

**AHFC Loussac Manor Renovation and Replacement - Phase 3**

**FY2010 Request: \$5,656,000**  
**Reference No: 43076**

**AP/AL:** Appropriation **Project Type:** Renewal and Replacement  
**Category:** Development  
**Location:** Anchorage Areawide **Contact:** Les Campbell  
**House District:** Anchorage Areawide (HD 17-32) **Contact Phone:** (907)330-8356  
**Estimated Project Dates:** 07/01/2009 - 06/30/2014

**Brief Summary and Statement of Need:**

Corporate (AHFC) funds will be used to replace low-rent housing based on a professional site assessment that included cost estimates. Phased replacement of the existing structures was determined to be the most cost effective method to address the +40-year old family housing structures. The Loussac Manor redevelopment configuration will be based on recommendations from a consulting firm commissioned to review the existing Loussac Manor complex and Anchorage area (positioning). The study will be used to determine the optimal usage for the Loussac site in keeping with the recently approved Moving to Work (MTW) program.

<b>Funding:</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>Total</b>
AHFC Div	\$5,656,000	\$5,000,000					\$10,656,000
<b>Total:</b>	<b>\$5,656,000</b>	<b>\$5,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,656,000</b>

<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	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

FY2009 \$2,336,000 AHFC Div; FY2008 \$2,336,000 AHFC Div.

**Project Description/Justification:**

This project begins the third phase of renovation, which is expected to address replacement of the core public housing units identified by the repositioning study as the most critical. It will replace all structures under a phased plan that utilizes 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 rent-ability of units; and
- Protect existing structures.

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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 redevelopment by replacing the structures, based on recommendations by the consultant, of the most efficient and cost effective configuration for the housing complex and area where it is located.

The redevelopment will be based on the recommendations of a consultant commissioned to conduct a repositioning study of the Anchorage area in general and the Loussac Manor in particular. The repositioning study is a follow-up to the HUD mandated Asset Management model now used by the AHFC Public Housing, as well as in keeping with the recently approved Moving to Work (MTW) program that allows AHFC more flexibility in delivering public housing and related services. This funding request would replace structures under a phased plan that will utilize the optimal mix of public housing determined by the repositioning study to be the most efficient and cost effective use of public housing resources. Redevelopment of this project is consistent with expectations for the MTW program.

The original 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.