

Grantee: Alaska

Grant: B-08-DN-02-0001

April 1, 2019 thru June 30, 2019 Performance Report



Grant Number: B-08-DN-02-0001	Obligation Date: 03/19/2009	Award Date: 03/06/2009
Grantee Name: Alaska	Contract End Date: 03/06/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$19,600,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$19,600,000.00	Estimated PI/RL Funds: \$749,128.06	
Total Budget: \$20,349,128.06		

Disasters:

Declaration Number

No Disasters Found

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 reward 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

Distribution and and Uses of Funds:

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.

Public Comment:

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

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$20,047,128.06
Total Budget	\$0.00	\$20,047,128.06
Total Obligated	\$0.00	\$20,047,128.06
Total Funds Drawdown	\$0.00	\$20,047,128.06
Program Funds Drawdown	\$0.00	\$19,600,000.00



Program Income Drawdown	\$0.00	\$447,128.06
Program Income Received	\$0.00	\$519,128.06
Total Funds Expended	\$0.00	\$20,212,193.28
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$9,464,047.21

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$9,464,047.21
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$1,517,305.62
Limit on Admin	\$0.00	\$1,517,305.62
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$5,087,282.02	\$5,710,207.91

Overall Progress Narrative:

No changes.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-09-AHF-1, AHFC-Administration	\$0.00	\$1,213,054.00	\$1,213,054.00
NSP-09-ANH-1, ANH-NSP (E) Redevelopment	\$0.00	\$2,734,321.00	\$2,734,321.00
NSP-09-CDI-1, CDI-NSP (D) & (E)	\$0.00	\$4,301,225.50	\$4,301,225.50
NSP-09-CIH-1, CIH-NSP (B) & (D) (E)	\$0.00	\$6,739,068.30	\$6,739,068.30
NSP-09-FNH-1, FNH-NSP (B) Pur & Reh.	\$0.00	\$470,250.00	\$470,250.00
NSP-09-HFH-1, HFH-NSP (E) Red. AcNHC	\$0.00	\$452,809.18	\$452,809.18
NSP-09-JHT-1, JHT-NSP (B) Pur & Reh	\$0.00	\$852,898.50	\$559,032.93
NSP-09-KPH-1, KPH-NSP (B) Purchase & Rehab.	\$0.00	\$1,494,127.58	\$1,340,865.09
NSP-09-RCP-1, Rural CAP-NSP (E) Redev-Anch	\$0.00	\$1,211,374.00	\$1,211,374.00
NSP-09-RCP-2, Rural CAP - NSP (E) Redev-Kenai	\$0.00	\$578,000.00	\$578,000.00



Activities

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

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

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

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/01/2019

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$673,262.53
Total Budget	\$0.00	\$673,262.53
Total Obligated	\$0.00	\$673,262.53
Total Funds Drawdown	\$0.00	\$673,262.53
Program Funds Drawdown	\$0.00	\$673,262.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$673,262.53
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	6/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/50
# of Multifamily Units	0	0/50

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/1	1/1	0.00

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/50	0/0	0/50	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/50	0/0	0/50	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Total Other Funding Sources	\$0.00



Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	NSP-09-ANH-1-3
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

08/31/2018

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$242,977.23
Total Budget	\$0.00	\$242,977.23
Total Obligated	\$0.00	\$242,977.23
Total Funds Drawdown	\$0.00	\$242,977.23
Program Funds Drawdown	\$0.00	\$242,977.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$242,977.23
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

Location Description:

8314 Duben Avenue, Anchorage, Alaska 99504

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-09-ANH-1-4
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

07/02/2018

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$433,424.62
Total Budget	\$0.00	\$433,424.62
Total Obligated	\$0.00	\$433,424.62
Total Funds Drawdown	\$0.00	\$433,424.62
Program Funds Drawdown	\$0.00	\$433,424.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$433,424.62
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

12/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$186,156.00
Total Budget	\$0.00	\$186,156.00
Total Obligated	\$0.00	\$186,156.00
Total Funds Drawdown	\$0.00	\$186,156.00
Program Funds Drawdown	\$0.00	\$186,156.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$186,156.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,144,501.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/2
# of Parcels acquired voluntarily	0	1/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Multifamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	10/0	0/10	10/10	100.00	
# Renter Households	0	0	0	10/0	0/10	10/10	100.00	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-09-ANH-1-8
Activity Title:	ANH-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-ANH-1

Projected Start Date:

09/17/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ANH-NSP (E) Redevelopment

Projected End Date:

06/01/2018

Completed Activity Actual End Date:

Responsible Organization:

Anchorage Neighborhood Housing Services dba

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$0.00	\$400,000.00
Program Funds Drawdown	\$0.00	\$400,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$400,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

\$400,000 of NSP1 admin was deobligated, repurposed and reprogrammed 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.

Location Description:

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

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Grantee Activity Number: NSP-09-CDI-1-2

Activity Title: CDI-NSP (E) Redev - Acq.

Activity Category:

Acquisition - general

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Development, Inc.-Alaska

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$1,005,470.17

Total Budget

\$0.00

\$1,005,470.17

Total Obligated

\$0.00

\$1,005,470.17

Total Funds Drawdown

\$0.00

\$1,005,470.17



Program Funds Drawdown	\$0.00	\$1,005,470.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,005,470.17
Community Development, Inc.-Alaska	\$0.00	\$1,005,470.17
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$781,500.00

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.

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 & D.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
# of Parcels acquired by	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/94

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/94	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Category:

Construction of new housing

Project Number:

NSP-09-CDI-1

Projected Start Date:

06/22/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

CDI-NSP (D) & (E)

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Development, Inc.-Alaska

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,780,029.00
Total Budget	\$0.00	\$1,780,029.00
Total Obligated	\$0.00	\$1,780,029.00
Total Funds Drawdown	\$0.00	\$1,780,029.00
Program Funds Drawdown	\$0.00	\$1,780,029.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,780,029.00
Community Development, Inc.-Alaska	\$0.00	\$1,780,029.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	72/56
#Low flow showerheads	0	72/56
#Units with bus/rail access	0	55/56
#Units exceeding Energy Star	0	55/56
#Sites re-used	0	3/1
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	55/56
# of Multifamily Units	0	55/56

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	46/34	9/21	55/55	100.00
# Renter Households	0	0	0	46/34	9/21	55/55	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Grantee Activity Number: NSP-09-JHT-1-9
Activity Title: JHT- NSP (E) - Acq

Activity Category: Acquisition - general
Activity Status: Completed
Project Number: NSP-09-JHT-1
Project Title: JHT-NSP (B) Pur & Reh



Projected Start Date:

11/15/2010

Projected End Date:

03/06/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Juneau Housing Trust, Inc.

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$293,865.57
Total Budget	\$0.00	\$293,865.57
Total Obligated	\$0.00	\$293,865.57
Total Funds Drawdown	\$0.00	\$293,865.57
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$293,865.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$293,865.57
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:**Accomplishments Performance Measures**

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Properties	0	2/2
# of Parcels acquired voluntarily	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	2/2	2/2	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: 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 Category:

Acquisition - general

Project Number:

NSP-09-RCP-2

Projected Start Date:

01/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Rural CAP - NSP (E) Redev-Kenai

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Rural Alaska Community Action Program, Inc.



Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$137,691.03
Total Budget	\$0.00	\$137,691.03
Total Obligated	\$0.00	\$137,691.03
Total Funds Drawdown	\$0.00	\$137,691.03
Program Funds Drawdown	\$0.00	\$137,691.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$137,691.03
Rural Alaska Community Action Program, Inc.	\$0.00	\$137,691.03
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/9
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	9/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/9
# of Singlefamily Units	0	10/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/6	1/3	9/9	11.11
# of Persons	0	0	0	0/0	0/0	0/0	0



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Category:

Construction of new housing

Project Number:

NSP-09-RCP-2

Projected Start Date:

01/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Rural CAP II P/I

Activity Status:

Completed

Project Title:

Rural CAP - NSP (E) Redev-Kenai

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Rural Alaska Community Action Program, Inc.

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$440,308.97
Total Budget	\$0.00	\$440,308.97
Total Obligated	\$0.00	\$440,308.97
Total Funds Drawdown	\$0.00	\$440,308.97
Program Funds Drawdown	\$0.00	\$440,308.97
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$440,308.97
Rural Alaska Community Action Program, Inc.	\$0.00	\$440,308.97
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:

Nine single family homes were built and sold to households between 30% and 80% AMI.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



#Units with solar panels	0	0/0
#Low flow toilets	9	9/0
#Low flow showerheads	9	9/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	9/9
#Sites re-used	1	10/9
#Units \geq other green	0	9/9
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	8/9
# of Singlefamily Units	-1	8/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	9	0	9	15/5	3/4	18/9	100.00
# Owner Households	9	0	9	15/5	3/4	18/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

