

Grantee: Alaska

Grant: B-08-DN-02-0001

October 1, 2020 thru December 31, 2020 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 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

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 up

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 | \$0.00 | \$29,511,175.27 |
| 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 | (\$165,065.35) | \$20,047,127.93 |
| HUD Identified Most Impacted and Distressed | \$0.00 | \$0.00 |
| Other Funds | \$ 0.00 | \$ 9,464,047.21 |



| | | |
|-----------------|---------|-----------------|
| Match Funds | \$ 0.00 | \$ 9,464,047.21 |
| Non-Match Funds | \$ 0.00 | \$ 0.00 |

Funds Expended

| Overall | This Period | To Date |
|---|----------------|-----------------|
| Alaska Housing Finance Corporation1 | \$ 0.00 | \$ 1,213,054.00 |
| Anchorage Neighborhood Housing Services dba | \$ 0.00 | \$ 2,734,321.00 |
| Community Development, Inc.-Alaska | \$ 0.00 | \$ 4,301,225.50 |
| Cook Inlet Housing Authority | \$ 0.00 | \$ 6,739,068.17 |
| Fairbanks Neighborhood Housing Services | \$ 0.00 | \$ 470,250.00 |
| Habitat for Humanity-Anchorage | \$ 0.00 | \$ 452,809.18 |
| Juneau Housing Trust, Inc. | \$ 0.00 | \$ 852,898.50 |
| Kenai Peninsula Housing Initiatives | -\$ 165,065.35 | \$ 1,494,127.58 |
| Rural Alaska Community Action Program, Inc. | \$ 0.00 | \$ 1,789,374.00 |

Progress Toward Required Numeric Targets

| Requirement | Target | Projected | Actual |
|-----------------------------------|---------------------|-----------------|-----------------|
| Overall Benefit Percentage | 99.99% | .00% | .00% |
| Minimum Non Federal Match | \$.00 | \$.00 | \$ 9,464,047.21 |
| Overall Benefit Amount | \$ 2,034,709,314.72 | \$.00 | \$.00 |
| Limit on Public Services | \$ 2,940,000.00 | \$.00 | \$.00 |
| Limit on Admin/Planning | \$ 1,960,000.00 | \$ 1,517,305.62 | \$.00 |
| Limit on Admin | \$.00 | \$ 1,517,305.62 | \$.00 |
| Most Impacted and Distressed | \$.00 | \$.00 | \$.00 |
| Progress towards LH25 Requirement | \$ 5,087,282.02 | | \$ 5,710,207.91 |

Overall Progress Narrative:

No changes from 3Q2020.

Project Summary

| Project #, Project Title | This Report | 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 | \$1,146,764.07 | \$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 # / 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 | Activity Status: Under Way |
| Project Number: NSP-09-ANH-1 | Project Title: ANH-NSP (E) Redevelopment |
| Projected Start Date: 11/01/2009 | Projected End Date: 03/01/2019 |
| Benefit Type: Direct (HouseHold) | Completed Activity Actual End Date: |
| National Objective: NSP Only - LMMI | Responsible Organization: Anchorage Neighborhood Housing Services dba |

| Overall | Oct 1 thru Dec 31, 2020 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$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 |
| Anchorage Neighborhood Housing Services dba | \$0.00 | \$673,262.53 |
| Most Impacted and Distressed Expended | \$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;



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

Activity Supporting Documents: None



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

Activity Type:
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 | Oct 1 thru Dec 31, 2020 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$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 |
| Anchorage Neighborhood Housing Services dba | \$0.00 | \$242,977.23 |
| Most Impacted and Distressed Expended | \$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

Activity Supporting Documents: None

| | |
|---------------------------------|---------------------------------|
| 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

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 | Oct 1 thru Dec 31, 2020 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$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 |
| Anchorage Neighborhood Housing Services dba | \$0.00 | \$433,424.62 |
| Most Impacted and Distressed Expended | \$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 | |

Activity Supporting Documents: None

| | |
|---------------------------------|---------------------------------|
| 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

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 | Oct 1 thru Dec 31, 2020 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$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 |
| Anchorage Neighborhood Housing Services dba | \$0.00 | \$400,000.00 |
| Most Impacted and Distressed Expended | \$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.

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.

Location Description:

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

Activity Supporting Documents:

None

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

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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

JHT-NSP (B) Pur & Reh

Projected End Date:

03/06/2013

Completed Activity Actual End Date:

Responsible Organization:

Juneau Housing Trust, Inc.

| Overall | Oct 1 thru Dec 31, 2020 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources | \$0.00 | \$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 |
| Juneau Housing Trust, Inc. | \$0.00 | \$293,865.57 |
| Most Impacted and Distressed Expended | \$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 | 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 | |

Activity Supporting Documents: None

