

AP/AL: Appropriation **Project Type:** Renewal and Replacement
Category: Development
Location: Anchorage (Downtown/Rogers Park) **Contact:** Les Campbell
House District: Downtown/Rogers Park (HD 23) **Contact Phone:** (907)330-8356
Estimated Project Dates: 07/01/2008 - 06/30/2013

Brief Summary and Statement of Need:

Corporate (AHFC) funds to replace the housing, following approval last year of funding to replace the underground utilities and infrastructure for the entire complex. Following completion of a professional site assessment that included cost estimates to renovate or replace the existing structures, it has been determined that it is not economically feasible to renovate the structures. This funding request would replace all structures under a phased plan that would utilize existing foundations.

Funding:	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
AHFC Div	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000	\$14,016,000
Total:	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000	\$14,016,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input checked="" type="checkbox"/> Phased - underway	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Additional Information / Prior Funding History:

FY2008 \$2,336,000 Corporate.

Project Description/Justification:

The purpose of this project is to provide to begin the second phase of renovation which will include the replacement of all structures under a phased plan that would utilize existing foundations.

The projected outcomes are to:

- Replace old housing stock that has exceeded its useful life span;
- Reduce operating and maintenance costs;
- Reduce energy expenditures through increased energy efficiency;
- Improve tenant comfort and safety;
- Reduce liability associated with life safety issues;
- Increase rentability of units; and
- Protect existing structures.

Loussac Manor Renovation – Phase II – Corporate (AHFC) funds to replace the housing, following approval last year of funding to replace the underground utilities and infrastructure for the entire complex. Following completion of a professional site assessment that included cost estimates to renovate or replace the existing structures, it has been determined that it is not economically feasible to renovate the structures. This funding request would replace all structures under a phased plan that would utilize existing foundations.

Program Description:

Loussac Manor Housing Complex is located between A and C Streets in Anchorage, Alaska. The complex was constructed in 1965 and consists of 21 multifamily residential buildings, a child care center, a community building and a maintenance shop (constructed in 1999). Residential buildings consist of one to five units in each building and units are configured as two to five bedrooms.

An initial site assessment was conducted in 2001 by USKH and was updated in 2006 by DEAN Design. The updated site assessment and cost estimates concluded the buildings were no longer economically feasible to renovate and the cost to replace the structures would be substantially the same as the cost of renovation. After review and analysis of the updated site assessment, and AHFC concurrence with the findings, a shift in strategy was required from "renovate" to "replace" the buildings within HUD modernization guidelines.

This request will fund modernization by replacing the structures re-utilizing the existing building foundations. A phased approach will be utilized to minimize disruption of families and maximize the available construction funding.

The Loussac Manor Housing complex has exceeded its useful life expectancy and is not economical to maintain. Failure to fund this request will result in continued high maintenance costs, excessive energy usage, continued deterioration of the complex and increased risk to the health and safety of the tenant population.