

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

**FIVE-YEAR PLAN**

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

**April 29, 2015**

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DRAFT

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

### 1. Introduction

The U.S. Department of Housing and Urban Development (HUD) provides funding for housing and community development through several formula grant programs. Alaska receives approximately \$5 million annually for three of them: the HOME Investment Partnership Act (HOME), the Community Development Block Grant Program (CDBG) and the Emergency Shelter Grants Program (ESG). In order to maintain eligibility for these, the State must engage in a consolidated planning process that results in the development of this Five-Year Housing and Community Development Plan (HCD Plan) as well as several other documents.

In Alaska, two Participating Jurisdictions (PJs) receive formula funding for the CDBG, HOME, and ESG programs; the Municipality of Anchorage and the State of Alaska. The Municipality of Anchorage is responsible for the preparation and maintenance of its own HCD Plan. The State of Alaska's HCD Plan covers all geographic areas of Alaska outside of the Municipality of Anchorage; often referred to as the "balance of state."

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

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

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

- The seven Guiding Principles developed during the drafting of the Plan are roughly the same as those found in the current HCD Plan as based on public comment and with recognition of the increasing necessity to consider transportation when determining cost and location of housing development.
- Since the last census, the population of Alaska has grown 10.6%, from 664,334 in 2009 to 735,132 in 2013. During the same time period, the population in the “balance of state” (all areas, but Anchorage) grew 4%, from 278,407 to 290,588.
- The two biggest housing related issues moving forward into the next five years are in-state migration from rural areas to urban areas and the growth in the senior population.
- Some people are aware of fair housing laws, who to call if they have a complaint, but more work is needed to continue to increase awareness.
- Affordable housing has become more available, but is still a primary need across the State.
- Homelessness remains an important concern, particularly as uncertainty exists with the national economy and recidivism in the corrections system remains high.
- The availability of housing for persons with disabilities remains a barrier for many households with a disabled household member.
- Compared to the rest of the country, Alaska has weathered much of the real estate turmoil from recent years. This has helped maintain the general health of the housing industry and demand for affordable housing and community development projects.

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

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

*The statutory goal of the HCD Plan is to:*

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

### Guiding Principles

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

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

inadequate to meet current and projected need for this population, which has historically been underserved.

- 7) **Housing and community development projects should incorporate climate specific design and engineering, energy efficient community design and construction techniques and innovative technologies.** Rationale: Use of appropriate technologies insures long term viability of housing and community development projects. Communities designed in consideration of the link between transportation and housing costs, can minimize the consumption of energy used for mobility.

### Outcome Performance Measures

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

### Outcome categories are:

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

### Evaluation of past performance

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

Although AHFC remains committed to the continuation of the Owner-Occupied Rehabilitation Program (ORP), the expenditure of ORP funds remains low. There are several factors that have contributed to the reduction in ORP expenditures. The State legislature has imposed aggressive implementation and expenditure requirements on the weatherization and energy programs; this has necessitated the full attention of AHFC's weatherization program grantees. Also, the HOME Final Rule regarding Homeowner Rehabilitation has made it more difficult and costly due to the new inspection and code standards that will be required in each area. Consequently, ORP production will be adversely impacted.

Two ORP sub-recipients will continue to offer rehabilitation services to eligible applicants throughout the state under existing contracts. AHFC may choose to increase existing ORP sub-recipient funding commitments. However, ORP funding may be re-allocated to the rental housing development program or the Tenant Based Rental Assistance program if AHFC determines that funds cannot be spent within a reasonable timeframe.

Alaska Housing Finance Corporation will continue to support the Alaska Coalition on Housing and Homelessness in its efforts to develop a framework and a plan to significantly and measurably reduce homelessness in Alaska. Although the movement to national or regional competitions has made Alaska less competitive for Section 202/811, the state plans to apply for these types of programs where appropriate.

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

## THE PROCESS

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

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

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

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

Alaska's size and wide range of social, economic and physical environments present many challenges to any planning process. A variety of approaches were used to ensure the public had opportunities to participate in the SFY2015 AAP. The Interagency Steering Committee met on November 25, 2014 and provided ongoing input and review of the AAP. Two statewide teleconferenced public hearings were held on February 25, 2014 and April 7, 2014 to obtain public comment regarding housing and community development in preparation for drafting the SFY2015 Action Plan.

The draft AAP was made available for public review and comment on March 13, 2015 for a minimum of 30 days which ended on April 13, 2015. Notification of the availability of the draft plan,

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

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

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

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

Table 1 – Responsible Agencies

**Consolidated Plan Public Contact Information**

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

### 1. Introduction

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

As the housing Authority for the State of Alaska and the recipient of Continuum of Care and HOPWA Competitive funds, AHFC applies for planning funds whenever possible. The State distributes these funds in the form of grants to the two CoCs in the state for coordinated assessment of needs. AHFC is at the same time an active participant in the institutional delivery consortium statewide.

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

Alaska Housing Finance Corporation (AHFC) serves as both the designated housing agency for the State of Alaska and the Lead Agency/Collaborative Applicant for AK-501 Continuum of Care (CoC). Throughout the CoC application process, AHFC is intimately involved in assisting the CoC in establishing priorities and objectives to address the needs of Alaska's homeless. In addition, AHFC works closely with the CoC throughout the year to identify areas of unmet need and determine funding priorities.

This relationship helps inform AHFC's funding priorities to address the needs of Alaska's homeless, especially the chronically homeless, families with children, veterans, and unaccompanied youth.

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

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

Annually, AHFC reports on the current and upcoming ESG and state-funded BHAP programs in conjunction with a meeting of the Alaska Coalition on Housing & Homelessness. The discussion includes how the relatively small amount of ESG funds awarded to Alaska will be allocated and performance standards.

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

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

In Alaska, two Participating Jurisdictions (PJs) receive formula funding for the CDBG, HOME, and ESG programs; the Municipality of Anchorage and the State of Alaska. The Municipality of Anchorage is responsible for the preparation and maintenance of its own HCD Plan. The State of Alaska’s HCD Plan covers all geographic areas of Alaska *outside of the Municipality of Anchorage*; often referred to as the “balance of state.”

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

**Agency Types not consulted and provide rationale for not consulting**

N/A

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

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

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

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

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

White Paper on Energy Use in Alaska’s Public Facilities Version 1, 11/2012, AHFC with Richard Armstrong, PE, LLC

“Moving to Work” National Conference – February 2015

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

AHFC—Moving to Work Plan – ongoing throughout 2015

AHFC — Housing Needs Assessment, 2014

AHFC’s Annual Homeless Point in Time Survey Results

Alaska Homeless Management Information System Data

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

Alaska Council on the Homeless, Ten-Year Plan to reduce Homelessness – Five-year update Working Group  
Alaska Energy Authority, Renewable Energy Atlas of Alaska, 2011  
Cold Climate Housing Research Center — Alaska Energy Efficiency Program and Policy Recommendations; June, 2008  
NCSHA Federal Liaisons Monthly Telephone Round Table  
Alaska Department of Environmental Conservation—Village Safe Water  
Alaska Department of Health and Social Services—Comprehensive Integrated Mental Health Plan.  
Alaska Department of Labor and Workforce Development— Alaska Two Year State Plan for Title I of the Workforce Investment Act of 1998, July 1, 2007 through June 30, 2012.  
Alaska Department of Transportation —Statewide Transportation Improvement Program  
Kenai Peninsula Borough—Quarterly Report of Key Economic Indicators  
Alaska Tribally Designated Housing Entities—Indian Housing Plans  
Spring and Fall 2014 Alaska Housing Market Indicators — Quarterly Survey of Alaska Lenders, the Quarterly Survey of Alaska Permitting Activity, the Annual State of Alaska Rental Market Survey and the Construction Cost Survey  
Institute for Social and Economic Research (ISER) 2010 Report on the Alaska Non-Profit Economy - A report on the economic importance of Alaska’s nonprofit sector – The Foraker Group.  
ISER, Alaska Energy Statistics 1960-2010 Preliminary Data; Ginny Fay, Alejandra Villalobos Melendez, and Amber Converse; September 2011  
ISER, Alaska's Construction Spending 2012 Forecast; Scott Goldsmith and Mary Killorin; February 2012  
Alaska Economic Development Corporation Annual Economic Forecast Presentation – January 2015  
Alaska Department of Corrections 2009 Offender Profile  
Alaska Prisoner Reentry Task Force, Five Year Prisoner Reentry Strategic Plan 2011-2016; February, 2011  
State of Alaska – 2015 recidivism Reduction Plan: Cost-Effective Solutions to Slow Prison Population Growth and Reduce Recidivism  
State Interagency Working Group – 2015 Resiliency Disaster Competition  
Alaska Long-term Disaster Recovery Housing Task Force

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

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

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

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

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

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

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

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

Alaska Coalition on Housing and Homelessness – December 16 and April 21, 2015

Alaska Governor’s Council on Disabilities – November 19, 2015, January 7, 2015

Alaska Interagency Steering Committee – November 25, 2014

Fairbanks Homeless Coalition – TBD – April 16, 2015

Kenai Homeless Coalition – TBD in 2015

Association of Alaska Housing Authorities – ongoing throughout 2015

Juneau Homeless Coalition – April 19, 2015

Affordable Housing Partnership – TBD in 2015

Anchorage Homeless Coalition – March 26, 2015

Matanuska Susitna Homeless Coalition – TBD in 2015

The draft plan was released on March 13, 2015 with public comments accepted through April 13, 2015. A statewide teleconferenced public hearing on the draft plan was held Wednesday, March 31, 2015, from 4:00 to 6:00 p.m. at AHFC’s Board Room, 4300 Boniface Parkway, in Anchorage. AHFC’s Board of Directors approved the SFY 2016-2020 HCD Plan on April 29, 2015 and directed AHFC staff to submit it to HUD. All public comments and the State’s responses to the comments are in Appendix A.

## Needs Assessment

### NA-05 Overview

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

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

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

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

Table 2 - Housing Needs Assessment Demographics

Data: 2000 Census (Base Year), Alaska Department of Labor and Workforce  
 Source: Development Research and Analysis 2013 1-Year Data

### Summary of Housing Needs

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

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

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

income increases across the table, the concerns decrease. This can be expected that those with more income can find adequate housing but may have a higher cost burden for those conditions when compared to others in the same income group.

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

Number of Households Table

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

Table 2 - Total Households Table

Data 2007-2011 CHAS

source:

Housing Needs Summary Tables

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

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

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

Table 3 – Housing Problems Table  
 Data 2007-2011 CHAS  
 Source:

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

|  |        |       |
|--|--------|-------|
|  | Renter | Owner |
|--|--------|-------|

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

Table 4 – Housing Problems 2  
 Data 2007-2011 CHAS  
 Source:

3. Cost Burden > 30%

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

Table 5 – Cost Burden > 30%  
 Data 2007-2011 CHAS  
 Source:

4. Cost Burden > 50%

|                             | Renter    |             |             |       | Owner     |             |             |       |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                             | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b> |           |             |             |       |           |             |             |       |
| Small Related               | 3,460     | 1,985       | 810         | 6,255 | 1,665     | 1,345       | 1,215       | 4,225 |
| Large Related               | 375       | 395         | 50          | 820   | 250       | 265         | 185         | 700   |
| Elderly                     | 1,360     | 390         | 110         | 1,860 | 1,530     | 920         | 685         | 3,135 |
| Other                       | 4,360     | 1,300       | 280         | 5,940 | 2,150     | 730         | 750         | 3,630 |

|                      | Renter    |             |             |        | Owner     |             |             |        |
|----------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|--------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total  |
| Total need by income | 9,555     | 4,070       | 1,250       | 14,875 | 5,595     | 3,260       | 2,835       | 11,690 |

Table 6 – Cost Burden > 50%  
 Data 2007-2011 CHAS  
 Source:

5. Crowding (More than one person per room)

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

Table 7 – Crowding Information - 1/2  
 Data 2007-2011 CHAS  
 Source:

|                                  | Renter    |             |             |       | Owner     |             |             |       |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                                  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present |           |             |             |       |           |             |             |       |

Table 8 – Crowding Information - 2/2

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

Estimating the number of singer person households involves a few assumptions. Based on census data and proportions noted in recent market study reports to AHFC, approximately 46% of renter

households are single person households. If we assumed the proportions are consistent across homeowners (who make up 63% of the housing market), this would impute a singer person household population estimate of 115k households across the State.

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

These single person households are more likely to be concentrated in the young and elderly population cohorts.

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

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

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

Source: Alaska Governor's Council on Disabilities.

### Most common housing problems?

- Over 4,500 rural Alaska homes lack running water and a flush toilet. Many more depend on aging and deteriorating piped and haul systems.
- Lack of in-home water and sewer service in rural Alaska causes severe skin infections and respiratory illnesses. Residents of Southwest Alaska suffer rates of invasive pneumococcal disease (IPD) that are among the highest in the world.
- To correct this public health problem, agencies have funded conventional, community-wide piped and truck haul systems. Although these systems work, they are expensive to construct and many communities cannot afford their high operational costs.
- Funding to build systems has declined severely while costs have risen sharply. The deficit between available funds and needs is over \$660.3 million.



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

- Overcrowded housing, cost-burdened housing, and One Star1 housing. Evaluating Alaska's housing stock on these three metrics was made possible due to the availability of American Community Survey (ACS) data and the recent availability of detailed data on housing characteristics from AHFC's Alaska Retrofit Information System (ARIS), including energy use and costs. This analysis differs from the 2009 Housing Assessment that reported housing need in terms of overcrowding<sup>2</sup> and unsalvageable condition but did not report on housing affordability.

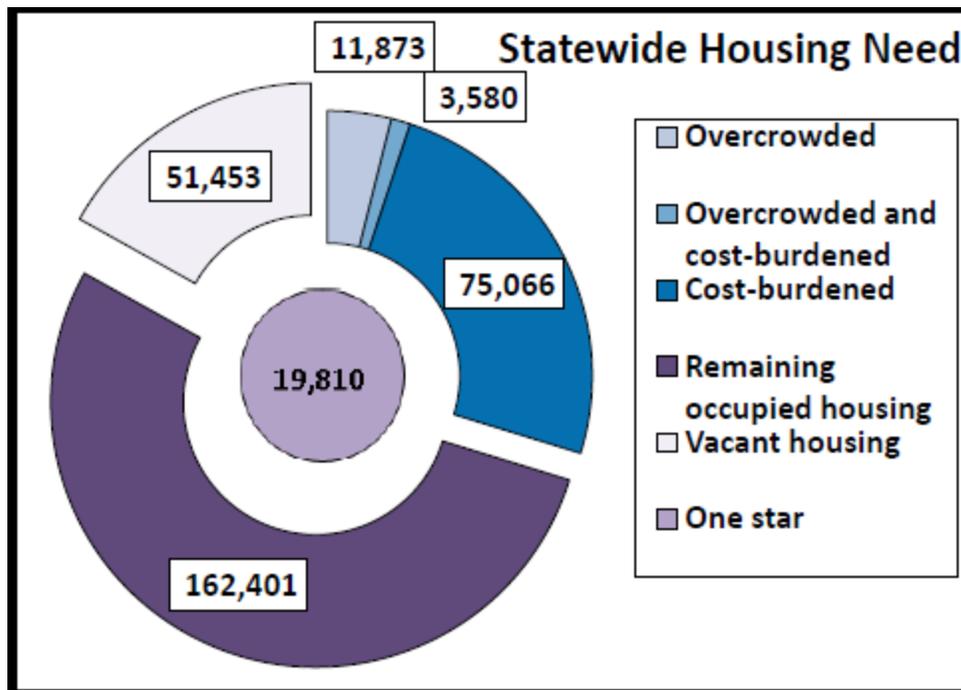


Table 1. State Housing Need Breakdown

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

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

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

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

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

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

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

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

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

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

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

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

**Introduction**

**0%-30% of Area Median Income**

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

Table 9 - Disproportionally Greater Need 0 - 30% AMI

Data Source 2007-2011 CHAS Data

\*The four housing problems are:

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

**30%-50% of Area Median Income**

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

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|------------------|--|---------------------------------------|--|
| Hispanic         | 1,229                                    | 479                                   | 0  |

Table 10 - Disproportionally Greater Need 30 - 50% AMI  
 Data 2007-2011 CHAS

Source:

\*The four housing problems are:

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

50%-80% of Area Median Income

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

Table 11 - Disproportionally Greater Need 50 - 80% AMI  
 Data Source:

Source:

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

80%-100% of Area Median Income

| Housing Problems        | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|-------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 9,191                                    | 16,406                                | 0  |
| White                   | 6,176                                    | 12,456                                | 0  |

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Black / African American       | 369                                      | 670                                   | 0  |
| Asian                          | 421                                      | 664                                   | 0  |
| American Indian, Alaska Native | 1,125                                    | 1,248                                 | 0  |
| Pacific Islander               | 85                                       | 34                                    | 0  |
| Hispanic                       | 673                                      | 772                                   | 0  |

Table 12 - Disproportionally Greater Need 80 - 100% AMI  
 Data 2007-2011 CHAS

Source:

\*The four housing problems are:

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

DRAFT

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

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

**Introduction**

**0%-30% of Area Median Income**

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

Table 13 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are:

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

**30%-50% of Area Median Income**

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 10,458                                   | 15,602                                | 0  |
| White                          | 5,446                                    | 10,255                                | 0  |
| Black / African American       | 534                                      | 501                                   | 0  |
| Asian                          | 425                                      | 569                                   | 0  |
| American Indian, Alaska Native | 2,629                                    | 2,201                                 | 0  |
| Pacific Islander               | 89                                       | 79                                    | 0  |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Hispanic                 | 831                                      | 884                                   | 0  |

Table 14 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are:

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

50%-80% of Area Median Income

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

Table 15 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are:

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

80%-100% of Area Median Income

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

Table 16 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are:

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

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

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

Housing Cost Burden

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

Table 17 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS

Source:

**Discussion**

When looking at each group (by AMI), it is apparent that those at 50% AMI and below have a higher occurrence of having one or more of four housing problems. This starts at half of the population suffers from at least one housing problem. The lower the AMI level, the higher the occurrence. This seems to transcend racial or ethnic backgrounds. This further indicates that this group is not able to find appropriate housing due to their financial capacity in this expensive market.

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

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

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

#### **Demand for supportive Housing**

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

#### **Equipped housing for the disabled**

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

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

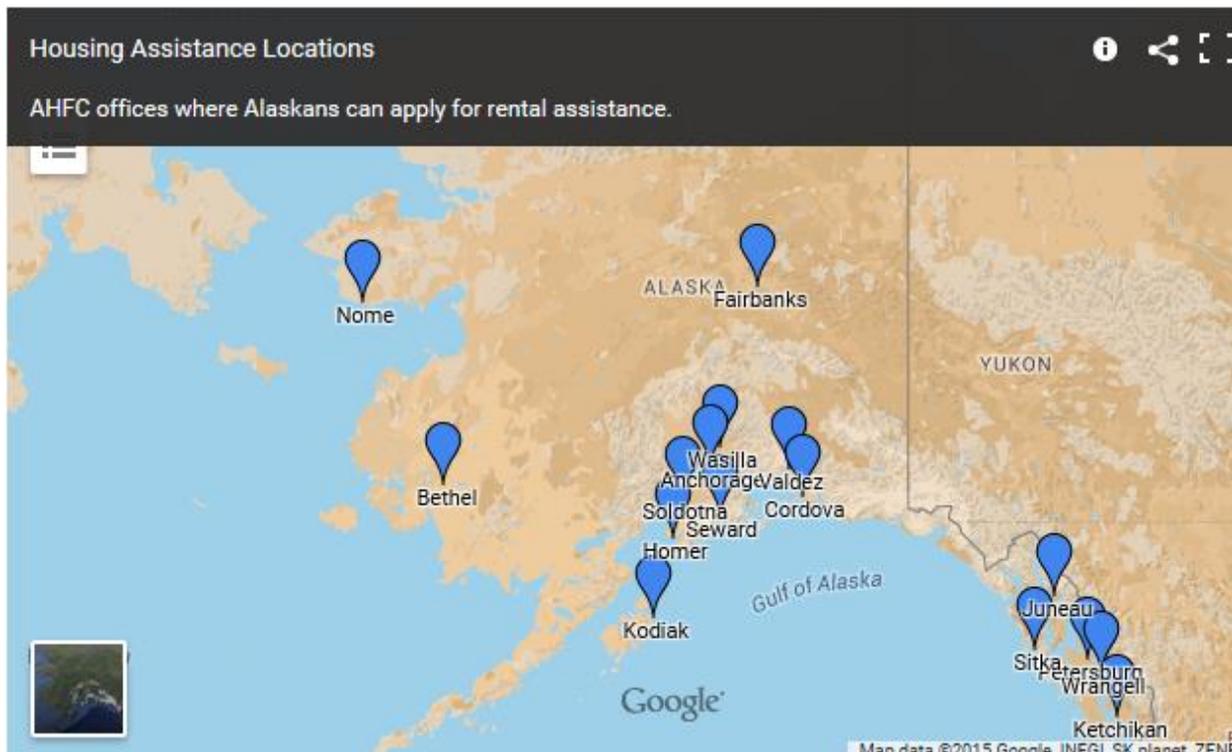
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

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

## NA-35 Public Housing

### Introduction:

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



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

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

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



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

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

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

Needs:

- 1) Public Housing – current residents (749 families)
  - a. Average Family Income is \$21,855 per year; 64 percent of residents are classified as Extremely Low Income
  - b. Elderly, not Disabled Families – these families comprise 14 percent of residents
  - c. Disabled, not Elderly Families – these families comprise 24 percent of residents
  - d. Families with Children – these families comprise 54 percent of residents (of 2,124 individuals, 1,043 are under the age of 18)
  - e. Average Length of Stay – 58 percent of families remain in housing for 0 to 5 years.
- 2) Vouchers – current participants (1,744 families)
  - a. Average Family Income is \$16,763 per year; 77 percent of residents are classified as Extremely Low Income
  - b. Elderly, not Disabled Families – these families comprise 12 percent of residents
  - c. Disabled, not Elderly Families – these families comprise 37 percent of residents
  - d. Families with Children – these families comprise 29 percent of residents (of 3,340 individuals, 1,168 are under the age of 18)
  - e. Average Length of Stay – 56 percent of families remain in housing for 0 to 5 years.
  - f. Eighty percent of families are in zero, one, or two bedroom units.

Totals in Use

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

Table 18 - Public Housing by Program Type

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

Data PIC (PIH Information Center)

Source:

Characteristics of Residents

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

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

Table 19 – Characteristics of Public Housing Residents by Program Type

Data PIC (PIH Information Center)  
 Source:

Race of Residents

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

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

Table 20 – Race of Public Housing Residents by Program Type – Data Source PIH Information Ctr

Ethnicity of Public Housing Residents by Program Type



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

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

Table 21 – Ethnicity of Public Housing Residents by Program Type – Data Source PIC

DRAFT

## Section 504 Needs Assessment:

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

#### Needs:

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

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

#### Needs:

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

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

#### Discussion:

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

**NA-40 Homeless Needs Assessment – 91.305(c)**

**Introduction:**

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

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

**Homeless Needs Assessment Table:**

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

**Rural Homeless Needs Assessment Table:**

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

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

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

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

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

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

Due to the lack of shelter and supportive services available for homeless individuals in rural Alaska, we often see individuals migrating from rural areas to more urban areas.

#### **Nature and Extent of Homelessness: (Optional)**

|                   |                   |                               |
|-------------------|-------------------|-------------------------------|
| <b>Race:</b>      | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |
| <b>Ethnicity:</b> | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |

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

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

#### **Nature and Extent of Homelessness by Racial and Ethnic Group.**

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

#### **Nature and Extent of Unsheltered and Sheltered Homelessness.**

Within the Alaska Continuum (all areas outside of Anchorage), there are only 27 emergency shelters with a capacity of approximately 635 persons. Of these, 15 are for domestic violence victims, 8 are for the general population including veterans, and 2 serve runaway youth. In smaller

communities such as Kake, Haines, and Wrangell where no shelters exist, service providers rely on the use of emergency motel vouchers for short-term stays when funds are available.

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

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

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

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

### Characteristics of special needs populations in your community:

#### Demand for Special Needs Housing

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

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

#### A. Older Alaskans

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

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



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

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

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

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

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

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

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



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

## B. Persons with Disabilities

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

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

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

Several sources of information were drawn upon to estimate the demand for accessible housing in Alaska. The U.S. Census Bureau provides disability data based on three primary sources: the

Survey of Income and Program Participation, the decennial census of population, and the Current Population Survey. Nationwide, the overall disability rate is estimated at approximately 20%.

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

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

### C. Alaskan Mental Health Trust Beneficiaries

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

These beneficiaries include:

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

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

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

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

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

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

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

*Source: Alaska Mental Health Trust Authority, Economic Costs of Alcohol and Other Drug Abuse in Alaska, 20012.*

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

One sobering reality concerns the housing situation of a significant number of Alaska Mental Health Trust beneficiaries. The statewide housing shortage disproportionately affects Trust beneficiaries.

Some beneficiaries who would thrive in supported housing end up in higher levels of care or fall into circumstances that lead to incarceration, homelessness, or even death. Additionally, for some beneficiaries, access to community-based services and supports helps individuals maintain their independence and stay in their homes longer.

*Source: Alaska Mental Health Trust Authority – 2014 Annual Report*

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

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

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

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

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

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

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

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

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

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

### Discussion:

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

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

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

#### **D. Other At-Risk Populations**

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

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

##### Persons Released From State Supervision

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

##### Correctional Facilities

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

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

Of the responses to the DOC 2010 Housing Survey (approximately 30% prisoners and probation/parolees responded), 1270 individuals or almost 48% reported being homeless at least once prior to their incarceration. While a disproportionate amount of these individuals have self-reported a disability, more than a third of individuals who have experienced homelessness prior to

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

### Children's Services

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

Many of these youth have lacked a stable, safe, and nurturing environment that enables young people to grow into healthy adults. When young people reach age eighteen in foster care they are no longer in the state's custody. These young people often are faced with living on their own without family or financial support. A recent report from the Casey Family Program shows that youth transitioning from foster care have:

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

Of the approximately 2500 children in the Alaska Office of Children's Services custody and placed in out of home care, approximately 18%, or 450 youth, are age 14 and above. From available data, we expect 100 youth to enter this group every year. Of the youth in OCS custody, placed in out of home care approximately 9% or 225 are age 16 and above. Based on current data, it is projected that 100 youth will enter this population every year. Approximately 40 youth age out of foster care in Alaska each year. Independent living skills and resources are necessary for these young adults to survive as they reach the age of majority and lose the safety net of services available to children.

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

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

### Victims of Domestic Violence



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

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

#### VAWA Housing Protections

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

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

#### Title V of the McKinney-Vento Act

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

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

Each Friday, the Federal Register lists surplus and excess properties available for disposition. The Policy Program monitors the Federal Register and notifies programs of available properties in their

communities. For more information on the Title V properties and how to apply, [click here](#) or go to <http://goo.gl/1eQ4gf>

#### Persons Enrolled in Job Training or Vocational Rehabilitation

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

#### Job Training

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

#### Vocational Rehabilitation

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

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

### Summary of HIV Infection – Alaska, 1982–2013

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

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

Table. Summary of Reported Cases of HIV by Select Characteristics — Alaska, 1982–2013

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

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

**Discussion:**

The fact that 38% of all persons newly diagnosed with HIV infection in 2013 were also diagnosed with AIDS that year underscores the importance of timely screening. The Centers for Disease Control and Prevention recommends routine screening for all persons aged 13–64 years and repeat screening in persons likely to be at increased risk for HIV infection, including injection-drug users and their sex and needle-sharing partners, persons who exchange sex for money or drugs, sex partners of HIV-infected persons, and MSM or heterosexual persons who have had more than one sex partner since their most recent HIV test. Routine screening facilitates earlier detection, which improves health outcomes and reduces the risk of HIV transmission. The Alaska HIV/STD Program offers linkage to medical care and partner notification services for all persons newly diagnosed with HIV infection; Program staff can be reached at 907-269-8000.

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

DRAFT

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

### Jurisdiction's need for Public Facilities:

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

### How were these needs determined?

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

### Jurisdiction's need for Public Improvements:

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

### How were these needs determined?

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

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

### **Jurisdiction's need for Public Services:**

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

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

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

**How were these needs determined?**

## Housing Market Analysis

### MA-05 Housing Market Analysis Overview:

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

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

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

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

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

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

**Introduction**

All residential properties by number of units

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

Table 22 – Residential Properties by Unit Number

Data 2007-2011 ACS

Source:

**Unit Size by Tenure**

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

Table 23 – Unit Size by Tenure

Data 2007-2011 ACS

Source:

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

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

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

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

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

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

**Need for specific types of housing:**

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

**Discussion:**

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

**MA-15 Cost of Housing – 91.310(a)**

**Introduction**

**Cost of Housing**

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

Table 24 – Cost of Housing

Data 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Source:

| Rent Paid       | Number | %      |
|-----------------|--------|--------|
| Less than \$500 | 20,125 | 22.3%  |
| \$500-999       | 37,816 | 41.9%  |
| \$1,000-1,499   | 21,372 | 23.7%  |
| \$1,500-1,999   | 8,565  | 9.5%   |
| \$2,000 or more | 2,396  | 2.7%   |
| Total           | 90,274 | 100.0% |

Table 25 - Rent Paid

Data 2007-2011 ACS

Source:

**Housing Affordability**

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

Table 26 – Housing Affordability

Data 2007-2011 CHAS

Source:

**Monthly Rent**

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

Table 27 – Monthly Rent

**Is there sufficient housing for households at all income levels?**

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

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

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

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

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

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

**MA-20 Condition of Housing – 91.310(a)**

**Introduction:**

Definitions

Condition of Units

| Condition of Units             | Owner-Occupied |     | Renter-Occupied |      |
|--------------------------------|----------------|-----|-----------------|------|
|                                | Number         | %   | Number          | %    |
| With one selected Condition    | 43,812         | 27% | 35,930          | 40%  |
| With two selected Conditions   | 5,138          | 3%  | 4,559           | 5%   |
| With three selected Conditions | 2,226          | 1%  | 1,525           | 2%   |
| With four selected Conditions  | 100            | 0%  | 140             | 0%   |
| No selected Conditions         | 111,370        | 68% | 48,120          | 53%  |
| Total                          | 162,646        | 99% | 90,274          | 100% |

Table 28 - Condition of Units  
 Data 2007-2011 ACS  
 Source:

Year Unit Built

| Year Unit Built | Owner-Occupied |      | Renter-Occupied |      |
|-----------------|----------------|------|-----------------|------|
|                 | Number         | %    | Number          | %    |
| 2000 or later   | 23,986         | 15%  | 10,885          | 12%  |
| 1980-1999       | 71,481         | 44%  | 32,918          | 36%  |
| 1950-1979       | 62,300         | 38%  | 42,010          | 47%  |
| Before 1950     | 4,879          | 3%   | 4,461           | 5%   |
| Total           | 162,646        | 100% | 90,274          | 100% |

Table 29 – Year Unit Built  
 Data 2007-2011 CHAS  
 Source:

Risk of Lead-Based Paint Hazard

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

Table 30 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 31 - Vacant Units

**Need for Owner and Rental Rehabilitation**

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

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

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

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

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

The soils adjacent to the units play areas, parking lots, and roadways were also below the threshold levels for lead in soils.

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

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## MA-25 Public and Assisted Housing

### Introduction:

Source: FY2015 Moving to Work Annual Plan

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

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

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

2 - Karluk Manor

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

### Resident Involvement:

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

### Totals Number of Units

| Program Type |             |           |                |          |               |              |                                     |                            |            |
|--------------|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
|              | Certificate | Mod-Rehab | Public Housing | Vouchers |               |              |                                     |                            |            |
|              |             |           |                | Total    | Project-based | Tenant-based | Special Purpose Voucher             |                            |            |
|              |             |           |                |          |               |              | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
|              |             |           |                |          |               |              |                                     |                            |            |

| Program Type                  |             |           |                |          |               |              |                                     |                            |            |
|-------------------------------|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
|                               | Certificate | Mod-Rehab | Public Housing | Vouchers |               |              |                                     |                            |            |
|                               |             |           |                | Total    | Project-based | Tenant-based | Special Purpose Voucher             |                            |            |
|                               |             |           |                |          |               |              | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available |             | 148       | 752            | 1962     | 10            | 1952         | 90                                  | 0                          | 45         |
| # of accessible units         | 53          | 73        | N/A            | N/A      | N/A           | N/A          | N/A                                 | N/A                        | N/A        |

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

Table 32 – Total Number of Units by Program Type  
 Data PIC (PIH Information Center)  
 Source:

**Supply of public housing developments:**

Number of units by community

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

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

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

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

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

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

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

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

**Discussion**

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

**Other Changes to the Housing Stock Anticipated During the Fiscal Year**

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

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**MA-30 Homeless Facilities – 91.310(b)**

**Introduction**

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

**Facilities Targeted to Homeless Persons**

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

Table 33 - Facilities Targeted to Homeless Persons

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

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

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

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

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

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

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

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

### **Introduction**

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

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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

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

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

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

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

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

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

Beginning in 2015, AHFC has a new housing initiative called “Moving Home” with the DHSS which will set-aside 80 vouchers outside of Anchorage for referrals from that agency of clients with disabilities. Two ongoing programs account for another 65 rental and homeownership vouchers to clients with disabilities. The general Housing Choice Voucher population has approximately 296 participants with disabilities.

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

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

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

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

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

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

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

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

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

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

**Introduction**

Economic Development Market Analysis

Business Activity

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

Table 34- Business Activity

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

Source:

Labor Force

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

Table 35 - Labor Force

Data 2007-2011 ACS

Source:

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

Table 36 - Occupations by Sector

Data 2007-2011 ACS

Source:

Travel Time

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

Table 37 - Travel Time

Data 2007-2011 ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 38 - Educational Attainment by Employment Status

Data 2007-2011 ACS

Source:

Educational Attainment by Age

|  | Age |
|--|-----|
|  |     |

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

Table 39 - Educational Attainment by Age  
 Data 2007-2011 ACS  
 Source:

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 40 – Median Earnings in the Past 12 Months

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

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

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

**Workforce and infrastructure needs of business in the state.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The state is also using its successes and priorities with the oil and gas industry to help develop the renewable energy and energy efficiency subsector. Connecting training standards to industry expectations means that process, technology, and methodology share equal importance. The strategies and priorities the workforce investment system uses are based on the successful experiences with the oil and gas industry.

#### **Other state efforts to support economic growth.**

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

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

### MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

Yes. Public buildings, infrastructure and recreation areas.

Are there other strategic opportunities in any of these areas?

## Strategic Plan

### SP-05 Overview

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

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

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

The State does not target specific geographic areas in the Consolidated Plan. The allocation criteria of several competitive programs have a priority that awards points to projects located in

small communities, as defined by AHFC. A small community is a community of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. Or, a community of 1,600 or less that is connected by road or rail to Anchorage or Fairbanks and is located at least 50 statute miles outside of Anchorage or 25 statute miles outside of Fairbanks. In this definition, “connected by road” does not include a connection by the Alaska Marine Highway System or roads outside the boundary of the State of Alaska.

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

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

#### Geographic Area

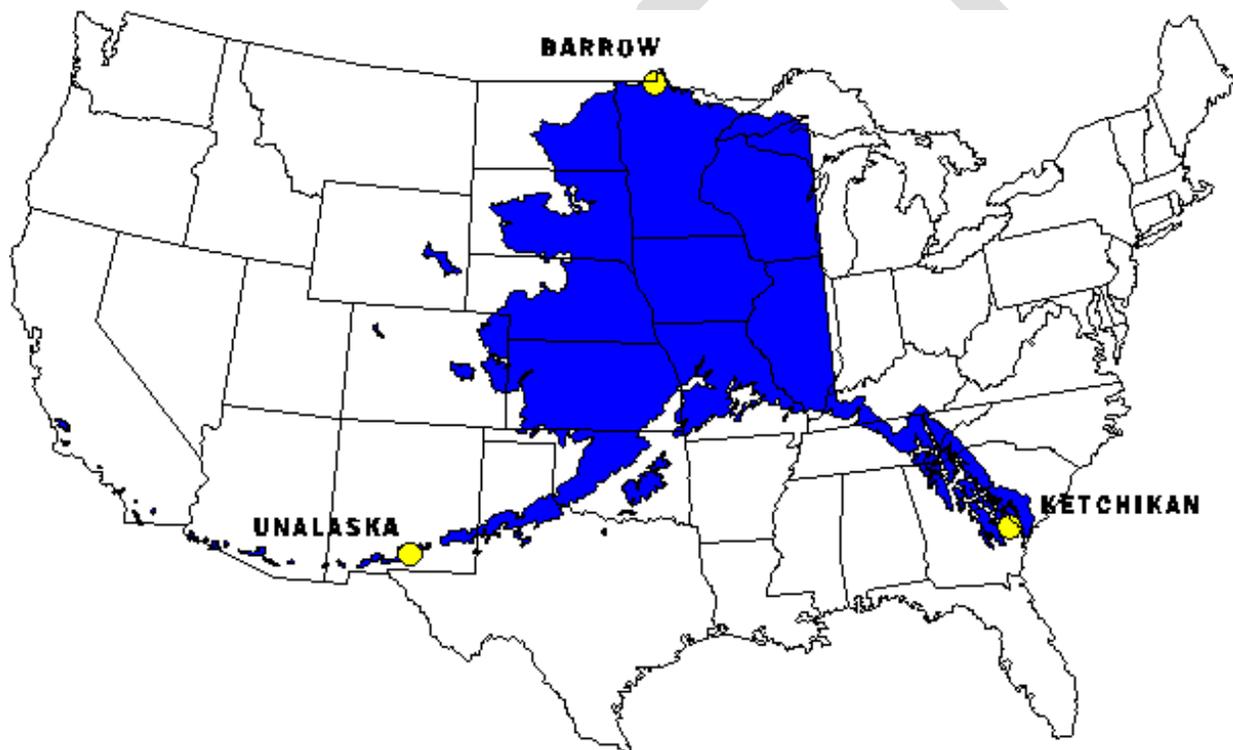


Table 41 - Geographic Priority Areas

#### General Allocation Priorities

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

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

**SP-25 Priority Needs – 91.315(a)(2)**

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

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

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

Table 42 - Priority Needs Summary

### Narrative

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

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

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

**Influence of Market Conditions**

|                                       |  |
|---------------------------------------|--|
| Affordable Housing Type               | Market Characteristics that will influence the use of funds available for housing type   |
| Tenant Based Rental Assistance (TBRA) | Availability of housing Stock: rental unit availability data indicates that there is an ample supply of units to make TBRA a viable housing strategy.<br>Relative Affordability of market: in many rural areas of Alaska, the Fair Market Rent prescribed by HUD does not keep up with real market rent prices.  |
| TBRA for Non-Homeless Special Needs   | Availability of other forms of rental assistance for populations (i.e. non-duplication), State and Corporate priorities (i.e. reducing recidivism, youth aging out of foster care, victims of domestic violence).  |
| New Unit Production                   | 1) Availability of developable land, 2) cost, 3) the availability of underutilized housing that could be renovated, 4) surplus inventory , 5) population growth trends, 6) development capacity<br>Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.   |
| Rehabilitation                        | Cost, 2) the availability of underutilized housing that can be renovated, 3) population growth dynamics, 4) structural limitations, 5) activities connected to rental assistance for the tenants.<br>The State legislature has imposed aggressive implementation and expenditure requirements on the weatherization and energy programs; this has necessitated the full attention of AHFC's weatherization program grantees. Lastly the HOME Final Rule regarding Homeowner Rehabilitation has made it more difficult and costly due to the new inspection and code standards that will be required in each area. Consequently, ORP production will be adversely impacted. |

|                                     |  |
|-------------------------------------|--|
| Acquisition, including preservation | Preserving rental assistance (i.e. USDA 515 projects that are eligible to opt-out of the contract). 2) Cost<br>Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures. |
|-------------------------------------|--|

Table 43 – Influence of Market Conditions

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

**Introduction**

| Program Name                                | Program Type  | Anticipated Funding |                     |                     | Total Units | Sec. 215 Units |
|---|---|---------------------|---------------------|---------------------|-------------|----------------|
|   |   | Federal             | State               | Total               |             |                |
| Beneficiary and Special Needs Housing       | Housing for people with disabilities                    | 0                   | 0                   | 0                   | N/A         | N/A            |
| Capital Fund Program                        | Public Housing Improvements                             | 2,500,000           | 0                   | 2,500,000           | N/A         | N/A            |
| CDBG  | HUD - Community Development Block Grant Program         | 2,418,984           | 42,622              | 2,461,606           | N/A         | N/A            |
| Competitive Grants for Public Housing       | Matching Funds Public Housing Resident Programs         | 350,000             | 750,000             | 1,100,000           | N/A         | N/A            |
| Energy Efficiency Monitoring                | Energy Rating, Marketing, Tech. Asst., Special Projects | 0                   | 0                   | 0                   | N/A         | N/A            |
| Energy Programs                             | Weatherization Assistance and Home Energy Rebates       | 1,500,000           | 9,600,000           | 11,100,000          | N/A         | N/A            |
| ESG   | HUD - Emergency Shelter Grant Program                   | 198,264             | 98,264              | 296,528             | N/A         | N/A            |
| Federal and Other Competitive Grants        | Matching Funds for Federal Grant Programs               | 3,000,000           | 1,500,000           | 4,500,000           | N/A         | N/A            |
| Fire Protection Systems                     | Replacement of Fire Systems AHFC Public Housing         | 0                   | 1,144,000           | 1,144,000           | N/A         | N/A            |
| HOME  | Rehab, new const, rental and homebuyer assistance       | 3,750,000           | 750,000             | 4,500,000           | 73          | 44             |
| HOME Program Income & Recapture             | Program income/recapture from HOME activity             | 610,927             | 0                   | 610,927             | 10          | 5              |
| Homeless Assistance Program                 | Funding For Homeless Programs and Prevention            | 0                   | 0                   | 0                   | N/A         | N/A            |
| Housing Opportunities for Persons with AIDS | Rental Assistance - HOPWA                               | 915,440             | 265,000             | 1,180,440           | N/A         | N/A            |
| Security Systems Replacement/Upgrades       | Upgrades to AHFC Public Housing Security Systems        | 0                   | 284,400             | 284,400             | N/A         | N/A            |
| Senior Citizen Housing Development Fund     | Senior Housing Rehabilitation and Construction          | 0                   | 3,650,400           | 3,650,400           | 85          | 31             |
| Statewide ADA Improvements                  | Accessibility Modifications - Public Housing            | 0                   | 284,400             | 284,400             | N/A         | N/A            |
| Statewide Project Improvements              | Improvements to AHFC Public Housing                     | 0                   | 1,137,600           | 1,137,600           | N/A         | N/A            |
| Supplemental Housing Development Program    | Rural Housing Infrastructure Improvements and Rehab.    | 0                   | 0                   | 0                   | N/A         | N/A            |
| Teacher, Health, and Public Safety Housing  | Rental Housing for Teachers, Health Prof, Public Safety | 0                   | 3,691,400           | 3,691,400           | 42          | N/A            |
| Village Public Safety Officers Housing      | Homeownership housing for professionals in rural Alaska | 0                   | 1,000,000           | 1,000,000           |             |                |
| Cold Climate Housing Research Center        |   |                     |                     |                     |             |                |
| <b>Total Grants:</b>                        |   | <b>\$15,243,615</b> | <b>\$24,198,086</b> | <b>\$39,441,701</b> | <b>210</b>  | <b>80</b>      |

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

Table 44 - Anticipated Resources

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

Affordable Housing is a big issue in Alaska and as a result, the Participating Jurisdiction (PJ) works with the Department of Health and Social Services, the Alaska Mental Health Trust Authority, and



among others, private foundations like the Rasmuson Foundation to get the most out of all the available resources, specifically the State has taken forward steps as follows: merged the HOME Rental Development funds with the Senior housing and Low-Income Housing Tax Credit programs; provided HOME assistance to the RurAL CAP and the Alaska Community Development Corporation for self-help programs under the USDA program so that a small amount of the HOME Ownership Development Program can help purchase the land and contribute to low-income clients becoming home owners.

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

- a. On an annual basis through the Greater Opportunities for Affordable Living (GOAL) program and/or the Special Needs Housing Grant (SNHG) program, AHFC announces the availability of HOME funds for rental development. The SNHG program allocates capital development funds to develop rental housing projects that will serve special needs, and low-income households. In SFY2015, HOME rental development funds may also be awarded through the SNHG award process, in addition to the GOAL process, if AHFC deems that it is in the best interest of the HOME program to do so.
- b. The SFY2015 (FFY 2014) allocation of HOME funds carries a twenty-five percent (25%) matching requirement. The PJ anticipates meeting the match through a contribution of AHFC general funds. This contribution effectively increases the total amount of HOME funds available during SFY2015 (FFY 2014) to \$3,767,887. Whenever feasible, recipients of HOME funds will be encouraged to make additional contributions to HOME projects that will qualify as “match” under the federal regulations. This will allow the PJ to further stretch HOME funds to assist low-income Alaskans. If for some reason these strategies do not meet the twenty-five percent (25%) matching requirement, AHFC will utilize banked HOME match.
- c. HOME and CDBG funding, where appropriate, will continue to be used in conjunction with other federal and state funds to achieve the goal of upgrading existing housing stock. Such funding sources include, but are not limited to AHFC/DOE Weatherization funds, Senior Citizen Housing Development Funds, DHSS Accessibility Brokerage Program funds, and USDA Housing Preservation funds. All homes considered for assistance under the ORP program must be occupied by owners with annual incomes at or below 60 percent of the area median income as determined by HUD adjusted for household size. AHFC will consider waiver requests for eligible households that exceed 60 percent area median income but do not exceed 80 percent area

median income; waiver considerations are outlined in the AHFC ORP Policy and Procedure Manual.

- d. Over the last several years, AHFC has increased the emphasis on rehabilitation and preservation of existing affordable housing resources in the rating criteria for the LIHTC, HOME and Senior Citizen Housing Development Fund (SCHDF) programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans. Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures.
- e. Of the funds available under the CDBG program, the majority of project funds will be targeted toward community development and planning activities which address health and safety needs, or which support future economic development and community self-sufficiency. Special emphasis will be placed on coordinating with other funding sources such as United States Department of Agriculture (USDA) Rural Development; the Economic Development Administration; the Denali Commission; the State of Alaska Designated Legislative Grant Program; the Administration for Native Americans; and other appropriate federal, state, and private funding sources. The State of Alaska Department of Commerce, Community, and Economic Development (DCCED) will encourage applicants to include or secure outside funding for design, engineering, and feasibility planning for projects as appropriate, prior to applying for CDBG funding for construction or project implementation.
- f. CDBG Budget/Match/in-kind Contributions:

The application-selection process for the CDBG program consists of two stages: threshold review and project rating/selection. An application must meet all of the threshold-review requirements to progress to the second stage of the selection process.

The project rating/selection process, stage two, will be conducted by the ASC. Applications will be evaluated and assigned 25 points by the ASC based on Budget/Match/In-Kind contributions.

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

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

Potential publicly-owned property located in the Balance of State that could be available to help address the needs identified in the Plan includes land that AHFC owns, property owned by different cities across the State, properties owned by the Alaska Mental Health Trust Authority, and Alaska Native corporations and tribes.

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**SP-40 Institutional Delivery Structure – 91.315(k)**

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

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

Table 45 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

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

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

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|----------------------------------|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services |                            |                      |                             |
|                                  |                            |                      |                             |
| Counseling/Advocacy              | X                          | X                    |                             |
| Legal Assistance                 | X                          | X                    |                             |
| Mortgage Assistance              | X                          | X                    | X                           |
| Rental Assistance                | X                          | X                    | X                           |

|                                    |   |   |           |
|------------------------------------|---|---|-----------|
| Utilities Assistance               | X | X | X         |
| Street Outreach Services           |   |   |           |
|                                    |   |   |           |
| Law Enforcement                    | X | X |           |
| Mobile Clinics                     |   |   |           |
| Other Street Outreach Services     | X | X |           |
| Supportive Services                |   |   |           |
|                                    |   |   |           |
| Alcohol & Drug Abuse               | X | X |           |
| Child Care                         | X | X |           |
| Education                          | X | X |           |
| Employment and Employment Training | X | X |           |
| Healthcare                         | X | X |           |
| HIV/AIDS                           | X | X | X         |
| Life Skills                        | X | X |           |
| Mental Health Counseling           | X | X |           |
| Transportation                     | X | X | X         |
| Other                              |   |   |           |
|                                    |   |   |           |
| Other                              |   | X | Nutrition |

Table 46 - Homeless Prevention Services Summary

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

Services targeted to homeless persons are available in most of the communities within the Alaska Continuum with the majority of services concentrated in the urban areas. Utilization is based on availability within a community. Healthcare services can be limited in some rural communities which require individuals to travel to urban areas to receive services and travel between communities can be expensive and weather permitting.

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

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

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

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

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

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

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

**SP-45 Goals Summary – 91.315(a)(4)**

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

|  |               |   |   |  |
|--|---------------|---|---|--|
|  |               |   | Transitional Housing, Rapid Re-housing, Permanent supportive Housing, homeless Prevention |  |
| Star Year 2016   | End Year 2020 | Objective: To Reduce and Prevent Homelessness | Outcome: Reduce and Prevent Homelessness  |  |
| <p>Description: Funds will be used to assist chronically homeless, families with children, veterans, unaccompanied youth and other homeless persons and those at-risk of homelessness. Planned activities include outreach, emergency shelter and transitional housing support, rapid re-housing assistance, and prevention assistance.</p>                |               |   |   |  |
| <p><b>Goal Outcome Indicator</b></p> <p>Outreach</p> <p><b>Unit of Measure</b></p> <p>Alaska Housing Locator and Alaska 211</p> <p><b>Quantification</b></p> <p>Increased Reporting</p> <p><b>Goal Outcome Indicator</b></p> <p>Emergency Shelter &amp; Transitional Housing</p> <p><b>Unit of Measure</b></p> <p>PIT/HIC</p> <p><b>Quantification</b></p> |               |   |   |  |

|                       |  |                  |                                  |             |
|-----------------------|--|------------------|----------------------------------|-------------|
|                       | <p>Reduction in # of Unsheltered &amp; No Net Loss of Beds</p> <p><b>Goal Outcome Indicator</b></p> <p>Permanent Supportive Housing Rapid Re-housing</p> <p><b>Unit of Measure</b></p> <p>HMIS &amp; APR Reports</p> <p><b>Quantification</b></p> <p>ES Average Length of stay is 2 months or less &amp; 80% exiting TH for permanent housing</p> <p><b>Goal Outcome Indicator</b></p> <p>Homeless Prevention</p> <p><b>Unit of Measure</b></p> <p>HMIS AHAR Reports</p> <p><b>Quantification</b></p> <p>Reduce % of persons discharged into homelessness from institutions. Increase # of persons assisted with prevention funds.</p> |                  |                                  |             |
| Community Development | Category   | Geographic Area  | Addressed Need                   | Funding     |
|                       |  | Balance of State | Public Facilities & Improvements | 2.4 Million |
|                       | Star Year 2016   |                  | End Year 2020                    |             |
|                       | Description: Funds will be used for a variety of public facility, public improvement, and special economic development projects primarily in rural communities with high proportions of low-and moderate-income persons. Specific projects will be determined by a competitive   |                  |                                  |             |

|  |                                |                        |                 |
|--|--------------------------------|------------------------|-----------------|
| application process focusing on improving self-sufficiency, eliminating public health and safety hazards, and reducing the costs of essential community services.  |                                |                        |                 |
| <b>Description:</b> Funds will be used to provide scholarships and training opportunities for certifications and continuing education in order for partners to continue maintaining housing standards and the development of safe, quality, decent, affordable, and energy efficient housing. Additionally, through State funded grant program, funding will produce rural professional housing that will provide training and employment opportunities for rural communities. Furthermore, developments through this program will increase energy efficiency standards in rural areas and reduce consumption of energy. |                                |                        |                 |
| <b>Geographic Area</b>   | <b>Addressed Need</b>          |                        | <b>Funding</b>  |
| Balance of State   | Public Facilities Improvements | &                      | 2.4 Million     |
| <b>Goal Outcome Indicator</b>  |                                | <b>Unit or Measure</b> | <b>Quantity</b> |
| Create Suitable Living Environment   |                                | Communities            | 17-25           |

Table 47 - Goals Summary

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

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

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

**Activities to Increase Resident Involvements**

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

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

No.

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

### Barriers to Affordable Housing

#### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

## **SP-60 Homelessness Strategy – 91.315(d)**

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

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

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

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

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to**

**affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

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

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

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

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

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

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

Housing & Homelessness activities and programs that more effectively connect homeless persons to those support connections.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Risk of Lead-Based Paint Hazard**

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

Table 48 – Risk of Lead-Based Paint

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

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

During the field work for the State of Alaska Survey of Lead-Based Paint, a total of 42 privately owned homes (26%) of the total 163 homes tested contained lead based paint concentrations above the action level (1.0 milligram per centimeter squared) somewhere in the home. From this data, an estimated 37,143 homes (+ or – 7% at a 95% confidence level) presented levels of lead in paint above the Federal action level of 1.0 mg/cm<sup>2</sup>. The study concluded that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## SP-80 Monitoring – 91.330

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

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

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

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

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

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

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

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

of Section 3 residents, and the award of contracts to Section 3 businesses that include the Section 3 Clause in all solicitations and contracts. The Women's and Minority Business Enterprises work plan includes a description of sub-recipients' planned outreach designed to inform women and minority business enterprises of contract opportunities.

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

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

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

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

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

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

## STATE FISCAL YEAR 2016 ANNUAL ACTION PLAN

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

#### Introduction

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

#### Anticipated Resources

| Program Name                                | Program Type  | Anticipated Funding |                     |                     | Total Units | Sec. 215 Units |
|---|---|---------------------|---------------------|---------------------|-------------|----------------|
|   |   | Federal             | State               | Total               |             |                |
| Beneficiary and Special Needs Housing       | Housing for people with disabilities                    | 0                   | 0                   | 0                   | N/A         | N/A            |
| Capital Fund Program                        | Public Housing Improvements                             | 2,500,000           | 0                   | 2,500,000           | N/A         | N/A            |
| CDBG  | HUD - Community Development Block Grant Program         | 2,418,984           | 42,622              | 2,461,606           | N/A         | N/A            |
| Competitive Grants for Public Housing       | Matching Funds Public Housing Resident Programs         | 350,000             | 750,000             | 1,100,000           | N/A         | N/A            |
| Energy Efficiency Monitoring                | Energy Rating, Marketing, Tech. Asst., Special Projects | 0                   | 0                   | 0                   | N/A         | N/A            |
| Energy Programs                             | Weatherization Assistance and Home Energy Rebates       | 1,500,000           | 9,600,000           | 11,100,000          | N/A         | N/A            |
| ESG   | HUD - Emergency Shelter Grant Program                   | 198,264             | 98,264              | 296,528             | N/A         | N/A            |
| Federal and Other Competitive Grants        | Matching Funds for Federal Grant Programs               | 3,000,000           | 1,500,000           | 4,500,000           | N/A         | N/A            |
| Fire Protection Systems                     | Replacement of Fire Systems AHFC Public Housing         | 0                   | 1,144,000           | 1,144,000           | N/A         | N/A            |
| HOME  | Rehab, new const, rental and homebuyer assistance       | 3,750,000           | 750,000             | 4,500,000           | 73          | 44             |
| HOME Program Income & Recapture             | Program income/recapture from HOME activity             | 610,927             | 0                   | 610,927             | 10          | 5              |
| Homeless Assistance Program                 | Funding For Homeless Programs and Prevention            | 0                   | 0                   | 0                   | N/A         | N/A            |
| Housing Opportunities for Persons with AIDS | Rental Assistance - HOPWA                               | 915,440             | 265,000             | 1,180,440           | N/A         | N/A            |
| Security Systems Replacement/Upgrades       | Upgrades to AHFC Public Housing Security Systems        | 0                   | 284,400             | 284,400             | N/A         | N/A            |
| Senior Citizen Housing Development Fund     | Senior Housing Rehabilitation and Construction          | 0                   | 3,650,400           | 3,650,400           | 85          | 31             |
| Statewide ADA Improvements                  | Accessibility Modifications - Public Housing            | 0                   | 284,400             | 284,400             | N/A         | N/A            |
| Statewide Project Improvements              | Improvements to AHFC Public Housing                     | 0                   | 1,137,600           | 1,137,600           | N/A         | N/A            |
| Supplemental Housing Development Program    | Rural Housing Infrastructure Improvements and Rehab.    | 0                   | 0                   | 0                   | N/A         | N/A            |
| Teacher, Health, and Public Safety Housing  | Rental Housing for Teachers, Health Prof, Public Safety | 0                   | 3,691,400           | 3,691,400           | 42          | N/A            |
| Village Public Safety Officers Housing      | Homeownership housing for professionals in rural Alaska | 0                   | 1,000,000           | 1,000,000           |             |                |
| Cold Climate Housing Research Center        |   |                     |                     |                     |             |                |
| <b>Total Grants:</b>                        |   | <b>\$15,243,615</b> | <b>\$24,198,086</b> | <b>\$39,441,701</b> | <b>210</b>  | <b>80</b>      |

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

Table 49 - Expected Resources – Priority Table

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

Affordable Housing is a big issue in Alaska and as a result, the Participating Jurisdiction (PJ) works with the Department of Health and Social Services, the Alaska Mental Health Trust Authority, and among others, private foundations like the Rasmuson Foundation to get the most out of all the available resources, specifically the State has taken forward steps as follows: merged the HOME Rental Development funds with the Senior housing and Low-Income Housing Tax Credit programs;

provided HOME assistance to the Rural CAP and the Alaska Community Development Corporation for self-help programs under the USDA program so that a small amount of the HOME Ownership Development Program can help purchase the land and contribute to low-income clients becoming home owners. AHFC combines state Special Needs Housing Grant funds with HOME funds to make it possible to fund projects for people with mental illness and supportive housing. AHFC has created a preference in the Low-Income Housing Tax Credit (LIHTC) allocation plan for the preservation of USDA projects. This way HOME and LIHTC are leveraged in with USDA financing to preserve affordable housing.

- a. On an annual basis through the Greater Opportunities for Affordable Living (GOAL) program and/or the Special Needs Housing Grant (SNHG) program, AHFC announces the availability of HOME funds for rental development. The SNHG program allocates capital development funds to develop rental housing projects that will serve special needs, and low-income households. In SFY2016, HOME rental development funds may also be awarded through the SNHG award process, in addition to the GOAL process, if AHFC deems that it is in the best interest of the HOME program to do so.
- b. The SFY2016 (FFY 2015) allocation of HOME funds carries a twenty-five percent (25%) matching requirement. The PJ anticipates meeting the match through a contribution of AHFC general funds. This contribution effectively increases the total amount of HOME funds available during SFY2016 (FFY 2015) to \$3,767,887. Whenever feasible, recipients of HOME funds will be encouraged to make additional contributions to HOME projects that will qualify as match under the federal regulations. This will allow the PJ to further stretch HOME funds to assist low-income Alaskans. If for some reason these strategies do not meet the twenty-five percent (25%) matching requirement, AHFC will utilize banked HOME match.
- c. HOME funding, where appropriate, will continue to be used with other federal and state funds to achieve the goal of upgrading existing housing stock. Such funding sources include, but are not limited to AHFC/DOE Weatherization funds, Senior Citizen Housing Development Funds, DHSS Accessibility Brokerage Program funds, and USDA Housing Preservation funds. All homes considered for assistance under the ORP program must be occupied by owners with annual incomes at or below 60 percent of the area median income as determined by HUD adjusted for household size. AHFC will consider waiver requests for eligible households that exceed 60 percent area median income but do not exceed 80 percent area median income; waiver considerations are outlined in the AHFC ORP Policy and Procedure Manual.

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

Development Administration, the Denali Commission, the State of Alaska Designated Legislative Grant Program, the Administration for Native Americans, Native Corporations, tribes, and other appropriate federal, state, and private funding sources.

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

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

**Discussion:**

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

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

Special emphasis will be placed on coordinating with other funding sources such as United States Department of Agriculture (USDA) Rural Development; the Economic Development Administration; the Denali Commission; the State of Alaska Designated Legislative Grant Program; the Administration for Native Americans; and other appropriate federal, state, and private funding sources. The State of Alaska Department of Commerce, Community, and Economic Development (DCCED) will encourage applicants to include or secure outside funding for design, engineering, and feasibility planning for projects as appropriate, prior to applying for CDBG funding for construction or project implementation. CDBG Budget/Match/in-kind Contributions The application-selection process for the CDBG program consists of two stages: threshold review and project

rating/selection. An application must meet all of the threshold-review requirements to progress to the second stage of the selection process. The project rating/selection process, stage two, will be conducted by the ASC. Applications will be evaluated and assigned 25 points by the ASC based on Budget/Match/In-Kind contributions.

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

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

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

|                   |  |                        |                                  |                |
|-------------------|--|------------------------|----------------------------------|----------------|
|                   | <p><b>Unit of Measure</b><br/>PIT/HIC</p> <p><b>Quantification</b><br/>Reduction in # of Unsheltered &amp; No Net Loss of Beds</p> <p><b>Goal Outcome Indicator</b><br/>Permanent Supportive Housing Rapid Re-housing</p> <p><b>Unit of Measure</b><br/>HMIS &amp; APR Reports</p> <p><b>Quantification</b><br/>ES Average Length of stay is 2 months or less &amp; 80% exiting TH for permanent housing</p> <p><b>Goal Outcome Indicator</b><br/>Homeless Prevention</p> <p><b>Unit of Measure</b><br/>HMIS AHAR Reports</p> <p><b>Quantification</b><br/>Reduce % of persons discharged into homelessness from institutions. Increase # of persons assisted with prevention funds.</p> |                        |                                  |                |
|                   | <b>Category</b>  | <b>Geographic Area</b> | <b>Addressed Need</b>            | <b>Funding</b> |
| Develop Community |  | B of State             | Public Facilities & Improvements | 2.4 Million    |

|  |                        |                 |
|--|------------------------|-----------------|
| Fiscal Year 2016   |                        |                 |
| <p><b>Description:</b> Funds will be used for a variety of public facility, public improvement, and special economic development projects primarily in rural communities with high proportions of low-and moderate-income persons. Specific projects will be determined by a competitive application process focusing on improving self-sufficiency, eliminating public health and safety hazards, and reducing the costs of essential community services.</p> |                        |                 |
| <b>Goal Outcome Indicator</b>  | <b>Unit or Measure</b> | <b>Quantity</b> |
| Create Suitable Living Environment   | Communities            | 5               |

Table 50 – Goals Summary

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**AP-25 Allocation Priorities – 91.320(d)**

**Introduction:**

The number of Owner-Occupied Rehabilitation Program (ORP) households served remains low in relation to the number of households AHFC would like to serve. The high volume of work under the State’s Weatherization Program, and the difficulty in administering the Owner-Occupied Rehabilitation Program (ORP), are the main reasons for the low volume of ORP households. AHFC did not allocate any SFY2015 HOME funds to ORP. Any uncommitted ORP funds in SFY2016 will be carried forward to SFY2017, or, reallocated to another eligible activity in accordance with the priorities outlined in Section VII. L. HOME Program Development.

**Funding Allocation Priorities**

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

Table 51 – Funding Allocation Priorities

**Reason for Allocation Priorities**

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

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

The State recognizes that a few HOME rental housing development properties that are in the fifteenth year of the affordability period have deferred maintenance, limited or negative net operating income, or have high vacancy rates and marketability issues. The State has included in this AAP a process and criteria for identifying "troubled" rental housing development projects and a process for evaluating whether additional HOME funds may be needed in order to preserve existing HOME affordable housing stock (pg. 26). AHFC may pursue a waiver from HUD regarding the prohibition against investing additional HOME dollars in rental properties past the first year of project completion if AHFC deems it to be necessary to preserve units.

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

**CDBG:** The State's CDBG program allocates all funding towards the acquisition and rehabilitation of distressed property because other agencies in the state including the Alaska Department of Labor, the Denali Commission, and Alaska Housing Finance Corporation address job training and rapid re-housing and homeless prevention. The acquisition and rehabilitation of distressed property is an urgent need, especially in rural Alaska.

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

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

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

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

### Introduction:

#### HOME Investment Partnerships Program (HOME)

#### State program addressed by the Method of Distribution.

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

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

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

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

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

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

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

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

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

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

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

Describe how resources will be allocated among funding categories.

Resources are allocated by local area population, a percentage of total grant is allocated among census or large geographical areas.

**Emergency Solutions Grant**

**State program addressed by the Method of Distribution.**

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

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

The ESG regulations now restrict the use of funds for emergency shelter or street outreach activities to "the greater of 60 percent of the recipient's fiscal year grant; the amount of Fiscal Year

2010 grant funds committed” for emergency shelter or street outreach activities. The remaining 40 percent of the annual allocation must be used for homeless prevention, rapid re-housing, or HMIS activities.

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

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

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

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

**How resources will be allocated among funding categories.**

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

**Threshold factors and grant size limits.**

Applicants for ESG/HAP funding now use an online application system that affords them an equal opportunity to submit within the same timeframe regardless of their remote location or

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

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

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

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

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

#### **Community Development Block Grant**

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

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

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

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

**How resources will be allocated among funding categories N/A**

**Threshold factors and grant size limits.**

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

**What are the outcome measures expected as a result of the method of distribution?**

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

**Table 52 - Distribution Methods by State Program**

**AP-35 Projects**

**Introduction:**

|   |                 |   |
|---|-----------------|---|
| 2 | Project Name    | Rental Housing Development  |
|   | Target Area     |   |
|   | Goals Supported | Availability and Accessibility of Decent Housing  |
|   | Needs Addressed | Renter Small Related extremely low and low income<br>Renter Small Related Medium Income<br>Renter Large extremely low and low income<br>Renter Large medium income<br>Renter Elderly Extremely low and Low Income<br>Renter All Other Types<br>Elderly -Special Needs<br>Homeless Special Needs   |
|   | Funding         | HOME: \$1,255,000   |
|   | Description     | Over the last several years, AHFC has increased the emphasis on rehabilitation and preservation of existing affordable housing resources in the rating criteria for the LIHTC, HOME and Senior Citizen Housing Development Fund (SCHDF) programs. As a result, more affordable housing rental units have been renovated and several federally subsidized rental projects have remained in the affordable housing stock. Yet, throughout the state, there are still serious shortages of affordable, decent housing for low-income Alaskans. Constraints of financial feasibility impede the development of affordable housing, in both rural and urban communities. Critical to the implementation of the strategies contained in this Plan is a dedicated source of funds to leverage other funding sources for the development of new affordable housing opportunities, as well as the acquisition and rehabilitation of existing structures. |
|   | Target Date     |   |

|   |   |  |
|---|---|--|
|   | Estimate the number and type of families that will benefit from the proposed activities | <p>This program meets the HUD objective of providing decent housing with improved or new affordability. The following outcomes are estimations that will be used to measure the progress of this program:</p> <ul style="list-style-type: none"> <li>· It is estimated that five (5) units will be HOME assisted.</li> <li>· It is estimated that five (5) units will be AHFC HOME set asides.</li> <li>· It is estimated that none of those units will be made available to the elderly.</li> </ul> <p>It is estimated that two (2) of those units will be made accessible.</p> |
|   | Location Description  |  |
|   | Planned Activities  |  |
| 3 | Project Name  | Homeownership Development Program  |
|   | Target Area   |  |
|   | Goals Supported   | Affordability of Decent Housing  |
|   | Needs Addressed   | Creating affordable housing for LMI families through assistance with the cost of development.  |
|   | Funding   | HOME: \$300,000  |
|   | Description   | The project sponsor is responsible for identifying homebuyer assistance resources that may be necessary for low-income homebuyers to purchase the home for the proposed sales price. Units assisted with homeownership development funds under this program are not eligible for buy down assistance under the Home Opportunity Program (HOP) but are eligible to receive down payment and closing cost assistance.  |
|   | Target Date   |  |
|   | Estimate the number and type of families that will benefit from the proposed activities | <p>This program meets the HUD objective of providing decent housing with improved affordability. The following outcomes are estimations that will be used to measure the progress of this program:</p> <p>It is estimated that twelve units will be developed.</p> <p>It is estimated that twelve units will meet the Alaska equivalent of the Energy Star standard.</p>   |
|   | Location Description  |  |
|   | Planned Activities  |  |
| 4 | Project Name  | Home Opportunity Program   |
|   | Target Area   |  |
|   | Goals Supported   | Affordability of Decent Housing  |

|                 |  |
|-----------------|--|
| Needs Addressed | Creating affordable housing for LMI families through down payment assistance   |
| Funding         | HOME: \$870,000  |
| Description     | <p>In the State of Alaska the greatest obstacles to achieving homeownership is generally an inability to qualify for conventional financing at the loan amount necessary to purchase homes; accumulate savings sufficient to satisfy down-payment and closing cost requirements. A total of \$870,000 in SFY2015 (FFY 2014) HOME funds is reserved to provide down-payment, closing costs and buy down assistance to lower income homebuyers. The Home Opportunity Program (HOP) will be administered by non-profit corporations and/or public agencies that have been competitively awarded funds by AHFC. A Notice of Funding Availability (NOFA) or a Request for Qualification (RFQ) will be announced. Interested agencies are invited to respond by the published deadline and proposals are evaluated by AHFC. Prospective borrowers will be required to complete an orientation to homeownership through AHFC's innovative HOME CHOICE workshop offerings, or an equivalent program offered by private lenders and other qualified entities. Eligible borrowers must have annual incomes at or below 80 percent of the area median, as determined by HUD, adjusted for household size. Additionally, they must exhibit the ability to meet the on-going responsibilities of homeownership, including the repayment of the primary mortgage loan. The HOP program will primarily utilize the recapture model. The resale model is only allowable when HOP funds are being used in conjunction with other HOME projects that have received prior approval from AHFC to utilize the resale model.</p> |
| Target Date     |  |

|   |   |  |
|---|---|--|
|   | Estimate the number and type of families that will benefit from the proposed activities | <p>This program meets the HUD objective of providing decent affordable housing with improved availability. The following outcomes are estimations that will be used to measure the progress of this program:</p> <p>It is estimated that forty homebuyers will receive assistance.<br/>                 It is estimated that twenty will be first-time homebuyers.<br/>                 It is estimated that twenty homebuyers will receive down payment or closing cost assistance.<br/>                 It is estimated that thirty homebuyers will receive buy downs.<br/>                 There are several factors that will influence these outcomes such as: market conditions, interest rates, changes in lending criteria and the income of households who apply.</p>   |
|   | Location Description  |  |
|   | Planned Activities  |  |
| 5 | Project Name  | Tenant-Based Rental Assistance   |
|   | Target Area   |  |
|   | Goals Supported   | Affordability of Decent Housing  |
|   | Needs Addressed   | Renter extremely low and low income<br>Renter Medium Income<br>Renter All Other Types  |
|   | Funding   | HOME: \$660,000  |
|   | Description   | <p>AHFC has identified the need to provide Tenant Based Rental Assistance (TBRA) to eligible households that are at or below 60% of the median area income. Preference is given to special needs and at-risk populations as articulated in the Five Year (SFY2011 through 2015) Consolidated Housing and Community Development Plan. In SFY2015 (FFY2014), HOME funding for TBRA will be allocated in the amount of \$660,000. AHFC has partnered with State of Alaska Department of Corrections and Office of Children’s Services to target special needs and at-risk populations who will be transitioning from State supervision or programs into permanent housing. In addition, AHFC may select sub-recipients through a NOFA or RFQ process to assist with the administration of TBRA. TBRA is essential to meeting the unmet needs of special needs and at-risk populations by providing opportunities for those seeking individual living options in normal residential settings or in need of subsidized rental housing; TBRA will help narrow the gap in benefits and services received.</p> |
|   | Target Date   |  |

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

|   |  |
|---|--|
| Needs Addressed   | Public Improvements  |
| Funding   | CDBG: \$850,000  |
| Description   | This project creates an overhead electrical power line between the communities of Stebbins and St. Michael in western Alaska. The intertie consists of 11 miles of overhead line and will allow the two communities to utilize a consolidated power plant in Stebbins and a new standby module in St. Michael. The new electrical system will utilize renewable resources and provide more reliable and affordable electric service. |
| Target Date   |  |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to both communities, affecting a total population of 957.   |
| Location Description  | Stebbins, St. Michael  |
| Planned Activities  |  |
| Project Name  | 13-CDBG-02 City of Coffman Cove  |
| Target Area   | Balance of State   |
| Goals Supported   | Community Development  |
| Needs Addressed   | Public Improvements  |
| Funding   | CDBG: \$609,791  |
| Description   | This project replaces the drive-down ramp to the Coffman Cove Boat Harbor. The old ramp is nearly 40-years-old and is closed to all but foot traffic due to the weakened condition of the structural frames. Replacing the ramp guarantees the stability of the local economy, which is heavily dependent on harbor access, and it eliminates the imminent public safety threat posed by the old ramp.                               |
| Target Date   |  |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Coffman Cove, affecting a total population of 176.   |
| Location Description  | Coffman Cove   |
| Planned Activities  |  |
| Project Name  | 13-CDBG-03 City of Mekoryuk  |
| Target Area   | Balance of State   |
| Goals Supported   | Community Development  |
| Needs Addressed   | Public Facilities  |

|   |   |
|---|---|
| Funding   | CDBG: \$130,000   |
| Description   | This project provides funding for the development of design and construction documents to position to the City of Mekoryuk to construct a fire safety building. The new facility will increase the city's capacity and efficiency in responding to emergencies, increasing the safety of the entire community.                      |
| Target Date   |   |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Mekoryuk, affecting a total population of 191.  |
| Location Description  | Mekoryuk  |
| Planned Activities  |   |
| Project Name  | 13-CDBG-05 City of Unalakleet   |
| Target Area   | Balance of State  |
| Goals Supported   | Community Development   |
| Needs Addressed   | Public Facilities   |
| Funding   | CDBG: \$120,000   |
| Description   | This project provides funding for the development of design and construction documents to enable the City of Unalakleet to construct an elders' assisted living facility. No such facility currently exists within 180 miles of the community despite a strong local commitment to maintaining elders as close to home as possible. |
| Target Date   |   |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Unalakleet, affecting a total population of 688.  |
| Location Description  | Unalakleet  |
| Planned Activities  |   |
| Project Name  | 13-CDBG-06 City of Aleknagik  |
| Target Area   | Balance of State  |
| Goals Supported   | Community Development   |
| Needs Addressed   | Public Improvements   |
| Funding   | CDBG: \$150,000   |

|   |  |
|---|--|
| Description   | This project provides funding for the development of design and construction documents to enable the City of Aleknagik to construct a public safety and heavy equipment warm storage building. The new facility will ensure that essential equipment is stored in a warm and dry place in order to prevent freezing of equipment parts, emergency medical supplies, and the fire truck's water supply. This will allow the City to be better prepared for emergency response and maintaining public services during the winter months. |
| Target Date   |  |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Aleknagik, affecting a total population of 219.  |
| Location Description  | Aleknagik  |
| Project Name  | 13-CDBG-07 City of Pilot Point   |
| Target Area   | Balance of State   |
| Goals Supported   | Community Development  |
| Needs Addressed   | Public Facilities  |
| Funding   | CDBG: \$172,500  |
| Description   | This project purchases a fire tanker vehicle for the community of Pilot Point on the Alaska Peninsula. The old fire truck has a ruptured water tank and is in major disrepair. This project increases the safety of firefighters and the entire community, and provides the Fire Department with modern equipment which meets current safety and regulatory requirements.  |
| Target Date   |  |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Pilot Point, affecting a total population of 68.   |
| Location Description  | Pilot Point  |
| Planned Activities  |  |
| Project Name  | 13-CDBG-08 City of Pilot Station   |
| Target Area   | Balance of State   |
| Goals Supported   | Community Development  |
| Needs Addressed   | Public Facilities  |
| Funding   | CDBG: \$84,725   |

|   |  |
|---|--|
| Description   | This project provides funding for the development of a feasibility study for a new landfill. The current landfill is less than 200 feet away from a primary educational institution and is nearing its total capacity. The plan for the new landfill will comply with all state and federal guidelines concerning air and water quality, and solid waste management. |
| Target Date   |  |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Pilot Station, affecting a total population of 568.  |
| Location Description  | Pilot Station  |
| Planned Activities  |  |
| Project Name  | 13-CDBG-09 City of Scammon Bay   |
| Target Area   | Balance of State   |
| Goals Supported   | Community Development  |
| Needs Addressed   | Public Facilities  |
| Funding   | CDBG: \$198,437  |
| Description   | This project provides funding for the development of design and construction documents to enable the City of Scammon Bay to construct a community hall which will act as a gathering place for public meetings and cultural events. It will also act as a teen center to help combat the recent high suicide rate among the growing youth population.                |
| Target Date   |  |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Scammon Bay, affecting a total population of 474.  |
| Location Description  | Scammon Bay  |
| Project Name  | 13-CDBG-10 City of Eek   |
| Target Area   | Balance of State   |
| Goals Supported   | Community Development  |
| Needs Addressed   | Public Improvements  |
| Funding   | CDBG: \$400,876  |

|   |   |
|---|---|
| Description   | This project constructs a new solid waste facility for the community of Eek that complies with all state and federal regulations. The current facility is out of compliance and poses a significant health threat to the community. |
| Target Date   |   |
| Estimate the number and type of families that will benefit from the proposed activities | This project will provide an area-wide benefit to Eek, affecting a total population of 296.   |
| Location Description  | Eek   |

Table 53 – Project Information

**The reasons for allocation priorities and obstacles to addressing underserved needs**

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

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

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

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

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

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

~~Available Grant Amounts~~

~~Acceptance process of applications~~

DRAFT

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

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

No

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

N/A

DRAFT

## AP-50 Geographic Distribution – 91.320(f)

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

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

### Rationale for the priorities for allocating investments geographically

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

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

## Affordable Housing

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

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

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

Table 54 - One Year Goals for Affordable Housing by Support Requirement

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

Table 55 - One Year Goals for Affordable Housing by Support Type

### Discussion:

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

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

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

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

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

#### Community Housing Development Organizations (CHDOs) Development Activities

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

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

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

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

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

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

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

### **Introduction:**

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

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

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

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

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

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

N/A

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

### **Introduction**

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

### **The jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

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

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

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

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to**

**affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

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

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

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

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

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

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

**Introduction:**

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

**Discussion:**

DRAFT

## AP-85 Other Actions – 91.320(j)

### Introduction:

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

### Actions planned to address obstacles to meeting underserved needs

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

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

### Actions planned to foster and maintain affordable housing:

#### Teacher, Health Professional, and Public Safety Housing Grant Program

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

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

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

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

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

Actions planned to reduce lead-based paint hazards

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

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



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

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

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

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

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

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

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

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

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

AHFC entered into a Moving To Work Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD). MTW is a demonstration program authorized by Congress



that gives AHFC the flexibility to waive certain statutes and HUD regulations to test approaches for providing housing assistance. A waiver of statutory or regulatory language must address at least one of three goals:

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

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

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

Actions planned to develop institutional structure:

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

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

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

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

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

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

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

### Introduction:

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

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

### Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

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

|   |          |
|---|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed   | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0        |
| The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan  | 0        |
| 5. The amount of income from float-funded activities  | 0        |
| <b>Total Program Income</b>   | <b>0</b> |

#### Other CDBG Requirements

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

## HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** No other forms of investments will be used by the HOME program
2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**
  - a. Resale Model

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

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

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

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

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

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

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

### Written standards for providing ESG assistance (may include as attachment)

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

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

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

### Written Standards

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

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

- c) The sub-recipient will incorporate into their ESG policies and procedures, by reference, existing cooperative agreements they have in place with the local Public Housing agency, the Indian Housing Agency, the domestic violence shelter, the Dept. of Public Assistance (TANF), and the community behavioral health center.
- d) Policies and procedures, consistent with CoC-adopted guidelines, for determining and prioritizing which eligible families and individuals will receive homeless prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
- e) Standards, consistent with CoC-adopted guidelines, for determining the share of rent and utility costs that each program participant must pay, if any, while receiving homeless prevention or rapid re-housing assistance.
- f) Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

Due to the amount of funding available to Alaska, assistance is likely to be limited to no more than 12 months. Adjustments to rental assistance in the event of changes in income will be addressed in a manner similar to the local housing authority for consistency and preparation of the program participant to transfer to this longer term program should the opportunity arise.

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

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

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

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

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

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

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

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

With the exception of the narrative answers, AHFC has converted to an objective scoring system. Applications from agencies that did not receive funding in the prior year will be forwarded to a Project Evaluation Committee (PEC) to assign points to any subjective (narrative) sections of the

application. The PEC will primarily be recruited from members of the CoC Decision Making Group that do not have a conflict of interest.

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

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

#### **Homeless participation requirement (not applicable to states)**

#### **Describe performance standards for evaluating ESG.**

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

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

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

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

Appendix - Alternate/Local Data Sources

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