

Anchorage Affordable Housing and Land Trust

Introduction:

Anchorage has a shortage of housing at all but the highest price levels.

Very low cost apartments are not available. That and barriers such as savings for a security deposit, bad rental history and court records can put people out on the street or in shelters.

Recognizing this, funders, including the MOA using Cares Act and APRPA funds bought hotels to be converted into rented apartments for people with extremely low incomes.

At this point AAHLT owns the former Guest House, Barratt Inn and Lakeshore Inn.

An assortment of owners were cobbled together as a temporary measure to get the properties operating. That ownership is now consolidated under the AAHLT.

Who is the AAHLT?

AAHLT is a non-profit with a mission to acquire, preserve, and maintain properties to increase the stock of housing in Anchorage that is available and affordable to low and extremely low-income residents.

Beyond current work with the hotels, the work plan for the AAHLT has yet to be determined.

Funds from multiple sources including MOA Cares Act and ARPA funds. Rasmuson and Weidner Apt Homes have each donated \$250k to start up operations. The Weinberg Foundation and Block Foundation have pledged support. We also have a commitment of funds from FEMA.

Interim Executive Director: Robin Ward

Volunteer Board:

Chair: Victor Mollozzi, Vice Chair: Mary Jane Michael, Secretary/Treasurer: Joe Everhart

Directors: Ron Pollack, Josie Hickel, John Weddleton, Greg Cerbana, Bob Doehl

Typical Questions:

What was paid for the hotels?:

- 321 East 5th Ave (formerly the Guest House): 130 units, ~\$7.7 million
- 4610 Spenard Rd (formerly the Barratt Inn): 96 units, ~ \$5.5 million
- 3009 Lakeshore Drive (formerly the Lakeshore Inn and Suites): 45 units ~ \$3.5 million
- Operating funds: \$250k Rasmuson, \$250k Weidner Apartment Homes, \$100k Block Foundation, \$1.6M FEMA ... others



Is this a homeless shelter?

- No. This is low income rental housing. People moving from homelessness are expected to be a significant part of the clientele but must have a reliable source of funds for rent.

Where will operating costs come from?:

- Residents will be required to pay rent. This should cover much of the cost of operations. We will apply for grants for covering the rest. These can come from the MOA Alcohol Tax funds, national and Alaskan organizations.

Will there be security?

- The leases have house rules and other expectations for responsible behavior.
- Onsite property manager and at least 2 building support staff on the premises at all times
- At 4610 Spenard, renovations and repairs are underway. There is a hotel sitter living on the premises as well as consistent contractor presence. We are regularly there to make sure building systems are working and monitoring to avoid squatters.
- At 3009 Lakeshore, we will have one staff there very soon, 24 hours a day, and will start leasing the rooms slowly. An initial 4 tenants will likely move in the week of 2/6. Until there is a full-time operator in place there will also be security monitoring there

Will there be behavior requirements?

- The facilities are apartment rentals so do not require special actions by residents such as AA attendance and such. If a resident pays with a voucher, some vouchers can have requirements. Residents will have to behave in ways that are not disruptive as typical of apartment living.

Will there be case management on site?

- While there are not Case Managers on-site, there are at least 2 building support staff on the premises at all times 24/7, in addition to the housing management staff, who are additional resources for keeping things running smoothly and assisting residents.
- Zoning for some does not allow full time onsite case managers.
- Space will be available for service providers to work with residents.

Where has the money for these properties come from?:

- Contributors to buying or operating the hotels that the Trust owns or will own are MOA (ARPA), Providence, Premera, Rasmuson Foundation, Block Foundation, and United Way.

You will be bringing a tough population into neighborhoods. What will you do for the neighborhood?

- Housing gets people off the streets across town including the neighborhoods where these are located.
- Housing helps people get back on their feet and move on to independent life.
- Open communication with neighbors and Community Councils.
- Each site will have an onsite property manager to contact.