Mayor's Homeless Leadership Team
Group 3: Wider Housing Continuum

Primary Recommendation: 200 Housing First Units in Anchorage

Supporting Documentation

Housing First Capital and Operating Funding Source Matrix
Housing First New Construction Cost Estimate
Pre-Development Team for Housing First Projects
Housing First New Construction Timeline
Map of Severe Alcohol Dependent Housing Ordinance (separate attachment)

Housing First Capital Funding: Potential Sources

NOTE: THIS IS A DRAFT LIST AND MAY NOT BE COMPLETE OR ACCURATE

Funding Source	Estimated Annual Allocation	Administrator	Type of Funding/Description
HUD HOME Investment Partnerships	$1,000,000	Municipality of Anchorage	Annual formula funded federal grants used for development of affordable housing for low-income populations. Also provides direct rental assistance to low-income people. Restrictive funding source.
Community Development Block Grant	$2,000,000	Municipality of Anchorage	Annual formula funded federal grants used for community development, affordable housing, and infrastructure development. Funding can not be used for the building of new housing. Restrictive funding source.
HUD 811	10 Units	Seattle HUD Office	Annual federal funding provides for the acquisition, rehabilitation or construction, as well as an operating subsidy, for supportive housing for persons with disabilities. No repayment as long as the project serves very low-income persons with disabilities for 40 yrs.
Low Income Housing Tax Credit		Daniel Delfino, AHFC	Federal government allocates Low Income Housing Tax Credits to states using a per capita formula. Provides federal tax incentives to for-profit or non-profit organizations to develop affordable rental housing for low income households.
National Housing Trust	Not Funded Yet by Congress		Federal Housing Trust passed by Congress in 2008, but not funded. Capital resources for 30% of AMI or below.
AHFC Tax Exempt Bond Proceeds		AHFC	Low interest rate loans for Multi-family housing.
Rasmuson Foundation	$25,000 and up	Rasmuson	Private Foundation funds used for strategic, start-up or expansion of innovative projects by established organizations that promote a better life for Alaskans. Tier 1 (small capital projects) and Tier 2 funding requests are accepted on an ongoing basis.
Alaska Mental Health Trust		AMHTA	Pre-development grants in conjunction with the Rasmuson Foundation
Federal Home Loan Bank			
NAHASDA		Cook Inlet Housing Authority	HUD capital project funding for low to moderate income housing and facilities.
AHFC Special Needs Housing Grant	$3,000,000	Daniel Delfino	AHFC corporate dollars through competitive grants to non-profit service providers and housing developers for construction of housing for the Alaskan special needs populations, primarily the beneficiaries of the Alaska Mental Health Trust

Housing First Operating Funding: Potential Sources

Funding Source	Estimated Annual Allocation	Administrator	Type of Funding/Description
HUD Section 8 Vouchers (Project Based)		AHFC	Provides long term project-based affordable housing for very low and extremely low households. AHFC pays difference between 30 percent of family income and the gross rent for the unit. Assistance is tied to specified units for a specified term. SRO rate in Anchorage
HUD Continuum of Care, Supportive Housing	Annual Bonus Project $94,000	Local HUD Office	Federal funding for acquisition, rehabilitation and construction of supportive housing and services to allow homeless persons to live as independently as possible. Initial awards for operating, services, and/or leasing may be one, two, or three year terms.
AHFC Homeless Assistance Program		AHFC and AMHTA	Jointly funded by AHFC and the Mental Health Trust Authority for emergency or transitional housing or to prevent homelessness through payment of arrearages. Competitive process open to homeless service providers.
AHFC Special Needs Housing Grant	$1,000,000 Operation Funds, $1,000,000 Res. Support Serv.	Daniel Delfino	Jointly funded by AHFC and the Mental Health Trust Authority to expand long term supportive housing for Alaskans with little to no housing prospects due to disabilities, chronic homelessness, and other barriers. Projects must include an occupancy agreement.
DHSS Mental Health Block Grant		DHSS, DBH	
United Way of Anchorage: Human Services Matching Grant			
United Way of Anchorage: Other			
Emergency Shelter Grant	$80,000	Municipality of Anchorage	Distributed formula funds for operation of emergency shelters and transitional housing for the homeless. Generally used to support the operations of non-profit and public shelter systems.
HUD HOME (Tenant Based Rental Assistance	$1,000,000	Municipality of Anchorage	Self-sufficiency programs where tenants pay no more than 30% of monthly income on rent. Rental assistance program contracts are two years with renewable terms. Must be scattered site.
HUD 811	10 Units Annually	Local HUD Office	Project Rental Assistance Contracts (PRAC) cover the difference between the HUD-approved operating cost per unit and the tenant's rental payments (no more than 30% of each tenant's income). PRAC payments can be approved initially for up to 3 years.

Housing First: Low Barrier/ Pre-Recovery Project, New Construction Cost Estimate

Construction Method	*Sq. Ft. Cost	Units							
		1	10	20	25	30	35	40	50
Concrete & Steel	$ 464.88	148,761	1,487,609	2,975,219	3,719,023	4,462,828	5,206,633	5,950,437	7,438,047
Sq. Ft. Cost for "Concrete & Steel" is estimated at $100/sq.ft. more than "Wood Frame."									
Wood Frame	$ 364.88	116,761	1,167,609	2,335,219	2,919,023	3,502,828	4,086,633	4,670,437	5,838,047
Sq. Ft. Cost for "Wood Frame" is the average of the 2 actual examples below.									
Shipping Container	$ 237.17	75,895	758,946	1,517,892	1,897,365	2,276,838	2,656,311	3,035,784	3,794,730
Sq. Ft. Cost for "Shipping Container" is estimated to provide a 35% cost savings from "Wood Frame".									
*Sq. Ft. Cost includes all costs: land, building, infrastructure, municipal development compliance, etc.									

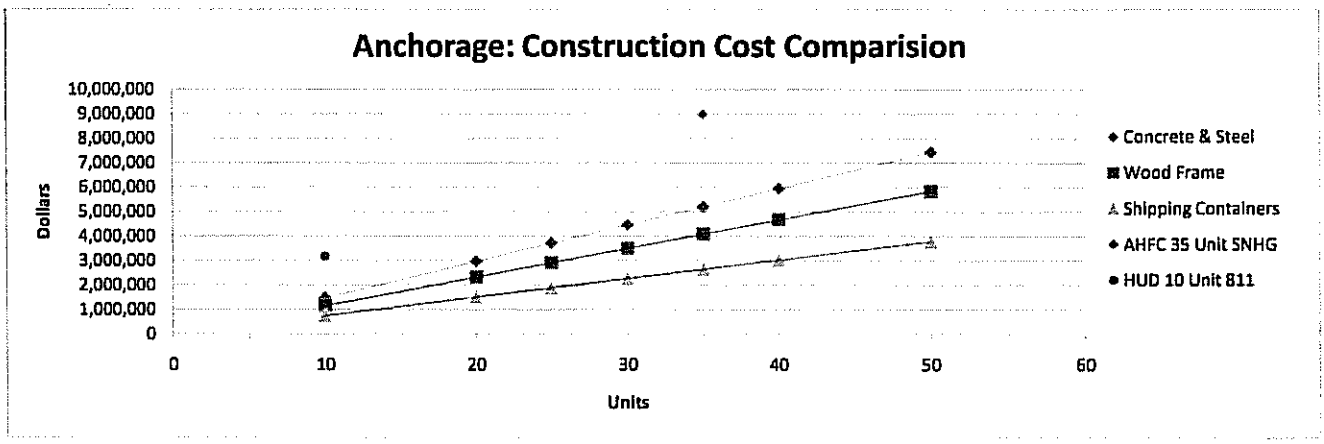
*Unit Size		
Length	Width	Sq. Ft. Area
20	16	320

*Unit size assumes a percentage, approximately 37% in this comparison, of the total 320 sq. ft. unit size will contribute to common, mechanical, and laundry areas. Resulting in a living area size of approx. 200 sq. ft. or 16.7' x 12'. Unit Size for 38 units in Red Roof Inn is approx. 304 sq. ft. Room size therefore, is approx. 192 sq. ft.

Actual AHFC SNHG Project Application							
	Units	Unit Sq. Ft.	Total Sq. Ft.	Price	Unit Price	Sq. Ft. Price	
1 Bedroom	20	575	11,500	4,469,218	223,461	388.63	
2 Bedroom	15	775	11,625	4,517,797	301,186	388.63	
Common Area	Sq. Ft. not identified in application. Project not built. Analysis not doable.						
Totals:	**35**		**23,125**	**8,987,015**			8,987,015 (Check)
Lots (Zoned RO)	2		36,300	650,000		17.91	

Actual HUD 811 Project Application							
	Units	Unit Sq. Ft.	Total Sq. Ft.	Price	Unit Price	Sq. Ft. Price	
1 Bedroom	9	542	4,878	1,664,023	184,891	341.13	
2 Bedroom	1	784	784	267,444	267,444	341.13	
Common Area			3,662	1,249,211		341.13	
Totals:	**10**		**9,324**	**3,180,679**			3,180,679 (Check)
Lot (Zoned R3)	1	20,370	20,370		341,250	16.75	

Shipping Container Comparison Chart			
	20' Steel	40' Steel	40' High Cube Steel
Exterior	20'L x 8'W x 8'6" H	40'L x 8'W x 8'6" H	40'L x 8'W x 9'6" H
Interior Width	7 ft. 8.6 in	8 ft. 8.5 in	9 ft. 8.6 in
Interior Height	7 ft. 10.3 in	8 ft. 10.3 in	9 ft. 10.3 in
Interior Length	19 ft. 4.2 in	39 ft 5.7 in	39 ft 5.3 in
Cubic Volume	1173 cu. Ft.	2389 cu. Ft.	2694 cu. Ft.
Door Width	92.1 in	92.0 in	92.1 in
Door Height	89.7 in	89.8 in	101.7 in
Gross	67,196 lbs	67,196 lbs%	67,196 lbs
Payload	62,346 lbs	58,973 lbs%	58,598 lbs
Tare Weight	4,850 lbs	8,223 lbs	8,598 lbs
http://www.jport.com/storage_container.html			



Mayor's Homeless Leadership Team 2010
Work Group 3: Wider Housing Continuum

Pre-Development Team for Housing First Projects

Municipal and State Representatives- selected individuals from the local Government and State of Alaska.

Lead Nonprofit Agency(s) – The organization responsible for implementing and managing the day to day operations of the established housing program. The Agency will also hold the primary responsibility for the development of the project.

Funder(s)- entity providing the financial resources to mobilize the project.

Developer- one who builds on land or changes and enhances the use of an existing building for some new purpose or to better effect. May be the same entity as lead nonprofit agency.

Architect- The translator of the building user's requirements of and from a building into an inhabitable environment.

Engineer- A professional that deals with the design, construction, and maintenance of the physical and naturally build environment.

Real Estate Agent- A party who acts as an intermediary between sellers and buyers of real estate (or real property).

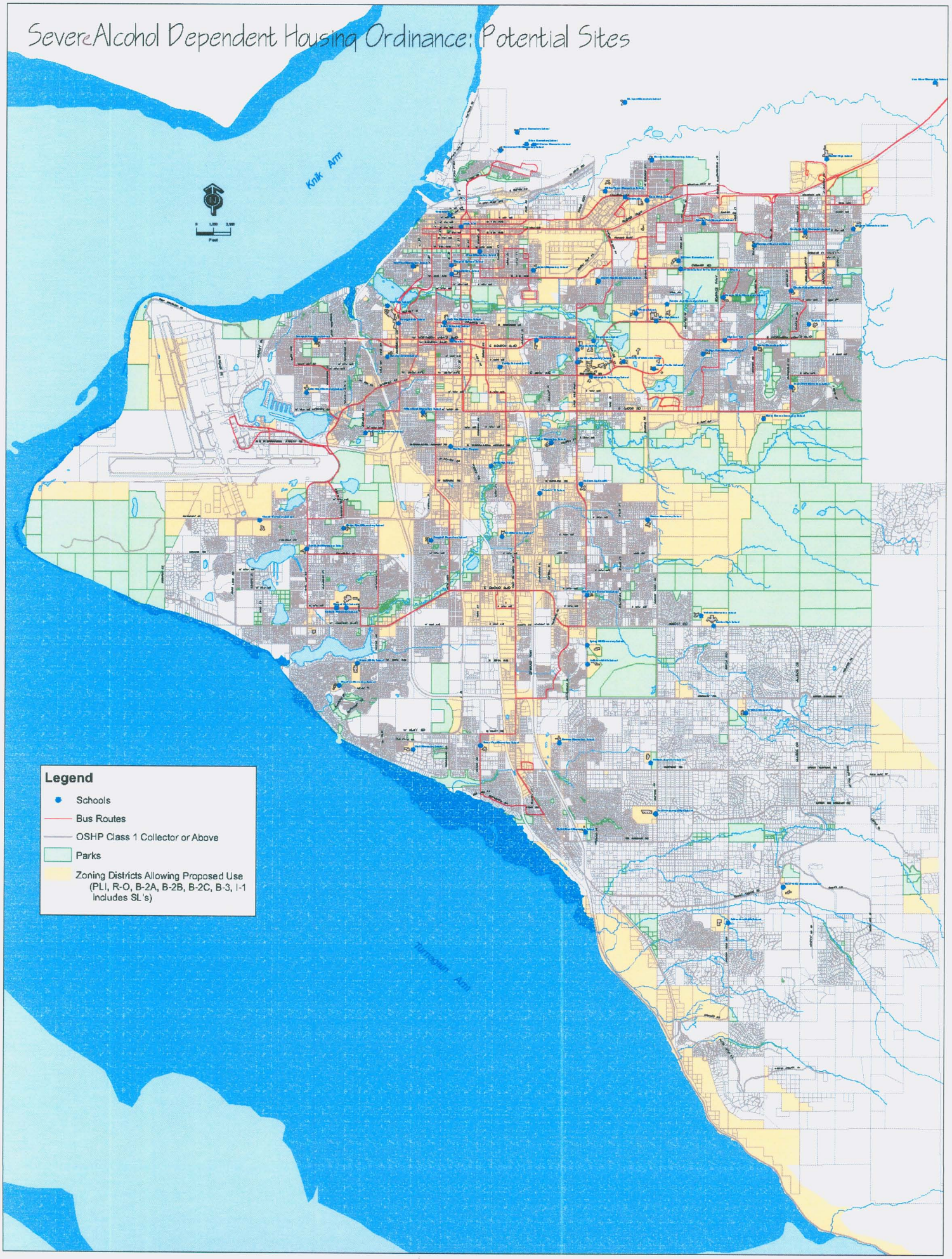
General Contractor- a group or individual that contracts with another organization or individual (the owner) for the construction, renovation or demolition of a building, road or other structure.

New Construction of Housing First Project

Approximated Timeline

	Year 1												Year 2												Year 3											
ACTION STEP	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12
PRE-DEVELOPMENT																																				
Site control secured with earnest money																																				
Pre-development funding applications																																				
Phase I/Phase II Completed, if applicable				Phase 1			Phase 2																													
Schematic Drawing/Cost Estimate Completed					SD			CE																												
Public Process																																				
Architect and engineering work completed										35%			65%		100%																					
Conditional use Permit																																				
FUNDING APPLICATIONS																																				
Funding Source #1: i.e. SNHG																																				
Funding Source #2: i.e. State Appropriation																																				
Funding Source #3: i.e. Federal Home Loan Bank																																				
Funding Source #4 i.e. Foundation																																				
CONSTRUCTION PROCESS																																				
Local Building Code Review Complete																																				
Final Plans and Specificaitons Complete																																				
Open Bid Process Complete																																				
MOA Permit Application and Approval																																				
Contruction Begins																		X1					X2							X1					X2	
Construction Complete																																				
POST CONSTRUCTION																																				
Management Policies																																				
Grant closing																																				
Rent-up Period																																				

Key:
SD = Schematic Drawing
CE = Cost Estimate
X1 = Some resources required
X2 = All resources required

Notes:
Timeline may fall differently depending on what steps can be done during the constrution season
No low income tax credit available in 2010
All requests for State Capital Budget and Federal EDI Earmarks must be prepared by the fall
SNHG funding does not contain enough revenue for 30-50 units of new construction. SNHG funding in the fall.

Severe Alcohol Dependent Housing Ordinance: Potential Sites