

Background Report: Raspberry Townhomes South Park Estates & Possible Solutions

Department of Community and
Economic Development

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Raspberry Townhomes Status

- Owned by Town NW, LLC.
- Reversionary clause: *in the event Grantee does not fully develop the property within five (5) years, the property will revert to the Municipality of Anchorage and placed back into the Heritage Land Bank Inventory (Quitclaim Deed recorded 06/10/2022).*
- Rezoned in 2022 to R-3, with comp plan amendment.
- Qualified for new Multifamily Tax Incentive in 2025.
- Worked through drainage and Class C wetland requirements.
- Had planned to break ground this summer on \$20M, 58-unit work force housing development, but without an extension it is unlikely to continue.
- Reliance costs of approximately \$1M, plus market purchase price of \$150K.
- Municipality has never refused to extend a reverter clause.



South Park Estates Status

- Owned by Greenland LLC and Bering LLC, distinct entities with different owner group than Raspberry Townhomes.
- Assembly approved a rezone to R-3 SL and B-3 SL in AO 2021-20 AA: “The rezoning is justified to allow redevelopment of the properties made necessary by failing water and sewer lines as well as contaminated soils.”
- Conditions in the rezone focused on parking and building frontage, did not include any resident relocation assistance or requirement to preserve manufactured/affordable housing.



Conditions at South Park Estates

- Collapsing water infrastructure and fuel oil contamination pose significant risks.
 - Listed as DEC contaminated site in 2005.
 - Repeated DEC Boil Notices on-going.
 - For more detail, see the Need and Justification in 2021 rezone materials.
- Repairs cannot be made without displacing tenants. Cost of repairs would lead to significant rent increases and new relocatable dwelling units required.
- Many trailers too fragile/deteriorated to move; most will be too old to be accepted under policies of other parks.
- Median adjusted rent for a 2-bedroom apartment in 2025 was 30% higher than in 2021. (Rents were essentially flat from 2016 to 2021.)
- Mobile Home Parks have even higher and faster growing costs, including snow removal and infrastructure repair. \$60,000/year for South Park Estates.
- Not a unique situation. Several other parks in similar poor condition.



Residents have limited legal rights

- Manufactured Home Park Rental Agreements controlled by Alaska Statute 34.03.225:
 - Minimum of 270 days' notice with final move out date in summer months.
 - Does not require any landlord payment for relocation.
- The South Park Estates owner is offering \$9,000 to relocate (this is in addition to what other parks are offering for moving assistance).
- Since 2021, all South Park leases have advertised the upcoming closure (see Exhibit D, attached below).
- In some states, mobile home owners have a “right of first refusal” that allows them to match a redeveloper’s offer. This has been an effective tool for preventing displacement. But there is no such right in Alaska.



Anchorage's Comprehensive Plan anticipates the loss of mobile home communities

- Municipal plans and code have consistently treated mobile home communities as temporary placeholders for higher density development.
- The 2040 Land Use Plan called for the Municipality to mitigate the loss of manufactured housing through “*through deliberate adoption of public policies, actions, and mitigation strategies*” such as
 - phased development,
 - adequate community outreach, and
 - zoning and infrastructure investments to create a mix of housing options.
 - Encouraging developers and the city to collaborate on transition assistance.
 - Exploring ways to replace lost units.
- Both the 2020 and 2040 Plans called for South Park Estates to redevelop.



Municipal Resources

- Mobile home rehabs made much easier thanks to recent policy changes by Development Services Department.
- All forms of safe housing are now allowed in mobile home communities; and mobile/modular housing on a foundation can be used as an ADU or primary residence, thanks to AO 2025-112.
- Mobile Home Repair Program can provide up to \$20,000/home.
 - Municipality of Anchorage Health Department directs federal Community Development Block Grant funding to Rural CAP.
 - Primarily used for weatherproofing/energy efficiency (to reduce high utility costs).
 - But under federal rules, many South Park Estates residents would be income ineligible.
 - If local funding was added, different rules could be used.
- Housing Rehab Fund has \$692,325 from AR 2026-74. Funding is currently income restricted. Additional funding could expand scope to address displacements like this.



Other Resources

- Alaska Housing Finance Corporation has many options such as
 - Manufactured Homes Loans up to \$175,000: <https://www.ahfc.us/buy/loan-programs/manufactured-home-program>
 - Senior and accessible housing, vouchers, and a list of private and affordable rentals: <https://www.ahfc.us/tenants>.
- Cook Inlet Lending Center invests in traditionally underserved people and communities, offering affordable financial products and services including down payment assistance, home and business lending.
- Cook Inlet Housing Authority, Neighborworks, RuralCAP, and others offer affordable rental housing options.
- At least two other mobile home communities (Riviera and Rangeview) have available spaces and have offered incentives like discounted rents and/or paying to relocate trailers.



Potential Solution 1: Resident-Owned Community (ROC)

- In a resident-owned community (ROC), mobile home owners cooperatively own the underlying land.
 - As a limited-equity cooperative, the land is kept permanently affordable. A low cost of entry is offset by higher monthly dues that pay for infrastructure, maintenance, and operations.
 - Shared ownership means no surprise rent hikes and aligns incentives to maintain common resources.
- ROCs are a proven model for preserving manufactured housing nationwide. One non-profit, [ROC-USA](#), has helped residents take ownership of 359 communities.
 - ROC-USA's local affiliate (ROC-Northwest) provides on-going support for self-governance.
 - ROC-USA operates a CDFI (Community Development Financial Institution) which provides loans. Their risk tolerance is high because they have never had a failure.
- This could be the first ROC in Alaska and one of the first new-build ROCs nationally.



What it would take to establish a Resident-Owned Community (ROC)

- A critical mass of resident support is required. Need least 51% of potential lots to have a committed owner.
- Municipality would issue an RFP for technical support to residents to help create the cooperative and to develop the site.
- Municipality would identify land to donate. The land could then be used as collateral by the new cooperative for a construction loan to fund utilities and site prep.
- Infrastructure might still require a subsidy, but costs could be reduced by granting variances to onsite requirements.
- Movable trailers could be moved. Recoverable chassis could be used as temporary foundations. Otherwise, mortgage financing is available for new modular units.
- For more information, see: ROC-Northwest's "the Case for Factory Built Cooperative Communities" ([PDF link](#))

Alaska Modular Home Design + Construction



**MODULAR
HOMES**
BUILT IN ALASKA,
FOR ALASKANS



Top center and left: Lionheart Construction images; Bottom right Visser Construction microunits; bottom left NANA Construction



Potential Solution 2:

Cottage Development of Modular Homes

- The Municipality could develop a clustered housing community for people displaced from their housing due to disaster or redevelopment.
- Would be similar to the ROC in using modular housing, but with a different ownership model and permanent foundations.
 - Could be a condominium without limited equity, or
 - a local housing provider could manage it as affordable rentals.
- The Municipality would provide seed funding to purchase Alaska-made modular housing.
 - The Municipality taking on the risk of purchasing the modular units helps prove the model.
 - Would show how designs and construction can meet local building and land use code.
 - Would pilot rapidly deployable strategies to meet the high demand for very affordable, quality housing.
- Municipality would also
 - Provide property;
 - offer technical assistance;
 - procure design and construction team;
 - oversee development.
- State funding or land, if available, could help mitigate costs of acquisition and utilities.



Attachments

1. 2020 Plan designation of South Park Estates as a “redevelopment/mixed-use area.”
2. 2040 Land Use Plan: [Appendix A, Planning Atlas](#), LD-5 Manufactured Home Communities: showing South Park Estates as likely to convert.
3. 2040 Land Use Plan Map: [Areas of Growth and Change](#) showing South Park Estates as area of “Significant Growth”
4. Assembling findings of fact from 2021 rezone.
5. Planning and Zoning Commission finding of fact from 2021 rezone.
6. Lease for South Park Estates, Appendix D: redevelopment notice.

Land Use Concept Plan

The Land Use Concept Plan is presented in three planning maps with related text that address major new land use policies, the allocation of additional population and housing, and future open space conservation. Together, they portray significant Preferred Scenario features and address the seven key planning issues.

Land Use Policy Map – Shows new land use policies that designate:

- Major Employment Centers
- Redevelopment/Mixed-Use Areas
- Town Centers
- Neighborhood Commercial Centers
- Industrial Reserves
- Transit-Supportive Development Corridors
- Urban/Rural Services Boundary
- West Anchorage Planning Area

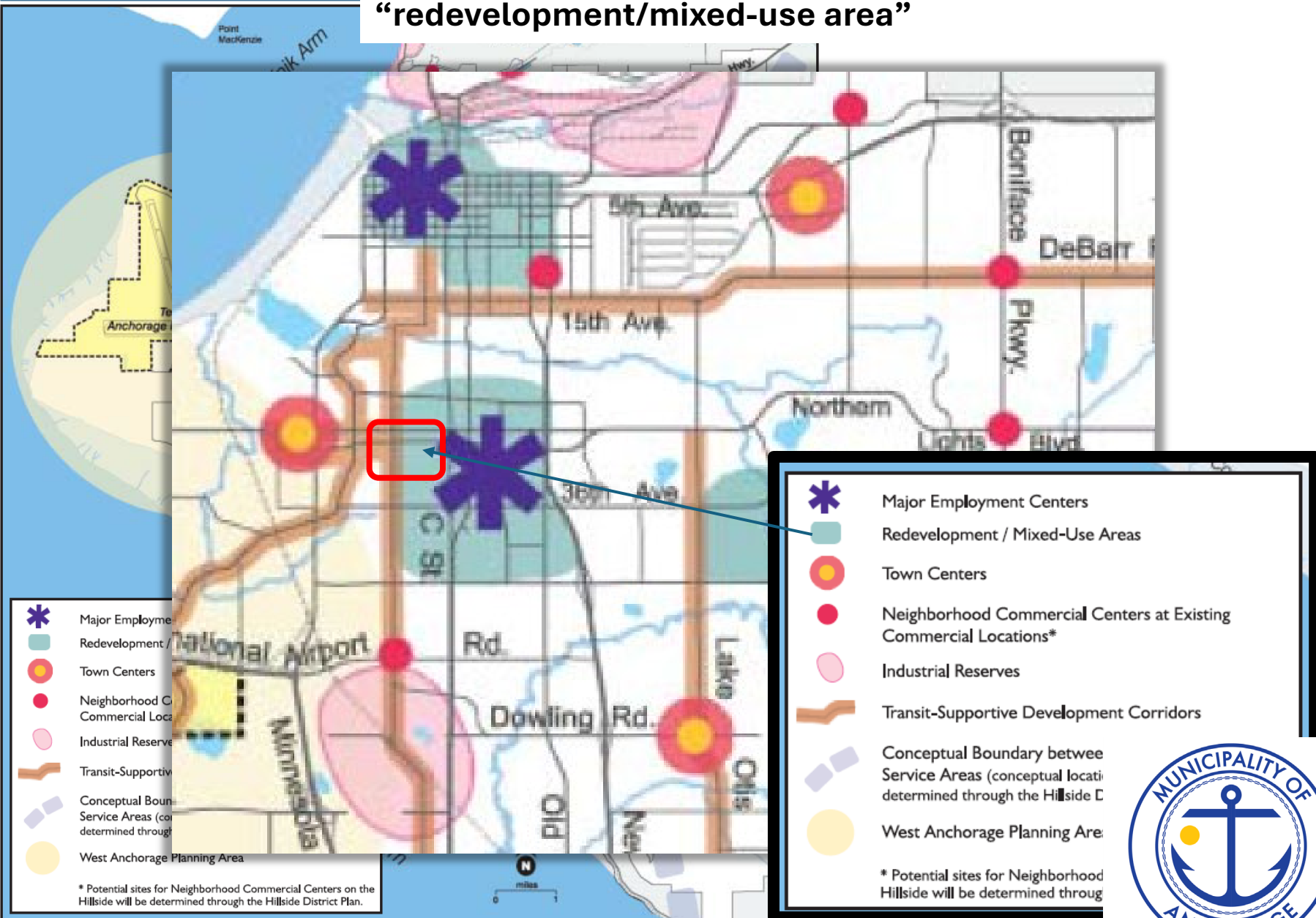
Growth Allocation Map – Illustrates how future population and housing are allocated in the Bowl's five subareas to accommodate projected growth.

Conceptual Natural Open Space Map – Identifies major existing natural open spaces and possible future additions and formalizes natural open space as a land use category.

Land Use Policy Map

The Land Use Policy Map sets the direction for the preferred form of long-term growth and development in the Anchorage Bowl. This direction will be refined in subsequent district and neighborhood plan components of the Comprehensive Plan. The map highlights only those key policies that can be shown graphically—other key ANCHORAGE 2020 policies are highlighted in the Planning Principles in this chapter and in Chapter 5.

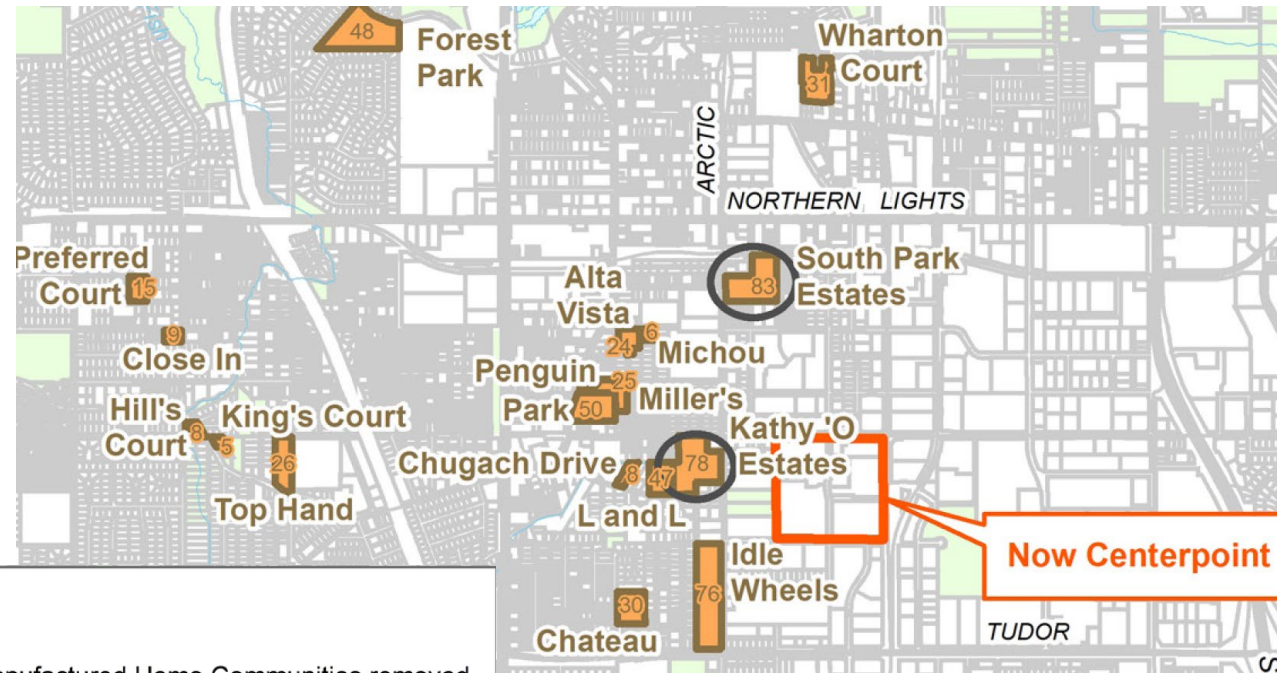
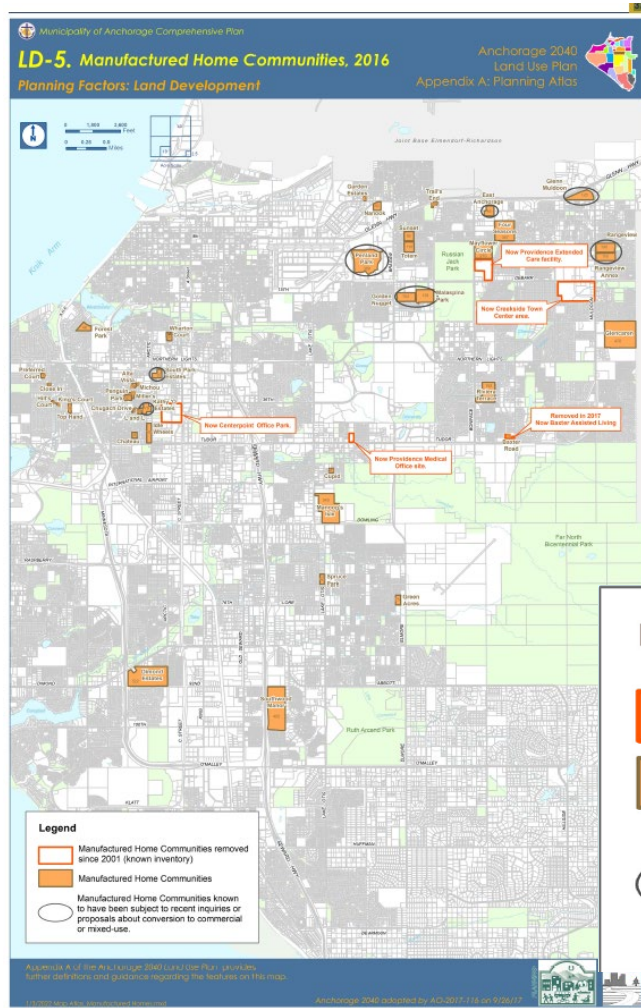
Land Use Policy Map



In 2001, the 2020 Plan designated South Park Estates as a “redevelopment/mixed-use area”



In 2017, the [2040 Land Use Planning Atlas](#) noted that South Park Estates was likely to redevelop.



Legend

- Manufactured Home Communities removed since 2001 (known inventory)
- Manufactured Home Communities
- Manufactured Home Communities known to have been subject to recent inquiries or proposals about conversion to commercial or mixed-use.





Assembly findings of fact from 2021 rezone

Section 3: The Anchorage Assembly makes the following findings of fact:

1. The findings of the Planning and Zoning Commission in this case are incorporated into these findings.
2. The SL requiring the new R-4SL zone be developed at no less than 32 dwelling units per net acre will result in approximately 64 housing units to replace the 66 units that are currently on the properties.
3. The rezones with the Special Limitations applied substantially comply with and conform to the goals of the 2040 Land Use Plan in this location.
4. The rezoning is justified to allow redevelopment of the properties made necessary by failing water and sewer lines as well as contaminated soils.



Planning and Zoning Commission Findings of Fact on 2021 Rezone

- “The primary benefit of the rezoning to the public health, safety, and welfare would be allowing the development high-density housing options and new commercial spaces in a horizontal mixed-use environment at the intersection of two Transit Supportive Development Corridors.”

Leases at South Park Estate have included this notice of closure since 2021



3007 Arctic Boulevard
MANUFACTURED HOUSING LEASE AGREEMENT

EXHIBIT D: IMPENDING PARK CLOSURE

NOTICE: Tenants are hereby notified that the South Park Estates Manufactured Home Park will be closing in one to five years. Upon notice of closure, tenants will be responsible for the cost to move their manufactured home.