

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Retirement Community of Fairbanks****Federal Tax ID: 20-1253962****Project Title:****Project Type: New Construction and Land Acquisition**

# Retirement Community of Fairbanks - Raven Landing Community Center

**State Funding Requested: \$2,450,000****House District: Fairbanks Areawide (7-11)**

One-Time Need

**Brief Project Description:**

The Raven Landing Community Center will add additional dining space and activity rooms to the core now being built. It will provide a hub of recreation, information, and services for all the seniors in the Interior.

**Funding Plan:**

Total Project Cost:	\$4,010,000
Funding Already Secured:	(\$1,540,000)
FY2013 State Funding Request:	<u>(\$2,450,000)</u>
Project Deficit:	\$20,000

*Funding Details:**FY11 State of Alaska Capital Budget Grant: \$876,000**FY12 Rasmuson Foundation Grant: \$200,000**Private Donations: \$463,853**In-Kind Contributions: \$616,000***Detailed Project Description and Justification:**

This grant will complete the Raven Landing Community Center, which will serve all the seniors of the Fairbanks area, and many others who need gathering space for meetings, performances, banquets, or classes. Phase 1 will be completed this summer, thanks to the legislative grant for FY11, and private donations including a Rasmuson Foundation grant of \$200,000 to equip the kitchen. This complete commercial kitchen will serve the entire, fully developed Raven Landing complex, guests, and catered events. A 50-seat dining room will be included in Phase 1.

Phase 2, this grant, will more than double the dining room and add a stage/multipurpose space, meeting and recreation rooms, health and wellness services, a library, offices, and a meditation room. At least 100 seniors per day will be able to come for activities, meals, services, or just visiting with friends. Any individuals or groups may schedule spaces for public or private events, such as concerts, parties, anniversaries, or presentations.

Currently there are over 11,000 people over 60 years of age in the Fairbanks North Star Borough. This number is expected to grow by 2020 to one-fifth the total population of the Borough (see attached economic study "Retirees in Fairbanks"). The income of this population, spent here but much of it generated outside Alaska, brings more economic gain than even tourism. It makes economic sense (not to mention family sense) to keep seniors living here instead of retiring Outside.

The greatest needs of seniors are:

- A safe place to live, accessible to services
- Good, nutritious food
- Nearby medical services
- Companionship
- Satisfying uses for their time

Raven Landing Senior Community is our grass-roots Fairbanks answer to these needs. The residences, funded by Alaska Housing Finance Corporation, provide secure, sociable housing; the rest will be addressed by the Raven Landing Community Center, serving all senior residents of the Borough.

It is essential that this Center be completed in the next year, as the response to Raven Landing's first building has been overwhelming, showing the huge unmet need. And building costs will continue to rise steeply due mostly to high oil prices -- now is the time to get this built!

Support for ongoing operations is assured by the surrounding Raven Landing residences, which will house 100 -- 130 seniors who will contribute to the maintenance and operations.

### Project Timeline:

September, 2012 -- Foundation built

Summer, 2013 -- Community Center completed and in operation

### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Retirement Community of Fairbanks

### Grant Recipient Contact Information:

Name: Karen Parr  
 Title: Board Chairman  
 Address: PO Box 93706  
 Fairbanks, Alaska 99707  
 Phone Number: (907)374-5016  
 Email: karenparr31@gmail.com

Has this project been through a public review process at the local level and is it a community priority?  Yes  No

1 By: Mayor Hopkins  
2 Introduced: 02/09/12  
3 Adopted: 02/09/12  
4

5  
6 FAIRBANKS NORTH STAR BOROUGH

7  
8 RESOLUTION NO. 2012 - 03  
9

10 A RESOLUTION SUPPORTING THE COMPLETION OF THE RAVEN LANDING  
11 COMMUNITY CENTER  
12

13 WHEREAS, Raven Landing Senior Community is now building Phase 1 of  
14 its Community Center which will serve all area seniors, and is now seeking funding to  
15 complete the building; and  
16

17 WHEREAS, Raven Landing Senior Community will operate and maintain  
18 the Community Center as a self-supporting, non-profit service to local citizens; and  
19

20 WHEREAS, many seniors who do not live in a retirement complex will  
21 benefit greatly from a senior center with meals, activities, wellness services, and  
22 information; and  
23

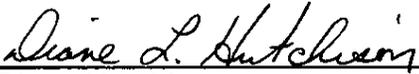
24 WHEREAS, the North Star Council on Aging senior center, while faithfully  
25 providing lunches and Meals on Wheels for a number of area seniors, is far too small  
26 for the present and future senior population, and has no prospect of enlarging; and  
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28 WHEREAS, the Fairbanks North Star Borough has supported the entire  
29 Raven Landing effort by granting partial tax relief and by waiving tipping fees for the  
30 demolition of Fairview Manor.  
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32 NOW THEREFORE BE IT RESOLVED, that the Fairbanks North Star  
33 Borough supports the completion of the Raven Landing Community Center, and  
34 recommends this project for assistance from state, federal, and private funding sources.  
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PASSED AND APPROVED THIS 9th DAY OF FEBRUARY, 2012.

  
Diane Hutchison  
Presiding Officer

ATTEST:

  
Mona Lisa Drexler, MMC  
Municipal Borough Clerk

39  
40  
41  
42

Ayes: Davies, Howard, Sattley, Dukes, Want, Winters, Musick, Kassel, Hutchison  
Noes: None



## CITY OF FAIRBANKS

Jerry Cleworth, Mayor

800 CUSHMAN STREET  
FAIRBANKS, ALASKA 99701-4615

OFFICE: 907-459-6793

FAX: 907-459-6787

[jcleworth@ci.fairbanks.ak.us](mailto:jcleworth@ci.fairbanks.ak.us)

February 17, 2011

Honorable Interior Delegates of the Alaska State Legislature –

Senator John Coghill

Representative Alan Dick

Representative Eric Feige

Representative David Guttenberg

Representative Scott Kawasaki

Senator Albert Kookesh

Representative Bob Miller

Senator Joe Paskvan

Senator Joe Thomas

Representative Steve Thompson

Representative Tammie Wilson

Re: Retirement Community of Fairbanks

Dear Honorable Legislators:

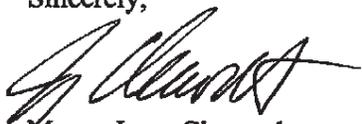
I support the continued efforts to develop the Raven Landing Senior Center Complex. The City of Fairbanks has previously demonstrated its support of this project by selling the land below market value and by granting a 10-year tax exemption on half the city taxes for this project. We recognize that the need for housing, assisted living, and recreational facilities for our senior population has reached the critical stage in our community.

The Raven Landing Retirement Community has worked ceaselessly to put into place essential housing for seniors, despite obstacles and hardship. I am confident that should they garner continued financial support, the next two components, an assisted living facility and a community center, will proceed expeditiously and result in useful and well-utilized venues.

There is a dearth of assisted living facilities for seniors in Fairbanks, and currently only one senior center in town. Although the existing senior center provides key components, such as a meal program, activities, and fellowship, it alone is not going to be able to provide key services to our burgeoning senior population.

Given the admirable work and resulting product that has come out of the efforts of the Raven Landing group, I urge you to fund the next two key components of this senior complex.

Sincerely,



Mayor Jerry Cleworth



# CITY OF NORTH POLE

*"Where the Spirit of Christmas Lives Year Round"*

125 Snowman Lane • North Pole, Alaska 99705-7708  
E-mail: [mayor@northpolealaska.com](mailto:mayor@northpolealaska.com) • Website: [www.northpolealaska.com](http://www.northpolealaska.com)

February 24, 2011

re: Raven Landing Senior Community Center, et.al.

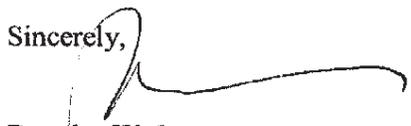
Dear Legislator:

As you are aware, the numbers of seniors in the Interior of Alaska have been growing much faster than almost anywhere in the United States, and our services and facilities for them are sadly inadequate. Concerned individuals and organizations within the City of North Pole and the Retirement Community of Fairbanks have been working and planning for senior centers with community meals, and for living arrangements that provide necessary care along with privacy.

I have been told there are 10,000 seniors in the Interior now, and that number is expected to double by 2030. Not surprisingly, that number may escalate if we have the facilities to accommodate our seniors. For example, the Raven Landing Senior Community is scarcely begun, but has already experienced an in-migration of active seniors from Outside, some former Alaskans and some who simply have relatives here, just for the purpose of retiring here. While our main concern is the safety and welfare of vulnerable citizens, senior care has become a major source of economic development in America, which the State has an interest in promoting. Their retirement incomes will now be multiplied in our towns, as they patronize local businesses and health care, and help create jobs.

We request the Legislature and the Governor to allocate the necessary capital amount for construction of badly needed senior facilities in the Fairbanks North Star Borough.

Sincerely,

  
Douglas W. Isaacson  
Mayor

City Hall  
907-488-2281  
Fax: 907-488-3002

Mayor  
907-488-8584

City Clerk  
907-488-8583

Police  
Department  
907-488-6902

Fire  
Department  
907-488-2232

Utilities  
907-488-6111

Director of  
City Services  
907-488-8593

Finance  
907-488-8594

**Detailed project funding data**

Project Costs (from architect C. B. Bettisworth)

land cost	\$	485,589	debt remaining 385,589
construction	\$	2,860,000	Phases 1 and 2
kitchen & equipment	\$	240,000	
soft costs	\$	<u>507,305</u>	
TOTAL COSTS	\$	4,092,894	

Funding Secured

			<u>How Used</u>
state FY11 grant	\$	876,000	used to build Phase 1
Rasmuson FY 12	\$	200,000	to complete & equip kitchen
2004-12 private donations	\$	<u>463,853</u>	land, building gaps, fundraising
CASH TOTAL	\$	1,539,853	

In-kind donations & volunteer labor	\$	616,000	RCF operations, planning, fundraising
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FY13 State Funding Request \$ 2,450,000 complete Phase 2 construct.

Other Funding Requests ConocoPhillips \$ 100,000

Additional Funding Required

City land payments	\$	385,589	plus interest @ 6%
Capital equipment	\$	200,000	van, computers, exercise equip.
Startup costs	\$	200,000	initial hiring: cook, driver, activities coordinator

The ongoing campaign for the Raven Landing Community Center will continue to raise private donations for these expenses.

**Summary of Raven Landing Senior Community Project**

<u>Elements</u>	<u>Description</u>	<u>Status</u>	<u>Funding Sources</u>	<u>Notes</u>
Land	east half of old Fairview Manor site, corner Airport & Cowles	owned by RCF or by CDI on behalf of WFDG	venture capital repaid by development fees, NSP grant, rents	6 acres secured by development agreement, final corner requested
RL-1 Cost \$5.5 million	20-unit apartment building for 55+, all handicapped accessible	completed in November 2010, fully occupied all year	AHFC (SCHDF) and Denali Commission grants , loans being repaid through rents	
RL-2 Cost \$7.1 million	20-unit apartment building for 55+, all handicapped accessible	will be completed in Mar.2012, 95% reserved with deposits	AHFC grant (SCHDF), loans to be repaid through rents	
Raven Landing Community Center phase 1 Cost \$1.2 million, included in total below	3300 sq. ft. includes commercial kitchen, dining room seats 50+, public restrooms & mechanical	under construction, will be completed in July 2012	state capital grant FY 2011, Rasmuson grant for kitchen, individual and business donations	by August 2012 all seniors and guests welcomed for meals and activities
Raven Landing Community Center phase 2 Total cost \$4 million	additional 10,000 sq.ft.--enlarge dining room, add classrooms, services, recreation, medical	conceptual design complete, fundraising ongoing	requesting state capital grant for FY 2013	
RL-3 Cost \$5.99 million	20-unit apartment building for 55+, all handicapped accessible	final design underway, construction in 2012	AHFC grant (SCHDF), loans to be repaid through rents	waiting list of approximately 70
RL-4	20-unit apartment building for 55+, all handicapped accessible	to be built in future when demand requires it	AHFC funding will be requested at that time	
Assisted Living	State-of-the-art care for those who need 24/7 help with daily living, not 24/7 nursing	funding donated for business plan, now complete, showing probable success for 10-20 beds	funding for construction not yet secured	seeking partnership with non-profit experienced in managing assisted living, for operation

**key to initials**

- RCF Retirement Community of Fairbanks, an Alaskan non-profit 501 c(3) corporation
- RL Raven Landing, a senior community being built in downtown Fairbanks
- WFDG Weeks Field Development Group, an Alaskan LLC formed to redevelop Fairview Manor
- AHFC Alaska Housing Finance Corporation
- NSP Neighborhood Stabilization Program, federal anti-slum funding administered by AHFC
- SCHDF Senior Citizens Housing Development Fund, federal program administered by AHFC
- CDI Community Development, Inc, an Idaho housing non-profit, partner in WFDG

# RAVEN LANDING COMMUNITY CENTER

FAIRBANKS, ALASKA



VIEW OF ENTRY WITH PHASE II AREA SKETCHED IN

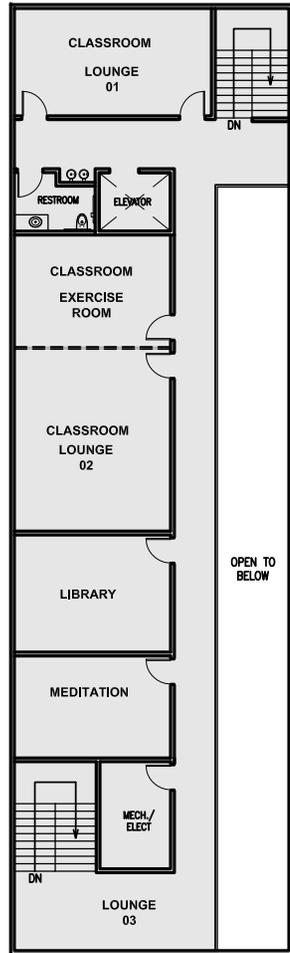


*BUILDING TO KEEP SENIORS IN OUR COMMUNITY*

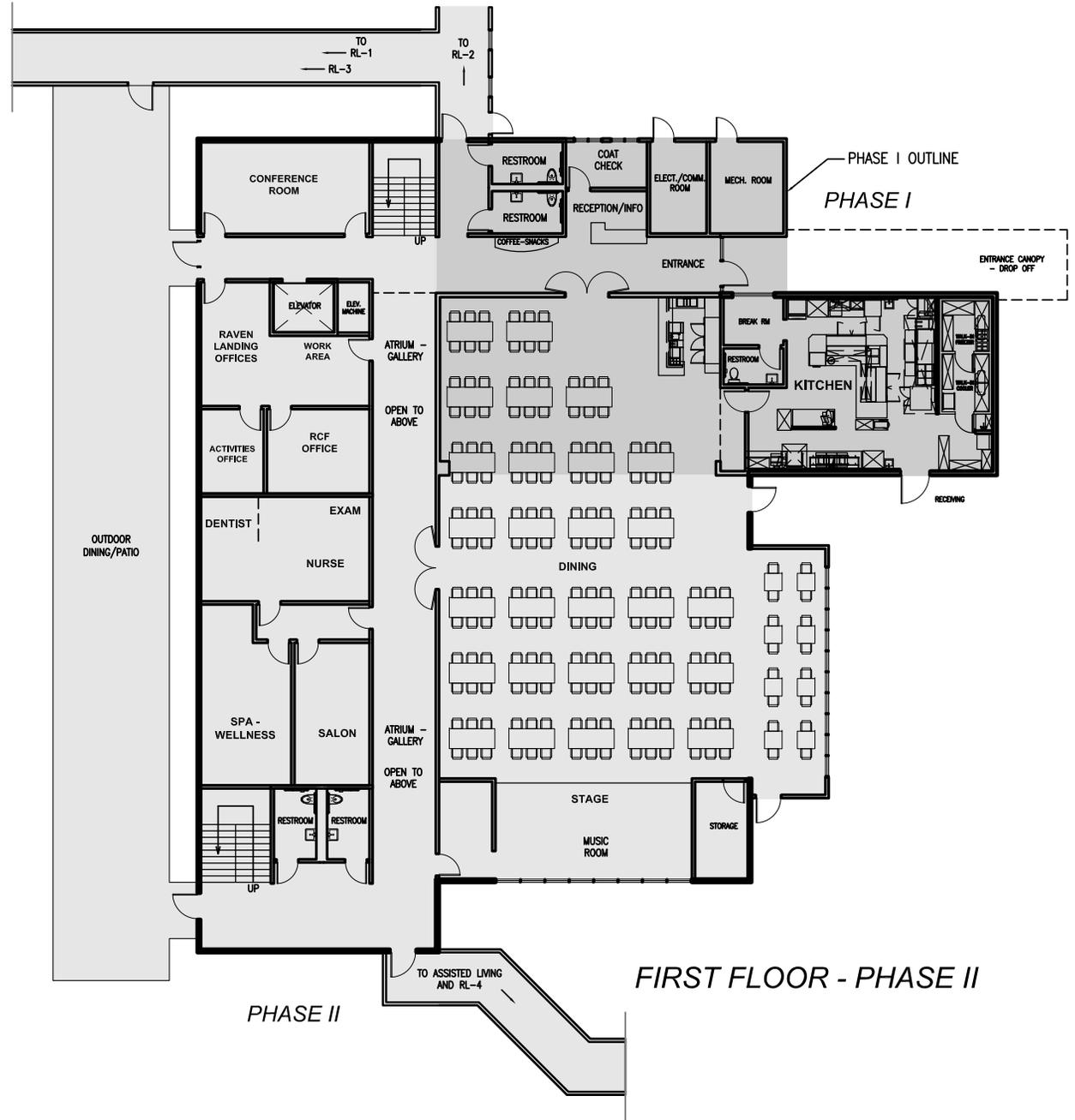
# PERSPECTIVE

# RAVEN LANDING COMMUNITY CENTER

FAIRBANKS, ALASKA



SECOND FLOOR - PHASE II



FIRST FLOOR - PHASE II

PHASE II



BUILDING TO KEEP SENIORS IN OUR COMMUNITY

## PHASE II PLANS