

Appendix Four:

Interviews

(Held as part of needs assessment)

Please note that these are notes from the interviewers so any of the notes should not be considered as direct quotations from the person(s) interviewed)

8/21/02 9:30 a.m.

Meeting with Physical Planning Division
RE: Anchorage 2020

Tom Nelson (343-4865)
Tom Davis (343-4542)

2020 Comprehensive Plan is broad vision
Neighborhood plans will be more specific and show how to carry out that vision
2020 Plan long term objective: grow more compatibly.

2020 theme: separate incompatible uses, use land supply more efficiently

Why? Most developable land is already taken...city surrounded by mountains, oceans, parks,
military bases do little more room to spread out.

Most developable land left is in Hillside area.

Need better site planning and affordable housing design.

2020 theme: How to encourage better infill and redevelopment, how to encourage mixed use and
better design of homes and neighborhoods. (If most land already developed, city must use infill and
redevelopment).

Issue: Many multifamily units poorly designed. Builders often building “the same thing”—need for
more variations.

City is totally redoing land use codes to encourage 2020 themes.

City has hired Clarion Associates to
Do diagnostics regarding code and then redo code. Diagnostics occurring now; redo of code next
year.

Diagnostics include a survey of land value. Older areas where land is more the 50% of housing
value generally are areas ripe for infill or redevelopment or rehab. Most of this land is in the
NE/NW parts of the city.

For Consolidated Plan, please look at:

- “Guts” of Anchorage 2020 in Chapters 4 and 5
- Page 50—land use planning map.
- Residential Policy #14
- Housing Design Policy #56 and #61

Mobile home issues: have several old mobile home parks. In 1970’s, mobile homes made up about
18% of housing stock. Now probably about 5-6% of housing stock. No mobile home parks built in
last 25 years. Some parks are very dilapidated. Some people live in mobile homes because of
affordability and because they can get yard etc. that they couldn’t get with apartment.

Rezoning application takes about 6 months.

8/21/02 10:00 a.m.

Meeting with Heritage Land Bank and Real Estate Services

George Canelos, Executive Director
(907) 343-4337

Land Bank is entrepreneurial arm of City government; it is implementing are of comprehensive plan.

Started in 1983.

Anchorage received a large land grant from the state when it became a city.

Land Bank does not purchase land but gives it away for important uses and projects in the public interest.

Projects range from donating land for schools, golf courses, leasing land for homeless shelters, many other examples...see Heritage Land Plan document Mr. Canelos gave us.

8/21/02 10:30 a.m.

Meeting with Craig Campbell, Executive Director
Planning, Development, and Public Works

RE: Consolidated Plan Priorities

- Changing the way CD Division does business.
- Wants to use open process to change.
- Wants defensible Consolidated Plan document.

8/21/02 12:00 noon to 1:00 p.m.

Meeting with Homeless Working Group Members who had attended the focus groups on homelessness earlier in the year.

Stressed that this meeting's purpose was to provide context to focus groups, give TONYA ideas for additional research sources, and talk about the Consolidated Plan in general.

What's Working?

What Can Be Improved?—comments by individuals?

Format of current Consolidated Plan not too useful. Need for more specific actions.

Linkage to Anchorage 2020 is weak.

Planning and implementation doesn't include consumers.

Local culture of exclusiveness. If you're not part of the in group you can't get funded.

Lots of communication issues and problems between homeless providers and CD Department.

Need for more ongoing and active participation in Continuum of Care meetings.

ESG gets admin funds so CD Dept. should use part of that to have staff person take a more leading coordination role in Continuum of Care...not for the Continuum's annual competitive funding application, but for helping the Continuum accomplish the homeless actions in the upcoming new Consolidated Plan's Annual Action Plan...see the notes from the focus group for many of these actions.

Homeless people of color do not have access to the system.

Homeless people lack medical assistance.

Continuum of Care grant recipients lack buy-in into Consolidated Plan process

Consolidated Plan should explain to reader what the Consolidated Plan is about and provide linkages to comprehensive plan.

Consolidated Plan should explain how the CDBG Division is changing its programs to meet the long-term goals.

Continuum of Care and Department often meet in secrecy.

About 300 chronic homeless in the city

May have dual or triple diagnoses. They have a real hard time getting help. Treatment bed not available for them. Need for facility and/or services that can treat all diagnoses together, including medical problems.

Implementation of long-term planning and neighborhood planning may help if it includes persons with special needs including the above category.

We need to hold agencies more accountable for how they spend their public \$\$\$.

We need to do better discharge planning, especially from corrections.

City discussing potential policy of involuntary commitment—where do people go after they are released?...more need for better discharge planning.

Possible Data sources for homeless and persons with special needs:

State Independent Living Council
Government Council on Disabilities and Education
State of Alaska Division of Mental Health
Mental Health Board—Richard R....?
Drop in Alaska Mental Health Center
Alaska Mental Health web

Homeward Bound-0-studies
Also did camping survey

API..chief of social services; health information systems.

Counseling center

School districts keep data on homeless children.

Safe Cities CS Patrol

Local University LINK project.

AHC Corporation—demographic

Note enough affordable housing for people who aren't self-sufficient.

Nowhere to place people who need housing

Availability is just as much an issue as affordability.

8/21/02 1:00 p.m. to 2:30 p.m.

Meeting with HAND Commission
(Housing And Neighborhood Development)

Hillary chair
Patrick, vice-chair

HAND wants to be more involved and involved earlier on in Consolidated Plan process.

Want to have more time for providing input on priorities.

Wants to see Consolidated Plan with vision that also discussed Neighborhood revitalization, partnering, leveraging.

Better definitions of “affordable” housing...go beyond Consolidated Plan regulations.

Rental market difficult...Consolidated Plan should focus more on it.

Drive for homeownership is strong.

Developable land is getting in short supply.

City is changing zoning. Use of CDBG for predevelopment land acquisition should be stressed.

Absentee landlords a given problem. Need to help good landlords.

Current Consolidated Plan has almost nothing on economic development.

Consolidated Plan should link better with Anchorage 2020

Consolidated Plan should communicate vision of how we want community to look

It should measure accomplishments much more effectively and also measure impact on community.

It should communicate funding priorities more effectively and be a living document that the City can point to as a funding strategy.

Consolidated Plan should educate the public about affordable housing.

It should be tightened up and yet be flexible document.

8/21/02 2:30 p.m.

Meeting with Carol Gore, HAND Commissioner
Cook Inlet Housing Authority, President

Provided description of Cook Inlet Housing Authority.

Partnering, collaboration, leveraging, and performance are themes of housing authority and should be themes in the Consolidated Plan.

8/21/02 3:00 p.m.

Meeting with Randy Smith
Mount View Neighborhood Council

(907) 272-4672

Council members elected by neighborhoods.

Work with city to help their respective neighborhoods and residents.

Gave many examples of things that occurred/are underway in Mount View, such as Grant from Dept. Of Justice for community based policing that go 15 more police officers.

Wants change of zoning from R-4 to R-1...feels there are too many multifamily homes in neighborhood. Recognizes that existing multifamily should stay.

Infrastructure of neighborhood is good; sidewalks, streets. Lighting is good.

Public transportation sometimes difficult but highly used by neighborhood residents.

Glen Highway isolates neighborhood from rest of city. Across it is a mall. City now wants to make the highway 8 lanes which will effectively cut off all access to the mall for the neighborhood...a large % of residents don't have cars.

Job creation in the neighborhood should employ neighborhood residents and/or help them become business owners.

City should recognize uniqueness of Mount View.

8/21/02 3:30 p.m.

Meeting with Gus
HAND Commission

Note: he also attended the homeless working group and the HAND Commission meeting, where he already communicated his major ideas.

6-8% of Anchorage homes are manufactured homes.

8/22/02 10:00 a.m.
Meeting with NE Community Council

George Gaguzis, Anchorage City Assembly
269-5574; 338-1960
g.gaguzis@worldnet.att.net

Ainslie Phillips 244-8584; 273-7242; 333-8294; ains@ak.net

Bill Wielechowski 333-2806; wielechowski@yahoo.com

George: City Council member

Anslie:
Realtor since 1976
In Anchorage since 1974.

George:
On NE Community Council since 1986; also chair of city's Federation of Community Councils

Under Anchorage 2002, neighborhood slated to have increasing population density—mostly for low-to-moderate income. Concerns:

Traffic
Neighborhood needs to stay pedestrian and environmentally friendly
Preserve/include green space
Schools—right now already at capacity and out of \$\$

Neighborhood slated for 500 new until within next 18 months

Neighborhood has high military population and high transient population. This affects schools.

Neighborhood has been neglected for many years—city went South. Now City coming back to revitalize the neighborhood since it has large lots and the city is running out of land.

Non-owner occupied housing—lots of it
Lots of absentee landlords

Did extensive survey to investigate housing stock.

Works closely with neighborhoods.

Neighborhood is center for health and human servos

Doesn't have enough teachers, nurses, other medical professionals since can't find affordable housing (they make low salaries).

DINKs—double income, no kids also in neighborhood.

Doubling up common, especially among large Asian population

Rental housing—much of it is substandard

Legislature passed bill—if too many police calls, city will fine landlord until place is cleaned up.

NE, Mountain View, Fairview, and Spanard are lower income neighborhoods in city.

High crime, high alcohol, high sex offenders.

NE neighborhood had great Weed and Seed program.

Neighborhood has lots of Title 8 schools

Many residents take public transportation but it is not convenient to jobs or services—needs to be redesigned.

HDR Engineer, John McPherson—Contact him for public transportation study, East side transportation plan.

Public transportation not convenient to employment centers and services, especially for those earning \$7-\$9/hour. All routes go downtown but nowhere else. Airport is huge employment center but no bus service. No service to military base either.

Anchorage 2020 does not include airport or military bases as employment centers—a huge planning error.

City charter imposes property tax cap.

Town Center, 7-10 year project with mix of residential and commercials

Fort Richardson—its role is changing. Now use as a place for recreation (de facto parkland), but will be used by military again.

Trailer parks in neighborhood—3 gone, replaced by multifamily

No sidewalks—when only 4 hours of daylight and snow or ice, it is hard to walk to public transportation with no sidewalks.

Inadequate or no bus shelters.

No street lighting in highest traffic areas.

Need to enhance style and livability of affordable housing

About 20% of the city's land is tax exempt.

Homelessness increasing in neighborhood.

8/22/02 11:00 a.m.
Meeting with Mary Elizabeth Rider
Ryder Consulting

Formerly with Alaska Mental Health Trust
AHMT is a State foundation that has land and cash corpus.

Trust gives about \$16 million/year. It also directs about \$140 million in State General Fund bill for mental health treatment, detox, other things.

Jeff Jesse is the Trust Director.

Anyone institutionalized in the 1950s is a trust beneficiary; any at risk of becoming so—Trust also helps. including persons with mental illness, developmental disabilities, chronic, brain injuries.

Rasmussen Foundation is the other big foundation. It gives about \$25 million per year for arts, culture, health, and human services. Rasmussen is primed for leveraging.

Get most recent studies from Judy.

Advice for Division:
Interact with other funders
Pick up the phone and talk
Funders Club

Supportive Housing is big issue:

1. Zoning issues—it is a long process, easy to quash things, NIMBY.
2. No pace to put quasi-institutional housing--
One mile rule; assisted living for seniors counts so rules out anything else within a mile.
3. Operating funds for agencies that service chronic inebriates.
4. Predevelopment funding is good.

Permanent housing for persons with special needs is an issue:

1. Opportunities exist on Individual Development Accounts—some banks invested
2. Anchor program—great to promote homeownership

Dept. should consider some grants, not just loans

We need one stop-packaging center for housing—so people don't have to go to bank, city, nonprofit agency, etc.

Permanent rental housing is an issue:

1. Little multifamily rental housing that is affordable.
2. Very little design standards.

Neighborhood plans:

Great idea, need outside facilitators that are trusted by residents.

8/22/02 11:30 a.m.

Meeting with Hillary Morgan, HAND Commission

Would like to see Consolidated Plan demonstrated need and be more specific than Anchorage 2020.

Within each need are levels of immediacy:

1. Affordable housing, especially rental housing
2. Service-enriched housing.
3. Onsite social services

Would like to see HUD funds used for services that can not be funded by other pots of \$\$.

Brother Francis Shelter—largest homeless shelter “skid row”-type. Doing major rebuild.

Public transportation is big issue. City currently doing route restructuring

Study should look at MLS data—

Availability and affordability are both issues.

Only affordable housing is old, in need of rehab, and trailers.

Lack of land is big issue hampering availability and affordability, as is poorly constructed housing.

Need to build housing to suit clients, not build housing and then try to find clients.

State affordable housing bonds.

The Community Development Division:

1. Homebuyer assistance is division’s most popular program.
2. Neighborhood assistance never concentrated or encouraged.
3. Homeowner rehab—a lot of need for this.
4. HAND—let them do work for the Division—Division should tap them.

8/22/02 1:30 to 2:30 p.m.
Homeless Forum

Made announcement and asked people to sign up for interviews.

8/23/02. 10:30 a.m.
Meeting with Dianne Johnson, HAND Commission
Person from Women's Fund at YWCA

Women's Fund is:

Micro-lender and business training center.

Does not have SBA grants.

Role: train for self-sufficiency through self-employment—focus on home-based businesses

Lots of people want to be employed in assisted living but don't speak English. Needs ESL immersion program

Lots of people want to participate in Women's Fund programs but due to lack of childcare, family dysfunction, health issues, and lack of insurance (for assisted living program) can't do it or drop out.

8/23/02. 11:30 a.m.

Meeting with Larry Crawford, AEDC

AEDC is the primary organization for the city of Anchorage.

Need for collaboration between AEDC and community development division.

Go to Aedcweb.com for good economic information.

AEDC is a 501c(3) organization—nonprofit corporation with a mission to diversify and expand city's economy.

Targeting the following Opportunities:

1. Natural Resources—oil, gas, largest zinc mine.
2. conventions and tourism
3. Military
4. Global logistics—city has strategic location—over 500 wide body freighters take off week; airport never closes; city within 10 hours of 90% of the world's GDP.

Dividend checks to reach citizen are economy boon—fund protected by Constitution—stature allows earning to be inflation proof.

City has tax-friendly environment—no state income tax; no city sales tax; overall cap on property tax; relatively average property taxes

AEDC focus:

New business development

Business retention and expansion

Public relations

VISON ANCHORAGE—

Several business and community leaders doing city's economic development plan.

Area for potential cooperation—EDA Community Economic Development Strategy.

Talks to Scott Goldsmith, University of Alaska

Neil Fred, Department of Labor

Martin Johnson, AEDCP?

8/23/02. 12:00 to 1:00 p.m.
Non-housing community development working group

Literacy

Additional supports needed for family to teach English to foreign-born.

Schools are getting transient. How will they be labeled according to testing scores?

Additional supports needed for family to decrease transience and increase attendance.

Community-wide mobility 20% per year?

Streetscape needs to be enhanced in Fairview.

Zoning laws need to be enforced.

Need more support for neighborhood-based planning process, establish a holistic vision

NSRA strategy—have EZ Plan and have NSRA identified—need to move to next phase.

ED component missing from current ConPlan—neighborhood plans will need to have one.

Public transportation based for low-income to jobs and services except downtown.

Public transportation and affordable housing need to be linked.

Parks and recreation facilities needed for youth

Design standards for housing don't seem to exist.

Need for daycare

Many unlicensed facilities operating which shows needs.

Sidewalks, where they exists, need to be cleared of snow to permit walking to public transportation.

Main walking routes to stores and schools should be cleared of snow and ice like roads.

Some areas have very sidewalks.

8/23/02. 3:30 p.m.

Meeting with Colleen Patrick-Riley, Dept. of Corrections, Mental Health Services.

Lack of appropriate and accessible housing,
Need spectrum of housing from no to lots of supervisions.

Mental health supportive housing...not available.

Impediments to appropriate housing:

\$ for housing

Qualification for social security takes 6-18 months.

Up front costs

Cost of assistance housing

Zoning restrictions on supportive housing

Sex offenders can't go to a residential substance abuse treatment center.

Mary Jane Micheals
Anchorage Neighborhood Housing Services

- Support more Community development initiatives
 - Submitted comments for Action Plan,
 - Designate resources and TA to strengthen existing CHDO's to meet affordable housing needs
 - Link economic development to neighborhood planning in revitalization areas; (i.e. mixed use development in Mt View and Fairview). Clear linkage b/w residential and commercial uses.
 - Neighborhood plans
 - Increase partnerships b/w MOA and ANHS, particularly for neighborhood organizing
 - Avoid funding same projects, same organizations. Place more resources to help solve neighborhood priorities
 - Review RFP process → link money to priorities
 - More funds to AHI for housing for people with disabilities
 - ANHS for developing strategic neighborhood plans in 3 neighborhoods (Mt. View, Fairview, Govt. Hill)
 - Include World Changers as funded project for housing rehab projects
 - Barriers: less assistance from AHFC means less funding for downpayment assistance to low-income homebuyers; fewer low-interest loans for people with disabilities
 - 76% reduction in number of people able to qualify for ownership (???) 225 families vs. 55 families

 - Develop Neighborhood Plans, in addition to Con Plan

 - Design barriers: see Northern Design and Winter City principles
 - Land Use policy addressing density in MOA
 - Policy on lead-based paint mitigation LBP has led to increased costs of rehabbing homes
 - Mobile homes disappearing, while availability of quality affordable housing for families, seniors has decreased.

 - Little development since 1996; due to change in tax policies (non-profits, LIHTC properties valuation). Now MOA has settlement with non-profits (IS THIS TRUE) re: value of properties, tax exemptions
 - Provide additional resources and TA to CHDO's
- ER/DAP vital in maintaining existing affordable housing
ANCHOR is last option for families, individuals seeking DPA.
HARP: used for site acquisition, lot acquisition
Interested in partnering with Mental Health Trust to increase housing to mentally ill
- Political instability
 - Affordable Housing
 - Site Acquisition → predevelopment costs/loans
 - Increase CO funds
 - Staff capacity
 - Coordination, Communication, and Cooperation
 - Process vs. Outcomes

Ed Fullerton, HAND Commission
8.22.02

- ❖ Good quality, affordable housing
- ❖ Increase funds for ANCHOR program and ER programs
- ❖ Link transportation to employment centers (i.e. airport)
- ❖ Increase services to public inebriates → need more creative solutions to solve inebriate issues
- ❖ Universal building codes (to incorporate handicap fixtures, etc).
- ❖ Avoid getting rid of mobile parks, home). This provides only “homeownership” option for some
- ❖ Provide tax incentives for developers to encourage L/I housing; incl. LIHTC
- ❖ Infrastructure needs: sidewalks and general beautification
- ❖ Need additional shelters for families
- ❖ Transportation for elderly (medical services)
- ❖ Increase coverage area and number of taxi vouchers (Ride-Share program); or revise notice of reservations.

See others women’s groups

See Margaret from HAND commission for elderly issues

Planning Dept.

8.21.02

Tom Davis

Tom Nelson

- Role of physical planning dept → physical comprehensive look at anchorage.
- Conducted Land Survey, looking at developing suitable, developable land.
- Northeast/West: higher density, less expensive land;
- Southeast/West: less dense, in mountainous area → more expensive to develop
- Central: downtown, want to promote higher densities, mixed use development

- Encourage/Improve design standards
- Enforce building codes
- Improve connection b/w transportation, mobility and employment areas (i.e. Airport)
- Developers have been okay with City's "improvements" → (i.e. in site planning review, transportation/road costs)
- Change SF housing design.
- Obtaining zoning variance is pretty easy process
- Need for neighborhood plans
- Improve Land Use ordinance → separate incompatible uses; improve/encourage mixed use development
- Urban Sprawl will be an issue w/o adequate Land Use ordinance, zoning;
- Encourage mixed use developments or PUDs
- Infill or redevelopment
- Land Use revisions → more multifamily uses
- Improve design
- Improve housing choice
- Mobile homes parks began in 1970s (80%) due to pipeline
- Primarily manufactured homes

Change in ownership of parks in recent years led to some displacement, others not able to afford move

Public Housing Working Group
8.22.02

- ❖ Increasing need for emergency vouchers
- ❖ Increase vouchers for elderly, senior housing
- ❖ Vouchers for disabled →
- ❖ Promote homeownership via DPA programs
- ❖ Increase ability to partner with MOA on senior projects, multifamily projects
- ❖ Help CHDO's articulate housing needs and help find their niche and serve segment of population
- ❖ Increase incentives to developers
- ❖ Avoid miscommunication, mistrust b/w HAND Commission & City depts. of the community
- ❖ Development standards
- ❖ Comprehensive plans (housing, E.D. Open space,
- ❖ Revisit tax exemption policy, especially MF units
- ❖ Distribute location of PH units
- ❖ Link PH to transportation and employment
- ❖ Help improve condition of units: currently okay, but need will increase in 5-15 years
- ❖ More capital funds in rural areas → need for modernization
- ❖ Number of voucher participants have been "turned back"
- ❖ Assistance for families with poor rental history
- ❖ Increase willing landlords in all programs
- ❖ Turn back rate???
- ❖ Employment link to bus lines
- ❖ Landlords need education on section 8, vouchers, CDBG funds, etc
- ❖ Additional resources for non-family housing; roommates for disabled community
- ❖ Look into "Student-Dorm (housing) space"
- ❖ Failed units
- ❖ Limited stock for mentally ill, chronic homeless persons (see "roommate" housing option)

Non-housing

- Capital Improvements → “cluster developments”, PUDs
- Drastically improve transit system
- Sidewalks, streetscapes
- Improve mobility and transportation
- Open Space
- Erect entry/gateways into communities (King St, Victoria Drive)
- Avoid incompatible land uses
- Safety/crime issues
- Stronger code enforcement → complaint driven (junk cars)
- Economic Development: need to study more in focus groups to assess feasibility of such. See website with ED comments/Audrey
- Preserve Open Space
- Need more community centers (SE Anchorage)
- Consolidate public services under one roof
-

Homeless:

- Avoid concentration of homeless shelters in particular neighborhoods;
- Is there a need for “dormitory housing”, especially for seasonal workers, fisherman → Univ. of Alaska

Public Housing:

- Blend with community
- Market multifamily housing
- Support life -skills & continued education → vocations
- Design & streetscapes
- Make multifamily desirable → away from “project” building, isolation; design standards

HIV/AIDS

- Encourage other types of housing (i.e. ranch style housing)

Physical Disabilities,/Handicapped,

- Design standards for handicapped--Accessibility

Conclusion:

- Provide additional decent housing that is safe, clean and attractive. Housing that provides amenities for FAMILIES, which have accessible transit/transportation routes. Walking, livable communities. Help promote “sense of community” → housing, transit, commercial. Focus on “quality of life” issues that encourage people to live AND work in their respective communities.
- See Hempstead East → attractive housing, open space. Sense of community” (have neighborhood association). Encourage “sense of community”.

RuralCAPS
Mitzi Barker
8.23 or 8.22

FairView and Mt. View areas
Child development
HOMEWARD Bound program

- ✓ Increase availability of housing for seniors, single family and disabled (physical and mentally challenged) residents
- ✓ Increase opportunities for **TRANSITIONAL Housing**
- ✓ Increased opportunities for permanent, transitional housing
- ✓ Expand HOMEWARD Bound program → permanent housing with supportive services
- ✓ Look at study of operating costs
- ✓ Increase types of housing (housing choice)
- ✓ Seek more Fair Housing → MF in other areas
- ✓ Accessibility to employment centers, with access to housing...
- ✓ Support community-wide transportation initiatives
- ✓ Economic Development →
- ✓ Increase affordable housing options
- ✓ Preserve existing affordable units
- ✓ Increase opportunities for MF rehab (Section 312)
- ✓ Strengthen code enforcement throughout City
- ✓ Establish building codes and make it easier for developers to build attractive homes
- ✓ Establish rehab codes/requirements
- ✓ Use of eminent domain??? (not popular in AK)
- ✓ Increase knowledge of owners/renters about fair housing issues, particularly Alaska natives.
- ✓ Better serve Alaskan natives-housing, transportation, other services
- ✓ Change institutional structure does not allow room for trust by non-whites.
- ✓ Connect Anchorage 2020 to Con Plan
- ✓ Preservation (Plan) of older areas in Anchorage: Historic Preservation
- ✓ Strengthen rehab codes
- ✓ Can City help with pre-development costs???? AHFC funds limited
- ✓ Ongoing outreach to the public
- ✓ Credit counseling for potential homebuyers
- ✓ Najd dnohasis and lack of reinvestment in rental units → rehab
- ✓ Rental rehab units
- ✓ Economic development initiatives in neighborhood level.

8.22.02
United Way
Dennis McMillian, Ex. Director

- Increase affordable housing stock
- Develop and Expand economic opportunities
- Increase Availability & Accessibility to (Primary) health care
- Increase mobility (in/out) of rural Alaska → transit subsidy

- Support and develop entrepreneurial businesses; very few venture capitalist in area-due to lack of knowledge, low capacity and low entrepreneurial spirit → systemic issue that help breed this mentality. ROLE FOR University, other community outreach

- HIV/AIDS population well taken care of; they are ahead of the curve. However, it may become an epidemic in RURAL Alaska. Also access to primary care for the working poor, uninsured-probably higher (20-50%) percentage of this population than lower 48. Note: Physicians charge more for services here.

- Above normal rate of alcoholism and effects of it: domestic/child abuse, long term neglect (chronic illnesses), and other inquiries related to alcoholism (car, falls, etc).

- Transportation: local transit is over capacity; no voluntary methods to access health care.
 *Limited mobility within City. Especially a problem for population needing help outside of rural Alaska/reservations/villages → it cost \$\$\$\$ to travel in/out of remote AK (e.g. travel to lower 48 to receive medical attention.

- Mentally Ill population: problem exacerbated by alcoholism. City has good MH services, but not focusing on chronic illness/issues

- Overall there is no good, practical social service (provider) agenda → potential to aggregate funds (to achieve more). J. Jones does not have resources to provide what is needed

Andrea Ninzel
4A's (HIV AIDS Support and Housing)

Serves all HIV-AIDS outside of Fairbanks
Clientele of about 350; 90% live in Anchorage

reaches all HIV/AIDS cases that need help

majority of clientele are homeless or at the risk of becoming homeless

provides case management and education, financial support for medication, and housing through HOPWA grant

also holds state contract to administer meds

current problem with attempts to convert old Coast Guard housing in Government Hill to permanent supportive housing due to HHS; they say under McKinney Section 8 cannot be used for project; HUD will allow it. Structure is currently being under utilized.

Size of client population has remained fairly stable for last 8 years. Some people come from lower 48 for better services

Tangential problem is with substance abuse, mostly alcohol

Believes Homeward Bound runs a good program, but it is only available to those who have been picked up X number of times. Run by Rural CAP (?) Hillary Morgan

Nugents Ranch another good program; located in Wasilla/Palmer

Former Inmates have big problems finding housing

Public perception: Mountain View as most violent; improvements to Fairview has worked; Spenard still considered place of prostitutes and alcohol problems

Good outreach provided through health care providers

StandDown program is annual event where all service providers come together and offer services to homeless population; offers blood testing there.
Catholic Social Services

Sue Fison is good for institutional knowledge - has been with Muni for 15 years

Offers broad based social programs:

- 11 programs - mostly emergency based
- 2 teen homes
- 2 shelters for unaccompanied adults (1 mens, 1 womens)
- Claire House (for women with children)
- Mobile Home Relocation (see more below)

Many Claire House residents come from lower 48; they know Anchorage has excellent support system

Rescue Mission does not coordinate well with others in CoC; does not rely on public funding

Believes ESG and CDBG funds are burdensome to work with; Training and TA may help

Muni Planning is understaffed

Mobile Home Relocation

Trouble spending money

Has approximately \$180,000; have only moved 6 homes

Beverly has done good work in negotiations with park owners to kick in some money

Provides up to \$8000/ per home to move; average cost is around \$8000

A lot of people apply; but hard to get participation: few places to go; people like freedom that trailer lifestyle offers, no housing substitute at same cost

Issues with CoC process

Rankings were changed at last minute after providers came up with their own rankings; Judy upset many providers; providers did ranking with emphasis on Exhibit 1 while Muni focused on the whole Continuum

Issues with HMIS

Purpose of LINK - clients enter system at one provider and all other providers have that information; collects BIDS (Basic Information Data) including social security #, family characteristics; does not like giving out soc #. The whole system costs too much.

Other

Believes public perception Fairview is poor because people drive through Fairview (not Mt View)

Large ethnic concentrations of Hmong, Lao, and Samoan families

Children in Transition - Service of Anchorage School District for Homeless Students

Tuesday

Janet Levin

Provides variety of transportation options:

- gas coupons
- shuttle bus
- bus passes

ASD is mandated to provide homeless child with transportation to same school they were at when homelessness began, if that is parents' desire.

Transition between schools is credited to poor performance; 5 schools with lowest scores had transition rates of more than 50%

Clientele:

Identified 2000 kids every year

Suspects another 2000 un-identified kids

Not as many runaways as people often think

Low wage families with disruption in income (medical or legal emergency, loss of employment, domestic violence, the unemployable)

Other services:

In addition, Janet acts as liaison between clients and AHFC for section 8; helps them navigate system. Section 8 wait time has gone from 6 weeks in summer of 2001 to 12-16 weeks in summer of 2002.

Problems with Section 8: landlords unwilling to take vouchers. Is there a property management group?

Academic tutors, in schools and in shelters

Staff:

Coordinator (new position)

Specialist (Janet; tries to coordinate with other agencies)

2 teachers

1 secondary teacher

1 pre-school teacher

counselor

4 full time tutors

15 part time tutors

Issues:

kids have stigma of staying in institution; Covenant House for seriously troubled kids, not good scene for kids from good families.

parents have stigma of accepting "welfare program"

school staff have to constantly be re-educated to rules and resources

5 or 6 motels where families usually stay: Royal Suite, Anchor Arms, Puffin Inn, Arctic Turn

huge swings in motel residency. Put them on a bus route?

different interpretations of homelessness between HUD and DOE: HUD does not classify people living with relatives or in motels as homeless. DOE interprets homeless as "precariously situated". Has direct affect on programs as kids staying at shelters can utilize bus tokens/taxi scrips whereas kids in motels cannot. Also an issue: where does precariously housed fall in Continuum of Care?

10 percent of clientele keep coming back

What happens to the rest?

How can they reach the unidentified clientele? Through school system

SAFE City/Continuum of Care focuses on inebriate issue (visible homeless); needs more leadership from Muni; sometimes feels like they are just going through the motions;

Elise Huggins of the HAND Commission - represents the developers

Major local developers:

ANHS

Mark (?) Pfeffer - Muldoon Town Center/Strawberry Hills

Humanities Forum

Ira

With a state wide planning forum interested in developing benchmarking performance system in five categories:

1. Economic Development
2. Education
3. Environment
4. Healthy, safe communities
5. sustainability of public services

privately and federally funded, working with University, Denali Commission

examples of benchmarks: air quality, teacher retention, teen pregnancy rates

will set targets then measure progress

currently developing data sources, at different aggregation levels

has conferences that bring all players to table

Native Conversation

In flux of natives from outlying areas to first Fairbanks, then Anchorage because there are no jobs in village (fishing has gone dry); need cash jobs

Men won't take jobs unrelated to subsistence lifestyle

Women won't marry men because the men can't support the family and women get bigger assistance checks if single.

Only health care available is in Anchorage

Native population exploded in last thirty years

May want to talk to George Irvin of First Alaskans Institute (600 E Street)

Other population trends

Pipeline days attracted college educated folks from Northern states

Ethnic communities of Korean, Hmong, Hawaiian, Samoan, Hispanic

Leadership Anchorage and Bridge Builders are two programs designed to integrate these small ethnic communities into overall Anchorage community.

Meeting with SAFE City
Carrie Longoria 343-4876
Mark Lessard 343-6519

Programs:

1. Interpersonal Violence - case management
2. Homelessness
 - a. LINK (HUD Funded)
 - case management
 - linking service providers together
 - b. ESG
 - Maintenance and Operations \$28,000—RFGP'ed
 - Prevention: Help with eviction notices and utility payments (one time payment of around \$200) directly from the office
 - Essential Services: Provides security deposits and transportation to detox/bus tokens for school students trying to stay at same school. Directly from the office.
 - c. Emergency Protective Custody: A van patrol in Mountain View, Fairview, and Downtown that places inebriates who a danger to themselves or others in custody and places them in the transfer center.

Grant agreements; monthly reporting requirements, onsite for each contractor per project—review work done

Child in Transition Program (keeping kids in one school)

Developing HMIS with 7 local agencies, help track characteristics of clientele, links to mental health care providers

Partners with Cook Inlet Tribal Council - will provide staffing (2 case managers) at transfer station

Transfer station only facility that takes public inebriates

Get fact sheet - 25,000 admissions to transfer station
Group of 145 "Frequent Flyers"
90 % are native Alaskans

conflicting definition of homelessness between Dept of Education (Title I) and HUD

Title I handled by school district

Would like a youth program to help youth with problems before they are homeless: problems like domestic violence, abuse, and the like; something like Covenant House

30% homeless prevention cap hurts their capacity; only able to help about 4 to 5% of calls; could possibly help twice as much.

Beginning to work with Aces (A.C.E.S.S.) Anchorage Caring Emergency Social Services (faith based group)

ESG Match comes mostly from municipal funds

Need vocational training to provide people with jobs, circumvent homelessness problem (University could play bigger role)

Perhaps recommend to Economic Development group/Chamber of Commerce to develop survey of existing businesses to determine the most common skills needed by their labor pool.

Need a treatment spot for person coming out of detox immediately; cannot be lapse of time between two services

Recommends an increase in city staff

Meghan Moore - HAND Commission - represents banking interests

Also works on Habitat for Humanity

Commission has vague purpose of advising on all things community development; reviews comp plan, con plan and action plan

Has some internal issues, not fully functional with city staff

Some service providers are represented by commission others are not.

Feels need to define affordable housing

Not rent friendly city; most of recent development has focused on more profitable single family development

So far developers have not been invited to table

Hugh Gellard did low Income Housing Tax Credit deal in Gillmore(?)

Mountain View has most problems

Zoning is problem; developers can push their project through despite zone

Last Continuum of Care process was not good; lots of 'backroom dealing'

Town hall meetings not as useful as they could have been; poor facilitation

Planning process could be improved by bringing developers to table and working sessions with non profits

ANHS does good things; may be able to expand capacity
Trying to do rehab; contractors are too expensive

Construction industry not enough workers?

Students leave; don't come back; very few Twenty somethings in Anchorage; may come back to raise families

Habitat builds about six houses per year; not planning on expanding any time; soon

Gayle West at HUD is good resource

Jeff

Mental Health Trust

- a independent state corporation that provides funding for mental health needs through leasing of land holdings throughout the state

- also manages the API (Anchorage Psychiatric Institute?)

mental health is broadly defined to include chronic alcoholics, developmental disabilities, and other illness not often categorized as mental health

believes the current system of emergency intake is working; Providence Hospital provides a "single point of entry"; i.e. Police take clients to Providence (instead of choosing between jail, Providence, API, or transfer station). Providence has Emergency Psychiatric Facility too. It helps that police have been trained in conflict resolution

Not much cooperation between state and Muni; could be more. Mental Health Trust tries to facilitate

Believes NIMBY-ism is major force in blocking site selection of additional facilities; capital and other resources is there, everything but site. Kevin mentioned site could not be located within 1 mile of other site (according to zoning regulations)

Coordination needed between Muni and providers when lobbying legislation

Site selection needs to be placed outside of local political process; independent board.

Homeward Bound is program that works

School Issues:

5 lowest performing schools have turnover rates of more than 50%

School board has mobility task force working on it.

Best Practice from Portland - one stop social service shop inside school:

- work with parents on how to keep them in same school district
- bring parents into to school

Rod - Northeast Community Council

Sees Density as an issue; believes all of the high density will occur in Northern section of city

Would like to see mixed use

Feels his area is not politically represented

- no bike trails, fewer sidewalks compared to Turnagain
- NE gets less service in terms of zoning enforcement, snow removal
- Rec Center is leased by City, maintained by Boys n Girls Club
- not much park space

Creekside Park has high concentration of Native population

If Northeast was subdivided into smaller councils, worries no leadership would emerge from one new council; all current council activity comes from one side of Northeast; area would most likely divide down Debarr Road

Believes public participation process is not working in that public services are not equitable throughout city.

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People Mover/ ANCHOR Rides (Public Transit System)
2:00 PM Thursday

Jody Karcz - 343-8294

Service for Homeless School Kids

School district attempted partnership with Para transit Services (private operators of Anchor Ride) to provide transportation of homeless youth to schools. Resulting program only could manage to take preschool age kids once or twice a week. Wanted curbside pick-up for kids 6th grade and younger. Follow up with Janet Levin at ASD

The AnchorRides trip cost about \$14.65 a trip
Cabs are more affordable

Rick Meyer of Department of Public Assistance (269-6584) attempted program 2 years ago: bought two vans for welfare to work, did not pan out.

Share A Ride

Share A ride currently has about 18 vans. Some low income workers use it (housekeepers from Anchorage to Alyska Resort in Girdwood, Jill Possen is contact person down there) Other than that, mostly white collar.
Costs a rider about \$70/month (70/20 working days = \$3.50 a day)

Not many contacts with HR at large service provider jobs. Try to develop some?

Proposed Universal Pass System

University pays \$50,000, all students able to ride free with student ID
Potential partner with airport employees?
Potential partner with CDBG clientele?

Many agencies (Cook Inlet Housing Authority, Hope Cottage) have underutilized vans

Issues with current system

Fare is high: \$1.25 one way; \$2.50 for round trip

Bus is not frequent enough; operating budget is not big enough; fed and state grants provide for capital expenditures; operating must come from assembly; assembly views bus as undesired tax use of taxes.

Areas that need service

Chugach View and Chugach Manor - high level of low income, senior and disabled, somewhat isolated population

Employment Centers: Downtown, Airport, University, Midtown (big retailers like Lowes and Kmart) and Diamond Center (already has terminus)

One stop job shops: one in Muldoon served very well; will soon have seven buses pass by.

Airport bus service will hopefully occur sometime next year.

Housing standards/Planned unit developments (like Cook Inlet Public Housing) should have one designated pick up spot for big campus-like complexes.

Other comments

Stops with high number of disabled, seniors get preference with shelters
High rate of vandalism of shelters - therefore cut back (use public facilities as shelters? I.e. rec centers, stores)

Transit Works group does good job of securing funds from assembly

Think Outside the box idea: provide "carsharing" car at Rec centers/other neighborhood centers

President of Government Hill

Credits recent turn-around of neighborhood to two key players: Lisa Murkosky (state legislator) and Mary Jane Micheals (Director of ANHS).

ANHS has done excellent job of managing low income rental housing on eastside.

Assets in the community:

- 1) Site of Hollywood Vista. Prime real estate currently held by Heritage Land Bank. How to best use this land?
- 2) Hillcrest Day Care - one best day cares in area; expensive; could be expanded to accommodate low income clients as well?
- 3) Government Hill Magnet School - offer Spanish immersion; draws kids from all over Anchorage

Impediments in community:

- 1) Railroad company - no vision - no incentive to follow plan. What can be done to change this?
- 2) Small commercial strip - not many consumer services/retail - poor tenant selection because of Railroad's lack of vision
- 3) Only one entrance/exit to downtown - not pedestrian friendly
- 4) Community Policing effort has stopped (with change of new police administration from generalists to specialists)
- 5) lack of code enforcement with teeth; little follow-up
- 6) Mark Marlow - wants to develop more low income housing next to Hollywood Vista site (he is also owner of McKay Building downtown)

Ship Creek Task Force adopted plan in 1997. Does Comp Plan speak to this?