



NATIONAL
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Special Report: Expiring Section 8 Contracts in Alaska

(Properties are sorted alphabetically by city and property name)

This report includes properties in Alaska with contracts expiring BEFORE the end of fiscal year 2014.

PROJECT: FHA #:		ALPINE TERRACE, 8621 Peck Avenue, ANCHORAGE, AK 99504, 907-561-6323					<i>Metro Area (MSA)</i> Anchorage, AK					
Owner Info:		Alaska Housing Finance Corporation, 4300 Boniface Parkway, Anchorage, AK 99510, 907-338-6100					<i>Ownership Type:</i> Non-Profit					
Management Info:		Alaska Housing Finance Corporation, 4300 Boniface Parkway, Anchorage, AK 99510, 907-338-6100										
Most Recent REAC Score and Release Date:		93a	10/8/2008	2nd REAC Score and Release Date:		90c	4/21/2005	3rd REAC Score and Release Date:		87a	10/3/2002	
<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>		<u>Completed M2M?</u>	<u>Below Market?</u>			
			N	No								
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK06E000004	12/31/2011	Active	85.7%	PD/8 Existing	6	48	0	0	6	0	0	0
PROJECT: FHA #:		Chester Park Estates, 1019 E 20TH AVE, ANCHORAGE, AK 99501, (907)277-9564					<i>Metro Area (MSA)</i> Anchorage, AK					
Owner Info:		Chester Park Estates Associates, L.P., Pier 9 suite 114, San Francisco, CA 95411, 916-357-5300					<i>Ownership Type:</i> Limited Dividend					
Management Info:		FPI MANAGEMENT INC., 800 Iron Point Rd, Folsom, CA 95630, (916) 357-5300/228										
Most Recent REAC Score and Release Date:		88b	8/15/2007	2nd REAC Score and Release Date:		92c	8/7/2003	3rd REAC Score and Release Date:		80c	7/22/1999	
<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>		<u>Completed M2M?</u>	<u>Below Market?</u>			
			N	No								
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK02M000012	8/31/2009	Active	76.2%	LMSA	114	180	0	7	13	47	47	0
PROJECT: FHA #:		Glen, The, 1200 Columbine Ct, Anchorage, AK 99508, 907-274-0797					<i>Metro Area (MSA)</i> Anchorage, AK					
Owner Info:		Debarr Road Apartments LLC, 9757 Juanita Drive N.E., Kirkland, WA 98034, 425-821-3844					<i>Ownership Type:</i> Profit Motivated					
Management Info:		Weidner Investment Services, 9757 Juanita Dr NE, Kirkland, WA 98034, (907) 561-5211										
Most Recent REAC Score and Release Date:		79b	4/29/2009	2nd REAC Score and Release Date:		71c	8/23/2007	3rd REAC Score and Release Date:		81c	9/21/2005	
<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>		<u>Completed M2M?</u>	<u>Below Market?</u>			
			N	Yes	Rent Rdct	ONTRA, Inc.		Y				
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK020003001	5/31/2010	Active	104.3%	Sec 8 NC	76	76	0	22	40	14	0	0

PROJECT: *FHA #:* Jewel Lake Villa Apartments, 3640 W 88TH AVE, ANCHORAGE, AK 99502, (907)243-0718 *Metro Area (MSA)* Anchorage, AK
Owner Info: Blackberry Street Limited Partnership, 811 W Evergreen Ave Ste 301, Chicago, IL 60622, 312-266-6455 *Ownership Type:* Limited Dividend
Management Info: Pacific Rim Properties, Inc., 405 W. 27th Avenue, Anchorage, AK 99503, (907) 762-5419
Most Recent REAC Score and Release Date: 72c 1/30/2008 **2nd REAC Score and Release Date:** 91b 10/16/2003 **3rd REAC Score and Release Date:** 95b 10/5/2000

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK06L000007	5/15/2010	Active	110.5%	Preservation	123	129	0	9	68	46	0	0

PROJECT: *FHA #:* McKay Villa Apartments, 3741 Richmond Avenue, ANCHORAGE, AK 99508, *Metro Area (MSA)* Anchorage, AK
Owner Info: , 9934 N chadford, Owasso, OK 74055, 918-906-1588 *Ownership Type:*
Management Info: Carter Development Group, LLC, 4300 B St, Ste 507, Anchorage, AK 99503, 907-561-3871
Most Recent REAC Score and Release Date: 57c 8/22/2007 **2nd REAC Score and Release Date:** 93b 10/10/2002 **3rd REAC Score and Release Date:** 84c 9/28/2000

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK06E000005	7/1/2012	Active	109.9%	PD/8 Existing	11	12	0	2	9	0	0	0

PROJECT: *FHA #:* STEPHEN'S PARK APARTMENTS, 3200 LATOUCHE ST, ANCHORAGE, AK 99508, (907) 677-8490 *Metro Area (MSA)* Anchorage, AK
Owner Info: NeighborWorks Anchorage, 480 West Tudor Road, ANCHORAGE, AK 99503, (907) 677-8490 *Ownership Type:* Non-Profit
Management Info: Anchorage Mutual Housing Association, 480 West Tudor Road, Anchorage, AK 99503, (907) 243-1558
Most Recent REAC Score and Release Date: 89c 10/8/2008 **2nd REAC Score and Release Date:** 64c 8/15/2007 **3rd REAC Score and Release Date:** 80c 11/13/2003

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK06L000020	9/30/2013	Active	89.8%	LMSA	31	160	0	5	22	4	0	0

PROJECT: *FHA #:* SUNSET VIEW, 401 2nd Street, CORDOVA, AK 99574, 907-424-7697 *Metro Area (MSA)*
Owner Info: Alaska Housing Finance Corporation, 4300 Boniface Parkway, Anchorage, AK 99510, 907-338-6100 *Ownership Type:* Non-Profit
Management Info: Alaska Housing Finance Corporation, 4300 Boniface Parkway, Anchorage, AK 99510, 907-338-6100
Most Recent REAC Score and Release Date: 81c 8/9/2007 **2nd REAC Score and Release Date:** 84b 10/23/2003 **3rd REAC Score and Release Date:** 91a 4/20/2000

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK020102008	2/18/2010	Active	126.8%	Sec 8 NC	22	22	0	22	0	0	0	0

PROJECT: *FHA #:* 17635009 CHENANA APARTMENTS, 5190 Amherst Drive (office), FAIRBANKS, AK 99709, 907-479-4690 *Metro Area (MSA)*
Owner Info: Chenana Apartments, a Limited Partnership, 1630 Washington Drive, Fairbanks, AK 99709, 907-479-3644 *Ownership Type:* Profit Motivated
Management Info: Ben Lomond, Inc., 1630 Washington Drive, Fairbanks, AK 99709, 907-479-3644
Most Recent REAC Score and Release Date: 91b 8/14/2008 *2nd REAC Score and Release Date:* 94b 10/20/2005 *3rd REAC Score and Release Date:* 77c 9/18/2003

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			Y	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK020002001	7/31/2010	Active	106.6%	Sec 8 NC	51	52	0	10	30	11	0	0

PROJECT: *FHA #:* LITTLE DIPPER APTS, 1910 Turner St, Fairbanks, AK 99701, *Metro Area (MSA)*
Owner Info: 1910 Turner Street Associates, 1630 Washington Drive, Fairbanks, AK 99709, 907-479-3644 *Ownership Type:* Profit Motivated
Management Info: Ben Lomond, Inc., 1630 Washington Drive, Fairbanks, AK 99709, 907-479-3644
Most Recent REAC Score and Release Date: 72c 6/3/2009 *2nd REAC Score and Release Date:* 92c 8/7/2003 *3rd REAC Score and Release Date:* 70b 10/10/2002

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK02M000011	8/31/2010	Active	90.1%	LMSA	30	52	0	4	20	6	0	0

PROJECT: *FHA #:* 17611039 CHINOOK APARTMENTS, 9160 CINEMA DR, JUNEAU, AK 99801, (907)789-1921 *Metro Area (MSA)*
Owner Info: CHINOOK APARTMENTS, C/O Mad/Tiff Development, JUNEAU, AK 99803, (907) 789-7206 *Ownership Type:* Profit Motivated
Management Info: CHINOOK APARTMENTS, C/O Mad/Tiff Development, JUNEAU, AK 99803, (907) 789-7206
Most Recent REAC Score and Release Date: 84c 9/5/2007 *2nd REAC Score and Release Date:* 91c 10/7/2004 *3rd REAC Score and Release Date:* 96b 7/12/2001

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
207/ 223(f) Pur/ Refin Hsg.	6.00	\$3,131,642	Y	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK06L000017	10/31/2009	Active	95.1%	LMSA	64	64	0	36	28	0	0	0

PROJECT: *FHA #:* 17611040 COHO PARK, 3601 AMALGA ST, JUNEAU, AK 99801, (907)789-1921 *Metro Area (MSA)*
Owner Info: Coho Park, a general partnership, Post Office Box 33679, JUNEAU, AK 99803, (907) 789-7206 *Ownership Type:* Profit Motivated
Management Info: Coho Park, a general partnership, Post Office Box 33679, JUNEAU, AK 99803, (907) 789-7206
Most Recent REAC Score and Release Date: 92b 12/6/2006 *2nd REAC Score and Release Date:* 94c 12/18/2003 *3rd REAC Score and Release Date:* 93b 10/5/2000

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
207/ 223(f) Pur/ Refin Hsg.	5.85	\$2,440,574	Y	Yes	Rent Rdct	ONTRA, Inc.	Y	

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK020007002	12/31/2012	Active	84.3%	Sec 8 NC	52	52	0	12	28	12	0	0

PROJECT: *FHA #:* 17644019 GRUENING PARK, 1800 Northwood Dr # A, Juneau, AK 99801, 907-780-6666 *Metro Area (MSA)*
Owner Info: ALASKA HOUSING DEVELOPMENT CORP., 1800 NORTHWOOD DR, JUNEAU, AK 99801, (907) 780-6666 *Ownership Type:* Non-Profit
Management Info: ALASKA HOUSING DEVELOPMENT CORP., 1800 NORTHWOOD DR, JUNEAU, AK 99801, (907) 780-6666
Most Recent REAC Score and Release Date: 92b 10/16/2008 *2nd REAC Score and Release Date:* 89c 12/6/2006 *3rd REAC Score and Release Date:* 96c 12/18/2003

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
236(j)(1)/ Lower Income Fa	7.00	\$842,396	N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK06L000001	9/30/2013	Active	79.0%	LMSA	32	96	0	3	12	15	2	0
AK02M000016	9/30/2013	Active	76.1%	LMSA	24	96	0	5	5	9	5	0

PROJECT: *FHA #:* WOODRIDGE APARTMENTS, 903 Cook Street, KENAI, AK 99611, *Metro Area (MSA)*
Owner Info: Woodridge Associates, 632 Woodland Avenue, Kalispell, MT 59901, *Ownership Type:* Profit Motivated
Management Info: Legacy Management Group, LLC, 11627 Airport Road, Suite B, Everett, WA 98204, 425-423-0304
Most Recent REAC Score and Release Date: 92a 8/29/2007 *2nd REAC Score and Release Date:* 76c 8/30/2006 *3rd REAC Score and Release Date:* 97b 10/3/2002

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK02R000003	12/21/2009	Active	155.5%	515/8 NC	24	24	0	16	8	0	0	0

PROJECT: *FHA #:* DAYBREAK APARTMENTS (CMI), 2080 HEMMER RD, PALMER, AK 99645, 907-745-6019 *Metro Area (MSA)*
Owner Info: Valley Residential Services, 1075 Check St Ste 202, Wasilla, AK 99654, (907) 357-0322 *Ownership Type:* Non-Profit
Management Info: Valley Residential Services, 1075 Check St Ste 202, Wasilla, AK 99654, (907) 357-0322
Most Recent REAC Score and Release Date: 85c 8/29/2007 *2nd REAC Score and Release Date:* 68c 4/21/2005 *3rd REAC Score and Release Date:* 85b 10/10/2002

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK02T851001	3/14/2013	Active	158.8%	202/8 NC	19	20	0	19	0	0	0	0

PROJECT: *FHA #:* NORTH WIND APARTMENTS, 103 S 3rd ST, PETERSBURG, AK 99833, (907)772-3035 *Metro Area (MSA)*
Owner Info: Windward Properties, LLC, P. O. Box 1965, Petersburg, AK 99833, 907-772-2212 *Ownership Type:* Profit Motivated
Management Info: Windward Properties, LLC, P. O. Box 1965, Petersburg, AK 99833, 907-772-2212
Most Recent REAC Score and Release Date: 85b 6/10/2009 *2nd REAC Score and Release Date:* 84c 10/23/2003 *3rd REAC Score and Release Date:* 95a 10/19/2000

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK06L000003	9/30/2010	Active	89.8%	LMSA	24	24	0	0	18	6	0	0

PROJECT: *FHA #:* PETERSBURG ELDERLY, 16 North 12th ST, PETERSBURG, AK 99833, (907)772-3445 *Metro Area (MSA)*
Owner Info: CITY OF PETERSBURG, PO Box 329, Petersburg, AK 99833, (907) 772-4511 *Ownership Type:* Non-Profit
Management Info: CITY OF PETERSBURG, PO Box 329, Petersburg, AK 99833, (907) 772-4511
Most Recent REAC Score and Release Date: 61b 6/10/2009 *2nd REAC Score and Release Date:* 81c 10/23/2003 *3rd REAC Score and Release Date:* 98b 10/12/2000

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK02R000004	6/8/2012	Active	123.3%	515/8 NC	24	24	0	23	1	0	0	0

PROJECT: *FHA #:* BAYSIDE APARTMENTS, 1011 Fourth Street, SEWARD, AK 99664, 907-224-5767 *Metro Area (MSA)*
Owner Info: Northwest Real Estate Capital Corp, 210 W Mallard Dr Ste A, Boise, ID 83706, (208) 375-9407 *Ownership Type:* Non-Profit
Management Info: Northwest Real Estate Capital Corp, 210 W Mallard Dr Ste A, Boise, ID 83706, (208) 375-9407
Most Recent REAC Score and Release Date: 85c 8/29/2007 *2nd REAC Score and Release Date:* 50c 8/31/2006 *3rd REAC Score and Release Date:* 89c 8/7/2003

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK02M000022	10/31/2009	Active	102.9%	LMSA	8	36	0	3	4	1	0	0

PROJECT: *FHA #:* BAYSIDE APARTMENTS, 1011 Fourth Street, SEWARD, AK 99664, 907-224-5767 *Metro Area (MSA)*
Owner Info: Northwest Real Estate Capital Corp, 210 W Mallard Dr Ste A, Boise, ID 83706, (208) 375-9407 *Ownership Type:* Non-Profit
Management Info: Northwest Real Estate Capital Corp, 210 W Mallard Dr Ste A, Boise, ID 83706, (208) 375-9407
Most Recent REAC Score and Release Date: 85c 8/29/2007 *2nd REAC Score and Release Date:* 50c 8/31/2006 *3rd REAC Score and Release Date:* 89c 8/7/2003

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>
			N	No				

<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK02M000010	8/31/2010	Active	104.5%	LMSA	28	36	0	5	16	7	0	0

PROJECT: FHA #:	GLACIER VIEW APARTMENTS, 200 Lowell Canyon Road, SEWARD, AK 99664, 907-224-3737					Metro Area (MSA)						
Owner Info:	Alaska Housing Finance Corporation, 4300 Boniface Parkway, Anchorage, AK 99510, 907-338-6100					Ownership Type: Non-Profit						
Management Info:	Alaska Housing Finance Corporation, 4300 Boniface Parkway, Anchorage, AK 99510, 907-338-6100											
Most Recent REAC Score and Release Date:	95b	8/17/2006	2nd REAC Score and Release Date:	83c	7/31/2003	3rd REAC Score and Release Date: 93b 4/27/2000						
<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>Refinanced?</u>	<u>In M2M?</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Below Market?</u>				
			N	No								
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apts</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u>#5+ BR</u>
AK020102010	2/4/2010	Active	151.9%	Sec 8 NC	30	30	0	30	0	0	0	0

Totals for Alaska:

TOTALS FOR ALL OWNERSHIP TYPES:

Total Contracts: 20
Total Assisted Units: 793

TOTALS FOR FOR-PROFIT OWNED PROPERTIES ONLY:*

Total Contracts: 9
Total Assisted Units: 558

*The total includes all Section 8 units subject to expiration by the date provided. In general, for-profit owners are more likely to opt out than nonprofit owners. Also, any owner (nonprofit or for-profit) who has syndicated or refinanced are not likely to opt out of a Section 8 contract. If ownership type is not available for certain properties, it is because HUD's database is missing this information. Only properties certain to be owned by for-profit entities are included in the totals for for-profit owned properties. "Limited Dividend" owners are included in the for-profit count.

Data compiled from several HUD sources and not independently verified. This list does not include Section 202 and 811 properties with PRAC or PAC contracts.

Section 8 Contract information is from August 2009 and Mortgage Information from September 2009.