. Census Tract 000200, Block Group 1, which has a Foreclosure Risk Assessment Score of 5 which is a "greatest need area" in Alaska. Acquisition of Tracts B &amp; D.



**Activity Description:**

Purchase of two parcels which will allow the site to be developed into affordable housing. Approximately 94 units of affordable housing to be developed in addition to senior housing on Tract 4. This is a large mixed use project with NSP comprising approximately 11% of the total cost of development. Initially three tracts were to be acquired, but one tract did not qualify for the acquisition activity due to the tenants living in two buildings on the one tract. The funds initially programmed for the acquisition of Tract C activity was reprogrammed to a "New Housing Construction" activity on Tract B. Acquisition of Parcels B and D took place in September of 2009. Phase I of the senior housing project, sponsored by the Retirement Community of Fairbanks, recently closed and the land was donated to the senior project concurrent with closing. NSP Note, Deed of Trust, and Declaration of Restrictive Covenants in place. Phase 2 of the senior project has been proposed by the Retirement Community of Fairbanks and agency is awaiting notification.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-CDI-1-3**

**Activity Title: CDI - NSP (E) Redev - Reloc.**

**Activity Type:**  
Relocation payments and assistance

**Project Number:**  
NSP-09-CDI-1

**Projected Start Date:**  
06/01/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Completed

**Project Title:**  
CDI-NSP (D) & (E)

**Projected End Date:**  
03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 169,023.77

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 169,023.77

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	94	44	50	100.00
# of Households	94	44	50	100.00

**Proposed Accomplishments**

Activity funds eligible for DREF (Ike Only)

# of Non-business Organizations benefitting

# of Businesses

**Total**

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Community Development, Inc.-Alaska	Unknown	\$ 147,726.33

**Location Description:**

Former site of Fairview Manor in Fairbanks Alaska. Site declared blighted as per the city of Fairbanks. This project is located in Census Tract 000200, Block 1 with a Foreclosure Risk Assessment Score of 5 and is a "greatest need area" within Alaska.

**Activity Description:**





Relocation activities for residents in Building 2 occurred in 2009 and 2010. A Relocation Specialist was hired in the Spring of 2010 in order to facilitate the collection of URA paperwork, counseling, and other URA activities that specifically relate to this project. Planning is underway for the relocation of the tenants in Building 4 prior to the demolition of the building in mid-2011. Phase I is complete and income-eligible tenants moved from buildings 3 and 4 into the new tax credit property. All new tenants in buildings 3 and 4 receive move-in notices and will not be eligible for URA. CDI is in the process of completing the Phase II project and additional eligible families will move from Buildings 3 and 4 into Phase II. Due the high income of a portion of the families currently housed in Buildings 3 and 4, not all families will qualify to move back to the new income-restricted properties. The demolition schedule for the two remaining buildings is on a staggered schedule so that tenants can be relocated within the project whenever possible and the project does not impact the rental market within the city of Fairbanks.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-CDI-1-4****Activity Title: Use E-Redev. Dem. Pro.-NHC****Activity Type:**

Construction of new housing

**Activity Status:**

Completed

**Project Number:**

NSP-09-CDI-1

**Project Title:**

CDI-NSP (D) &amp; (E)

**Projected Start Date:**

06/22/2010

**Projected End Date:**

03/06/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 1,780,029.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,780,029.00**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	55	34	21	100.00
# of Households	55	34	21	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	56
# of Housing Units	56
Activity funds eligible for DREF (Ike Only)	
#Units with other green	
#Sites re-used	1
#Units exceeding Energy Star	56
#Units with bus/rail access	56
#Low flow showerheads	56
#Low flow toilets	56
#Units with solar panels	

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
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**Location Description:**

Tract B-1 of the REPLAT OF TRACTS A & B, WEEKS FIELD COMMUNITY, according to the plat filed December 8, 2009 as Plat No. 2009-128, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. This location is the former site of Fairview Manor.

**Activity Description:**

New Housing Construction activity for Phase II, Weeks Field Estates. A total of 55 units of affordable housing to be developed (56 units total-one market rate mgr. unit) with 34 units for households at or below 50% AMI and 21 units for families at or below 80% AMI. Construction is in process with anticipated completion in the Spring/Summer of 2011. NSP funds will be drawn down in DRGR after the closing on the permanent loan for this project.

A total of 168 units proposed to be developed on the Weeks Field Estates/Raven Landing sites over the next three years. NSP funds only used in the New Housing Construction activity for Weeks Field, Phase II, as reported above.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-09-CIH-1 / CIH-NSP (B) & (D) (E)**

**Grantee Activity Number: NSP-09-CIH-1-1**

**Activity Title: CIH-NSP (B) Pur & Rehab - Acq**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-CIH-1

**Projected Start Date:**

06/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

CIH-NSP (B) & (D) (E)

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,150,722.75

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,150,722.75

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	8	8		100.00
# Owner Households	5	5		100.00
# of Households	13	13		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	13
# of Housing Units	13
# of Parcels acquired voluntarily	9
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	9

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Cook Inlet Housing Authority	Unknown	\$ 1,150,722.75



## Location Description:

833 North Klevin and 717 North Klevin in Mountain View revitalization area, Anchorage Alaska. Located in census tracts that have a HUD Risk Assessment Score of 6 and are determined to be "greatest need areas" within the state of Alaska.

Budget Revision #2: The MOA changed property addresses to 839 North Klevin and 715 North Klevin. A supplemental award was made to CIHA to acquire one additional property to redevelop into two additional units of affordable housing in the MountainView Revitalization area-633 North Park. A reservation was offered to CIHA for additional LH-25 Use B acquisition and rehabilitation activities in the three "greatest need" census tracts in the Matanuska-Susitna Valley and/or one census tract on the Kenai Peninsula, as identified as "greatest need" areas by the HUD NSP-2 mapping tool. On December 4, 2009, CIHA accepted the reservation and identified six potential acquisitions in the census tracts in the Mat-Su Valley.

3081 Bald Eagle Drive in Wasilla Alaska has been identified as a potential NSP acquisition. Environmental review has been completed and a notice to proceed issued. This acquisition was not successful.

On April 2, 2010, grantee requested to expand the Mat-Su Valley project to include the Mat-Su Borough Funding Area, as identified in the initial Substantial Amendment, rather than be limited to exploring acquisitions in the three, highest need census tracts, within the city of Wasilla as identified on the NSP-2 need assessment tool. Grantee has explored acquisitions in the "greatest need areas" but has not been able to secure a foreclosure acquisition, to-date. Grantee has indicated that the foreclosure inventory was limited in the greatest need census tracts which hampered the agency's ability to successfully option properties and follow-through with acquisition. Grantee was authorized on April 14, 2010, to expand the eligible area for their Mat-Su Valley project to include the Mat-Su Borough Funding Area as identified in the initial HUD-approved, NSP Substantial Amendment.

As the Mt. View project moved forward grantee requested to use their contingency funds to add a fourth (10th site) 50% AMI site to the Mt. View project with contingency funds and potential program income generated from sale of Matanuska Valley homes. This request was approved.

## Activity Description:

Initially the project proposed to acquire two blighted, foreclosed single-family properties purchased at a discount to reconstruct into affordable rental duplex units to rent to families at or below 50% AMI in the Mountain View Revitalization area in Anchorage Alaska. A third site, for two additional units of affordable housing was added to the project in the late 2009; a fourth site for two additional units of housing was added to the project in the late summer of 2010. The project will serve no less than eight families with incomes at or below 50% AMI in the Mountain View Revitalization area. As of February 1, 2011, six of the eight units are leased to income-eligible families.

Revision #1: Properties were acquired at a lower cost than originally anticipated; budget adjusted to reflect actual acquisition costs; and funds moved to LR-25 Use E to utilize for construction. No change in LH-25 activity budget; no change in overall project budget.

Revision #2: CIHA acquired a third Mountain View site. CIHA was offered a supplemental funding reservation to develop additional LH-25 housing units. On December 4, 2009 CIHA identified an additional five properties for Use B Acquisition/Rehabilitation activities in the Matanuska-Susitna Valley. Program income is proposed to be used for additional future NSP-eligible activities.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

**Grantee Activity Number: NSP-09-CIH-1-2**

**Activity Title: CIH - NSP (E) Redev. - NHC**

**Activity Type:**

Construction of new housing

**Project Number:**

NSP-09-CIH-1

**Projected Start Date:**

06/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

CIH-NSP (B) & (D) (E)

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,877,205.88

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,877,205.88

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	8	8		100.00
# of Households	8	8		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

8

# of Housing Units

8

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

8

#Sites re-used

4

#Units exceeding Energy Star

8

#Units with bus/rail access

8

#Low flow showerheads

#Low flow toilets

#Units with solar panels



**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Cook Inlet Housing Authority	Unknown	\$ 1,877,205.88

**Location Description:**

717 North Klevin and 833 North Klevin, adding 633 North Park, Mountain View revitalization area, Anchorage, Alaska. These units are completed and tenants in place  
One additional project site in the Mountain View Revitalization area was added and is not yet completed. HUD Foreclosure Risk Assessment Score = 6

**Activity Description:**

To redevelop the foreclosed properties into four units (two duplexes) of affordable housing to rent to families at or below 50% AMI. Properties were foreclosed upon and purchased at a discount to provide affordable rental units to individual at or below 50% area median income.

Revision #1: Additional funds moved from acquisition to new construction due to the acquisition costs on 717 and 833 North Klevin being less than anticipated. No change in LR-25 activity budget; no change in overall project budget. Revision #2: Added additional property, 633 North Park adding two additional units of affordable housing to this activity. One additional property for two additional units of housing has been added to this project. This site is not yet completed.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-CIH-1-5**

**Activity Title: CIH - NSP (E) Redev - NHC**

**Activity Type:**

Construction of new housing

**Activity Status:**

Completed

**Project Number:**

NSP-09-CIH-1

**Project Title:**

CIH-NSP (B) & (D) (E)

**Projected Start Date:**

06/01/2009

**Projected End Date:**

03/06/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 3,242,654.30

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,242,654.30

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total Low Mod Low/Mod%**

12 12 100.00

# of Households

12 12 100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

12

# of Housing Units

12

Activity funds eligible for DREF (Ike Only)

#Units with other green

12

#Sites re-used

6

#Units exceeding Energy Star

12

#Units with bus/rail access

12

#Low flow showerheads

#Low flow toilets

#Units with solar panels

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

**Organization Type**

**Proposed Budget**





**Location Description:**

308 North Hoyt; 817 North Bragaw; 4211/4223 Peterkin; 316 North Hoyt; 240 N. Bunn within the Mountain View Revitalization area, Anchorage, Alaska. Located within census tracts with an NSP-1 Foreclosure Risk Assessment Score of 6 which is a "greatest need area" for the state of Alaska.

Revision #2: Properties now located at: 416 North Park, 525 North Park, 240 North Bunn, 538 North Park, 608 North Hoyt, 408 North Bunn; not all of the properties identified in initial RFQ submission could be acquired for this program. All replacement properties are located within Mountain View Revitalization area.

**Activity Description:**

New housing construction after the removal of blight on property through the Use D clearance activity. Clearance activity funded with matching funds. Duplexes provide affordable rental housing for individuals at or below 80% area median income. Revision #1: This activity budget was increased. NSP funds previously budgeted in Use E-Acquisition moved into the new housing construction category. Total project budget remains unchanged. As of February 1, 2011, all Mod income units are completed and leased to income-eligible families, however some of the families housed have incomes at or below 50% AMI. Income levels are reflected in the quarterly report statistics. These families will not "count" toward the mandatory set-aside but are additional low income families served through this project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: NSP-09-CIH-1-6

### Activity Title: CIH - NSP (B) Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-09-CIH-1

**Projected Start Date:**

01/15/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

CIH-NSP (B) & (D) (E)

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 468,485.37

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 468,485.37

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

5

# of Housing Units

5

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

5

#Units deconstructed

#Sites re-used

5

#Units exceeding Energy Star

5

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

5

#Clothes washers replaced

5

#Refrigerators replaced

5



#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	5

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Cook Inlet Housing Authority	Unknown	\$ 288,640.00

**Location Description:**

The acquisition will take place in the three census tracts identified by HUD in the NSP-2 mapping tool as "greatest need" areas. Grantee requested in April of 2010 to expand the eligible acquisition area back to the originally approved Mat-Su Funding Area/Recording District, due to the inability to purchase foreclosed properties in the three census tracts identified above. Request was granted and grantee was successful in acquiring five properties for this activity.

**Activity Description:**

Rehabilitation of five homes for individuals at or below 50% AMI. As of February 1, 2011, rehabilitation is in the final stages of completion with grantee anticipating marketing properties during the Spring of 2011. Program income from the sale of the five properties to be rolled into other NSP-eligible activities.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Project # / NSP-09-FNH-1 / FNH-NSP (B) Pur & Reh.**

**Grantee Activity Number: NSP-09-FNH-1-1**

**Activity Title: FNH - NSP (B) Pur & Rehab-Acq.**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-FNH-1

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

FNH-NSP (B) Pur & Reh.

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 410,457.19

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 410,457.19

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

**Total**

3

3

3

3

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Fairbanks Neighborhood Housing Services

**Organization Type**

Unknown

**Proposed Budget**

\$ 382,500.00

**Location Description:**



Fairbanks/North Pole, Alaska. FNHS proposes, when possible, to purchase homes in census tracts which have a HUD Foreclosure Risk Assessment Score of 5. No properties have been identified.

**Activity Description:**

Purchase of three foreclosed condominium units in the same project to acquire and rehabilitate and then lease or sell to families at or below 50% AMI. As of February 1, 2011, all three units are leased to income eligible families.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: NSP-09-FNH-1-2

### Activity Title: FNHS -NSP (B) Pur & Rehab-Reh

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-09-FNH-1

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

FNH-NSP (B) Pur & Reh.

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 17,042.81

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 17,042.81

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced



#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

# of Properties

3

### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Fairbanks Neighborhood Housing Services	Unknown	\$ 45,000.00

### Location Description:

Fairbanks/North Pole, Alaska. FNHS proposes, to the extent possible, to purchase foreclosed homes in area with a HUD Foreclosure Risk Assessment Score of 5. Properties located at 1524 28th Street, #B; 1509 27th Avenue, #D; and 1528 28th, #A.

### Activity Description:

Three condominium units were purchased in the same project at a 1% discount, rehabilitated and leased to three eligible families with incomes at or below 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: NSP-09-FNH-1-3**

**Activity Title: FNH - NSP - Administration**

**Activity Type:**

Administration

**Project Number:**

NSP-09-FNH-1

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

FNH-NSP (B) Pur & Reh.

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 42,750.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 42,750.00

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Fairbanks Neighborhood Housing Services

**Organization Type**

Unknown

**Proposed Budget**

\$ 42,750.00

**Location Description:**

Fairbanks/North Pole area.

**Activity Description:**

Administration costs for grantee's program.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None





**Grantee Activity Number: NSP-09-HFH-1-1**

**Activity Title: HFH - (E) Redev - NHC**

**Activity Type:**

Construction of new housing

**Project Number:**

NSP-09-HFH-1

**Projected Start Date:**

01/11/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

HFH-NSP (E) Red. AcNHC

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 219,339.56

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 219,339.56

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
7	3	4	100.00
7	3	4	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

7

# of Housing Units

7

Activity funds eligible for DREF (Ike Only)

#Sites re-used

1

#Units exceeding Energy Star

7

#Units with bus/rail access

7

#Low flow showerheads

#Low flow toilets

7

#Units with solar panels



## Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Habitat for Humanity-Anchorage	Unknown	\$ 181,645.18

### Location Description:

Development of seven units of self-help homeownership in Anchorage, Alaska, in an existing subdivision. HFH proposes to target census tracts/block group areas, when possible, that are LMMA tracts in the Spenard, Fairview, Mountain View, and east Anchorage area. Revision 2: HFH has identified property located at 330 Oklahoma in east Anchorage for the USE E-acquisition/new construction activities. This is an LMMA neighborhood. Environmental assessment is complete,

### Activity Description:

Property has been acquired and will be developed into seven homeownership units using Habitat and NSP funds. Grantee, in working with the Municipality of Anchorage and the HFH architects, proposed a redesign of the project to AHFC in December of 2010. This redesign will allow the development of three duplex units of housing and one single family home by re-platting the property to add 100' of additional land (owned by HFH that is adjacent to the NSP acquisition) to the existing lot. This redesign better fits with owner/builder housing development and better fits with the characteristics of the neighborhood. Initially a one building, seven unit design was initially proposed for this project in early 2009.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: NSP-09-HFH-1-2****Activity Title: HFH - Administration****Activity Type:**

Administration

**Activity Status:**

Completed

**Project Number:**

NSP-09-HFH-1

**Project Title:**

HFH-NSP (E) Red. AcNHC

**Projected Start Date:**

01/11/2010

**Projected End Date:**

03/06/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 3,469.62**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 3,469.62**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Habitat for Humanity-Anchorage

**Organization Type**

Unknown

**Proposed Budget**

\$ 3,469.62

**Location Description:**

330 Oklahoma Street, Anchorage, Alaska.

**Activity Description:**

Administration for HFH project. Grantee initially proposed a \$41,164 administrative budget, but requested to move the bulk of the Administrative budget to the New Housing Construction activity in August of 2010.

**Environmental Assessment:** EXEMPT**Environmental Reviews:** None**Activity Attributes:** None**Activity Supporting Documents:** None

**Grantee Activity Number: NSP-09-HFH-1-3**

**Activity Title: ANH-NSP (E) Redev - Acq.**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-HFH-1

**Projected Start Date:**

12/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

HFH-NSP (E) Red. AcNHC

**Projected End Date:**

03/31/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 242,977.23

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 242,977.23

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households				0.0
# Owner Households	4	2	2	100.00
# of Households	4	2	2	100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Multifamily Units	
# of Housing Units	4
Total acquisition compensation to owners	240000
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Anchorage Neighborhood Housing Services dba NeighborWorks Anchorage	Unknown	\$ 0.00
Habitat for Humanity-Anchorage	Unknown	\$ 242,977.23

**Location Description:**

8314 Duben Avenue, Anchorage, Alaska 99504

**Activity Description:**

Purchase of vacant lot within an existing subdivision in Anchorage Alaska.  
CHDO to develop the property into eight or more units of affordable housing with financing from other sources.  
Property transferred to Habitat for Humanity for development in June 2017. HFH to build a minimum of 4 homeowner units on the lot.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-HFH-1-3-1****Activity Title: HFH - (E) Redev - Acq****Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-HFH-1

**Projected Start Date:**

01/11/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

HFH-NSP (E) Red. AcNHC

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 230,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 230,000.00**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	7	2	5	100.00
# of Households	7	2	5	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

7

# of Housing Units

7

# of Parcels acquired voluntarily

7

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

1

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Habitat for Humanity-Anchorage

**Organization Type**

Unknown

**Proposed Budget**

\$ 230,000.00

**Location Description:**

303 Oklahoma, Anchorage, AK

**Activity Description:**

Acquisition of a vacant parcel of land in east Anchorage, Alaska, for redevelopment into a seven unit condominium project by Habitat for Humanity-Anchorage. Most of the HFH homeowners will have incomes at or below 60% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-09-JHT-1 / JHT-NSP (B) Pur & Reh**



**Grantee Activity Number: NSP-09-JHT-1-1**

**Activity Title: JHT-NSP (B) Pur & Rehab - Acq**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-JHT-1

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

JHT-NSP (B) Pur & Reh

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 244,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 244,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

**Total**

1

1

1

1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Juneau Housing Trust, Inc.

**Organization Type**

Unknown

**Proposed Budget**

\$ 244,000.00

**Location Description:**





6737 Gray Street, Juneau, Alaska. 99801.

**Activity Description:**

Purchased one foreclosed home at a 4% discount from fair market value to rehabilitate and resell to an income eligible family with an income at or below 50% AMI. Property was sold to an income eligible family on September 30, 2011.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-JHT-1-2**

**Activity Title: JHT-NSP (B) Pur & Rehab - Acq**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-JHT-1

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

JHT-NSP (B) Pur & Reh

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 269,211.93

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 269,211.93

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Juneau Housing Trust, Inc.

**Organization Type**

Unknown

**Proposed Budget**

\$ 269,211.93

**Location Description:**



4452 Albatross Street, Juneau, AK 99801

**Activity Description:**

Grantee purchased property in default at a one percent discount from Wells Fargo Asset Financial to resell to one family at an income level of 80% AMI or below. Property acquired, rehabilitated and was resold to an income-eligible family in October of 2010.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-JHT-1-5**

**Activity Title: JHT-NSP - Administration**

**Activity Type:**

Administration

**Project Number:**

NSP-09-JHT-1

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

JHT-NSP (B) Pur & Reh

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 45,821.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 45,821.00

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Juneau Housing Trust, Inc.	Unknown	\$ 45,821.00

**Location Description:**

Activity budget was initially proposed to be \$50,821; grantee requested a budget amendment to amend the Administrative budget down to \$45,821 to use \$5,000 of the Administrative monies to fully fund the grantee's second acquisition.

**Activity Description:**

Funds to be used for ongoing administration of the grantee's NSP program.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Environmental Reviews:** None

**Grantee Activity Number: NSP-09-JHT-1-9**

**Activity Title: JHT- NSP (E) - Acq**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-JHT-1

**Projected Start Date:**

11/15/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

JHT-NSP (B) Pur & Reh

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 293,865.57

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 293,865.57

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
2		2	100.00
2		2	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2

# of Housing Units

2

# of Parcels acquired voluntarily

2

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

2



**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Juneau Housing Trust, Inc.	Unknown	\$ 0.00

**Location Description:**

Grantee to purchase a vacant lot in an existing subdivision in the Lemon Creek area from the City and Borough of Juneau

**Activity Description:**

JHT plans to use to NSP program income from the sale of the first two NSP homes to develop two small, affordable homes to resale to income-eligible families at or below 120% AMI. Grantee is working in partnership with the City and Borough of Juneau, the Juneau School District, and the state's SAGA program. The affordable homes will be built by the School District's Construction Academy and improvements sold to the Trust for the cost of the improvements. The lots will remain in the Housing Trust to enhance affordably for income-eligible families. The first home is scheduled for completion in 2011, the second home is scheduled for completion in 2012.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-09-KPH-1 / KPH-NSP (B) Purchase & Rehab.**



**Grantee Activity Number: NSP-09-KPH-1-1****Activity Title: KPHI - NSP (B) Pur & Rehab-Acq,****Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-KPH-1

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

KPH-NSP (B) Purchase &amp; Rehab.

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 386,100.65**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 386,100.65**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2	2		100.00
# of Households	2	2		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

Total acquisition compensation to owners

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

**Total**

2

2

2

2

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Kenai Peninsula Housing Initiatives

**Organization Type**

Unknown

**Proposed Budget**

\$ 386,100.65



**Location Description:**

115 North Kobuk, Soldotna, Alaska and 398 West Katmai Avenue in Soldotna. In December 2012 the Kay Court property was sold to an 80% AMI buyer, necessitating moving the acquisition funds to the 80% AMI National Objective activity rather than the 50% AMI National Objective activity. Performance measures have been modified as well. This modification was necessary due to the lack of qualified, mortgage ready 50% AMI and below homebuyers and the prequalification of a mortgage-ready qualified borrower at the 80% AMI and below level who wished to purchase the home. Although this change lessens the amount of NSP set-aside, the NSP set-aside continues to be above the 25% requirement.

**Activity Description:**

Purchase and rehabilitation of foreclosed homes to rent or sell to individuals at or below 50% AMI. Three homes were initially purchased and rehabilitated with one home moved to an 80% AMI homeownership activity in December 2012. Homes were marketed to income-eligible borrowers. Program income generated from the sale of the properties will be used for additional NSP eligible activities.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: NSP-09-KPH-1-2

### Activity Title: KPHI - NSP (B) P & R - Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-09-KPH-1

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

KPH-NSP (B) Purchase & Rehab.

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 173,936.82

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 173,936.82

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced



#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

# of Properties

2

### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Kenai Peninsula Housing Initiatives	Unknown	\$ 173,936.82

### Location Description:

115 North Kobuk, Soldotna, Alaska and 398 Katmai Avenue, Soldotna, Alaska.

### Activity Description:

Rehabilitation of housing for homeownership units for families at or below 50% AMI. In December 2012, one unit was moved to an 80% AMI unit to facilitate the sale to a family with an income at or below 80% AMI; rather than at 50% AMI due to the lack of mortgage-ready families in the area at the 50% AMI level who were interested in purchasing the property. The rehabilitation expenses attributed to the property have been moved to the 80% AMI rehabilitation activity. Although this change lessens the overall 25% AMI set-aside, the set-aside continues to be well above the statutorily mandated minimum for NSP1.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-KPH-1-3**

**Activity Title: KPHI - NSP (B) Pur & Rehab -Acq**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-KPH-1

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

KPH-NSP (B) Purchase & Rehab.

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 757,203.31

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 757,203.31

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2		2	100.00
# of Households	2		2	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	2
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	2

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Kenai Peninsula Housing Initiatives	Unknown	\$ 757,203.31



**Location Description:**

3751 Sterling Highway, Homer, Alaska and 40810 Kay Court, Homer, Alaska.

**Activity Description:**

Large foreclosed home was acquired at a 14.36% discount from the lender. Sterling Highway property currently being marketed by grantee to income-eligible borrowers at or below 120% AMI. Program income generated from the sale of the property to an income-eligible borrower will be utilized for additional NSP-eligible activities. In December 2012, the acquisition expenses attributed to 40810 Kay Court were moved to this activity due to the sale of the property to an 80% AMI, rather than a 50% AMI prequalified homebuyer. The 3751 Serling Highway property was sold to a 120% AMI buyer. This activity is being tracked in NSP-09-KPH-1-4.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: NSP-09-KPH-1-4

### Activity Title: KPHI - NSP (B) P & R - Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-09-KPH-1

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

KPH-NSP (B) Purchase & Rehab.

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 23,624.31

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 23,624.31

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
2		2	100.00
2		2	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced



#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

# of Properties

2

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Kenai Peninsula Housing Initiatives	Unknown	\$ 23,624.31

**Location Description:**

3751 Sterling Highway and 40810 Kay Court, Homer, Alaska.

**Activity Description:**

Rehabilitation of one foreclosure to be resold or leased to an income eligible family with an income at or below 120% AMI. Grantee requested budget modification on April 5, 2010, moving funds from rehabilitation to acquisition. Rehabilitation will take place through the use of other funding sources, with the NSP funds used for acquisition. In December 2012, the expenses attributed to rehabilitation of a second unit initially purchased for resale to a 50% AMI family was reprogrammed to this activity to facilitate the sale of the Kay Court home to a family with an 80% AMI income level. The 3751 Sterling Highway property was sold in July 2017 to a 120% AMI qualified buyer.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: NSP-09-KPH-1-5****Activity Title: KPH-NSP (E) Redev Acq- NHC****Activity Type:**

Acquisition - general

**Activity Status:**

Completed

**Project Number:**

NSP-09-KPH-1

**Project Title:**

KPH-NSP (B) Purchase &amp; Rehab.

**Projected Start Date:**

03/01/2011

**Projected End Date:**

03/06/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 153,262.49**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 153,262.49**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Proposed Accomplishments**

# of Properties

**Total**

1

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Kenai Peninsula Housing Initiatives

**Organization Type**

Unknown

**Proposed Budget**

\$ 0.00

**Location Description:**

Grantee is currently exploring options to purchase vacant property on the Kenai peninsula with program income generated by the sale of homes to income-eligible families. No homes have sold yet so this is a future activity.

**Activity Description:**

Grantee is currently exploring options to purchase properties with NSP program income to develop additional units of affordable housing. This activity is anticipated to begin in mid-2011 after the agency's NSP acquisitions have been rehabilitated and resold to income eligible families.

**Environmental Assessment:** COMPLETED**Environmental Reviews:** None**Activity Attributes:** None

**Environmental Reviews:** None

**Activity Supporting Documents:** None

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**Project # / NSP-09-RCP-1 / Rural CAP-NSP (E) Redev-Anch**





**Grantee Activity Number: NSP-09-RCP-1-1****Activity Title: Rural CAP-NSP (B) Acquisition****Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-RCP-1

**Projected Start Date:**

11/04/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Rural CAP-NSP (E) Redev-Anch

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 125,911.86**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 125,911.86**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

Total acquisition compensation to owners

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

**Total**

1

1

126000

1

1

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Rural Alaska Community Action Program, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 126,238.86

**Funding Source Name****Matching Funds****Funding Amount**

**Neighborhood Stabilization Program**

No

\$ 0.00

**Location Description:**

Property address: 7341 Huntsman Circle, #17-D, Anchorage, AK.

**Activity Description:**

RCP acquired a foreclosed condominium unit at a discount to rehabilitate and lease to an income-eligible family. RCP completed the acquisition of the foreclosed property. This property adds one additional unit of affordable housing to the agency's Affordable Housing Program.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-RCP-1-2****Activity Title: Rural CAP - NSP (E) Redev NHC****Activity Type:**

Construction of new housing

**Activity Status:**

Completed

**Project Number:**

NSP-09-RCP-1

**Project Title:**

Rural CAP-NSP (E) Redev-Anch

**Projected Start Date:**

06/01/2009

**Projected End Date:**

03/06/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 229,117.56**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 229,117.56**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total**      **Low**      **Mod**      **Low/Mod%**

7      7           100.00

# of Households

7      7           100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

7

# of Housing Units

7

Activity funds eligible for DREF (Ike Only)

#Units with other green

7

#Sites re-used

1

#Units exceeding Energy Star

7

#Units with bus/rail access

7

#Low flow showerheads

#Low flow toilets

#Units with solar panels

**Proposed budgets for organizations carrying out Activity:****Responsible Organization****Organization Type****Proposed Budget**

**Location Description:**

Fairview subdivision, Anchorage, Alaska. Address: 1036 East 11th, Third Addition, Lots 11 and 12 B3C. The census tract block group has a HUD Foreclosure Risk Assessment Score of 3.

**Activity Description:**

Replat and redevelop two vacant subdivision lots into seven units of affordable housing for individuals at or below 50% AMI

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

## Grantee Activity Number: NSP-09-RCP-1-3

### Activity Title: Rural CAP-NSP (B) Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-09-RCP-1

**Projected Start Date:**

02/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Rural CAP-NSP (E) Redev-Anch

**Projected End Date:**

06/15/2010

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 6,276.58

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 6,276.58

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

1

#Low flow showerheads

1

#Low flow toilets

1

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced



#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

# of Properties

1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Rural Alaska Community Action Program, Inc.	Non-Profit	\$ 6,276.58

**Location Description:**

7341 Huntsman Circle, Anchorage, Alaska

**Activity Description:**

Grantee purchased and rehabilitated one foreclosed condominium unit to house an income eligible family with an income at or below 50% AMI in Anchorage, Alaska. This property will add one unit of affordable housing to the grantees Affordable Housing Program rental stock.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: NSP-09-RCP-1-4****Activity Title: RCP-NSP (E) Redev-NHC LH25****Activity Type:**

Construction of new housing

**Activity Status:**

Completed

**Project Number:**

NSP-09-RCP-1

**Project Title:**

Rural CAP-NSP (E) Redev-Anch

**Projected Start Date:**

08/02/2010

**Projected End Date:**

03/06/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 850,068.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 850,068.00**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total**      **Low**      **Mod**      **Low/Mod%**

7                0.00

# of Households

7                0.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

7

# of Housing Units

7

Activity funds eligible for DREF (Ike Only)

#Units with other green

7

#Sites re-used

1

#Units exceeding Energy Star

7

#Units with bus/rail access

7

#Low flow showerheads

7

#Low flow toilets

7

#Units with solar panels

**Proposed budgets for organizations carrying out Activity:****Responsible Organization****Organization Type****Proposed Budget**

**Location Description:**

11th and Medfra, Anchorage, AK

**Activity Description:**

This is a duplicate activity. As per the Dodd-Frank Bill, project for which funds have not been obligated or for which funds have been obligated with no expenditures will be able to apply for all of the costs toward the set-aside and HUD will allow credit for any expenditures made after July 21, 2010. Grantee is calculating expenditures from August 1, 2010, forward to move to this duplicate activity after approval.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-09-RCP-2 / Rural CAP - NSP (E) Redev-Kenai**



**Grantee Activity Number: NSP-09-RCP-2-1**

**Activity Title: Rural CAP - NSP (E) Redev -Acq.**

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-09-RCP-2

**Projected Start Date:**

01/04/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Rural CAP - NSP (E) Redev-Kenai

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 137,691.03

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 137,691.03

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
9	6	3	100.00
9	6	3	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

**Total**

9

9

9

9

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Rural Alaska Community Action Program, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 138,281.59

**Location Description:**



Chinulna Point, Lots A1, F8, F9, F10, F11, F14, F15, F16 on Sea Quest Drive in Kenai, Alaska. One additional lot in Chinulna Point, A4, acquired in the summer of 2010, to increase the size of the project by one family.

**Activity Description:**

Development of nine homes through Rural CAP's self-help homeownership program on nine previously vacant lots in an established subdivision in Kenai, Alaska, in conjunction with the USDA 523 Program. One additional project site was added due to less than anticipated lot improvement costs. The project was initially an eight-house project. Due to two families dropping out early-on in the project the two initial, alternate homeowners for the project moved forward.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-09-RCP-2-2****Activity Title: Rural CAP - NSP (E) Redev-NHC****Activity Type:**

Construction of new housing

**Project Number:**

NSP-09-RCP-2

**Projected Start Date:**

01/04/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Rural CAP - NSP (E) Redev-Kenai

**Projected End Date:**

03/06/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 440,308.97**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 440,308.97**Program Income Account:**

Rural CAP II P/I

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	9	5	4	100.00
# of Households	9	5	4	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

**Proposed budgets for organizations carrying out Activity:****Responsible Organization****Organization Type****Proposed Budget**

**Location Description:**

Chinulna Point #8, Lots A1, F8, F9, F10, F11, F14, F15, F16, Kenai, Alaska. Adding one additional lot, A4, to project due to lower than anticipated lot improvement costs.

**Activity Description:**

Construction of a total of nine units of affordable housing through Rural CAP's self-help homeownership program. The agency was awarded a USDA 523 Program technical assistance grant to assist homeowners in building their homes. Homeowners to finance homes through the USDA 502 direct program. NSP funds will be used to improve the lots prior to the sale to low- to moderate income owner/builders. Homeowners executed an NSP deed of trust, deed of trust note and subsidy agreement. Homes are closed in with owner/builders working on interiors of the homes with an anticipated completion date in the spring of 2011.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

**Action Plan Comments:**

Davis, Kim .

Davis, Kim Budget Revision #1- Changes in budgeted amounts for activities under Project NSP-09-CIH-1, are approved.

Davis, Kim Revisions to activities NSP-09-CIH-1-1 and NSP-09-RCP-1-1 (adding LH25 activity) are approved  
Reviewed by KD.

Davis, Kim Budget Revision moving funds from NSP-09-KPH-1-4 to NSP-09-KPH-1-3 is approved.

Davis, Kim Budget revision moving funds from NSP-09-JHT-1-2 to NSP-09-JHT-1-1 and revision to activity NSP-09-RCP-1-1 and adding LH-25 Rehab activity NSP-09-RCP-1-3 is approved. Reviewed by KD.

Davis, Kim Budget revision moving funds (\$28,000) from NSP-09-FNH-1-2 to NSP-09-FNH-1-1 is approved.

Davis, Kim Budget revision moving funds from NSP-CDI-1-2 to NSP-CDI-1-3, and creating a new activity (NSP-CDI-1-4) from funds from NSP-CDI-1-2 is approved.

Davis, Kim Budget revision moving funds from NSP-09-RCP-2-2 to NSP-09-RCP-2-1, is approved. Grantee added definition for "Affordable Rents" and "Blighted Structures" into on-line action plan.

Davis, Kim Budget revisions, addition of LH-25 activities are approved.

- Davis, Kim Minor changes to NSP-09-JHT-8, and NSP-09-JHT-9 (change in activity title)
- Davis, Kim Revision to activities carried out by ANHS, creating separate activates for each multi-family project. Addition of number of demolished units in activity NSP-09-CDI-1-1
- Davis, Kim Revision to activities carried out by ANHS, adding correct budget amounts. Budget revision for activities adding program income.
- Davis, Kim Minor budgetary changes to Admin "activity" budge Activity number NSP-09-AHF-1-1 as well as the Admin "project budget NSP-09-AHF-1
- Davis, Kim Budget adjustment for activities NSP-09-RCP-1-1 and NSP-09-RCP-1-2. Adjustment of \$327 moved from first activity to second.
- Davis, Kim Budget Revision moving \$590.56 from NSP-09-RCP-2-1 to NSP-09-RCP-2-2 is approved
- Davis, Kim Budget revision and amendments to activities moving activity from the LH-25 set aside due to sale of propety to 80% LMI. Affected activities NSP-09-KPH-1-1 thru NSP-09-KPH-1-4.
- Davis, Kim Action Plan correction to fix expenditure data issue from QPR for Activity NSP-09-RCP-1-2
- Davis, Kim Action Plan revision to remove activities that will not be funded with NSP. NSP-09-CIH-1-3 and 1-4. NSP-09-JHT-1-3, 1-4,-1-6, 1-7, and 1-8.
- Addition of one activity anticipated to be funded with program income: NSP-09-CIH-1-8.
- Davis, Kim The minor budget changes are approved.
- Budget changes to move funds (\$61.13) from NSP-09-KPH-1-1 to NSP-09-KPH-1-2 in order to facilitate the final draw for this grantee.
- Moving funds (\$327) from NSP-09-RCP-1-2, to NSP-09-RCP-1-4, that were wrongly classified.

## Action Plan History

Version	Date
B-08-DN-02-0001 AP#22	03/07/2022
B-08-DN-02-0001 AP#21	10/28/2020
B-08-DN-02-0001 AP#20	06/09/2020
B-08-DN-02-0001 AP#19	05/02/2018
B-08-DN-02-0001 AP#18	11/09/2017
B-08-DN-02-0001 AP#17	08/14/2017



B-08-DN-02-0001 AP#16	12/24/2014
B-08-DN-02-0001 AP#15	12/19/2014
B-08-DN-02-0001 AP#14	10/30/2014
B-08-DN-02-0001 AP#13	07/31/2013
B-08-DN-02-0001 AP#12	04/22/2013
B-08-DN-02-0001 AP#11	02/28/2013
B-08-DN-02-0001 AP#10	02/15/2013
B-08-DN-02-0001 AP#9	01/16/2013
B-08-DN-02-0001 AP#8	01/09/2013
B-08-DN-02-0001 AP#7	09/12/2012
B-08-DN-02-0001 AP#6	05/24/2012
B-08-DN-02-0001 AP#5	02/10/2012
B-08-DN-02-0001 AP#4	01/31/2012
B-08-DN-02-0001 AP#3	01/30/2012
B-08-DN-02-0001 AP#2	11/03/2011
B-08-DN-02-0001 AP#1	09/13/2010

