



# Welcome

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Presented by:

Larry Baker, Anchorage Administration

Felix Rivera, Assembly Legislative Drafting Group



# Agenda

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- Common Ground
- System Overview
- Project Design
- Location
- Costs
- Timeline
- Additional Questions

# Common Ground

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Anchored Home



660 Salvation Army Design



Mass Care Exit Strategy



Guest House Capital



Sockeye Inn Operations



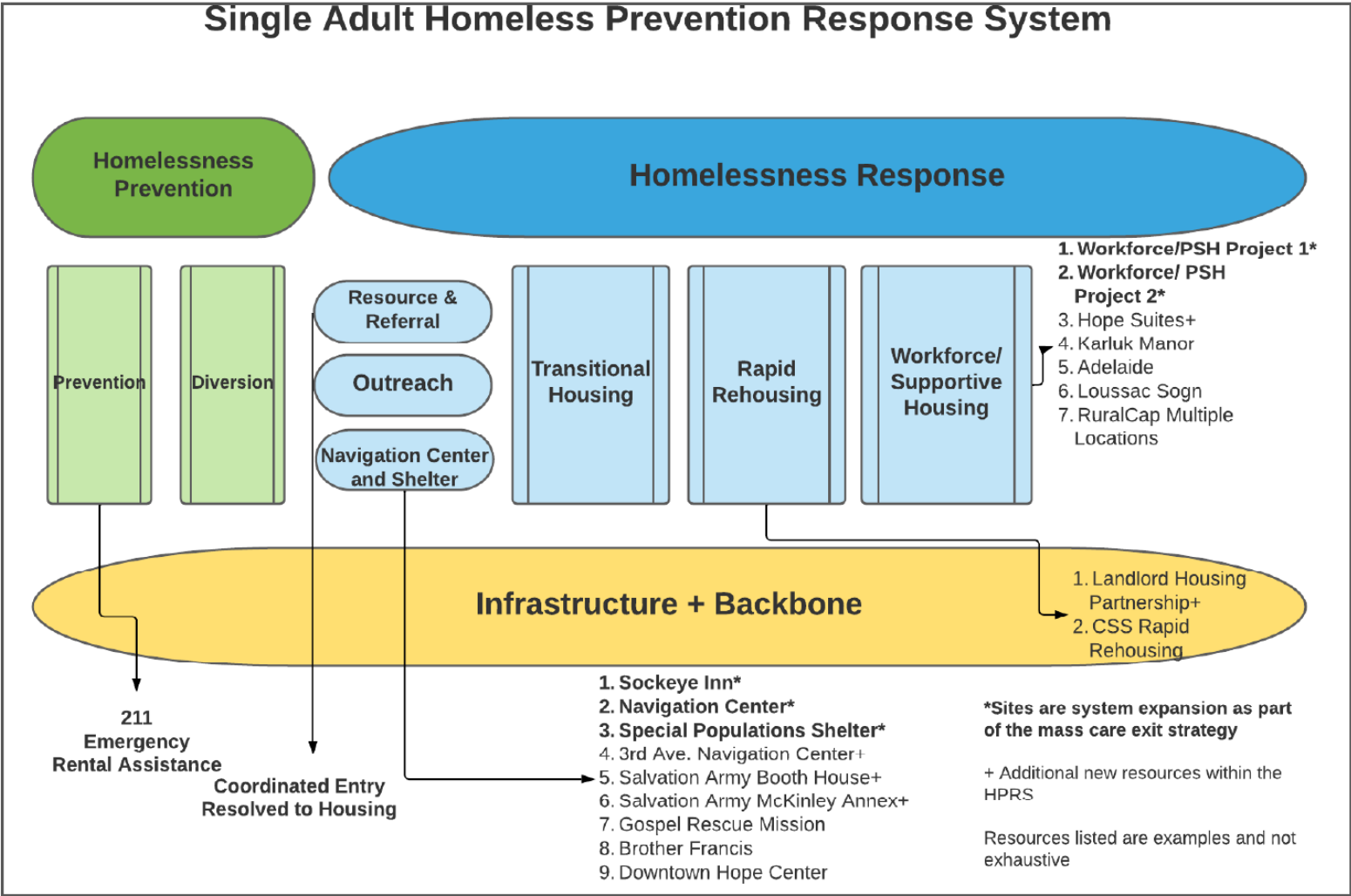
Navigation Center Design



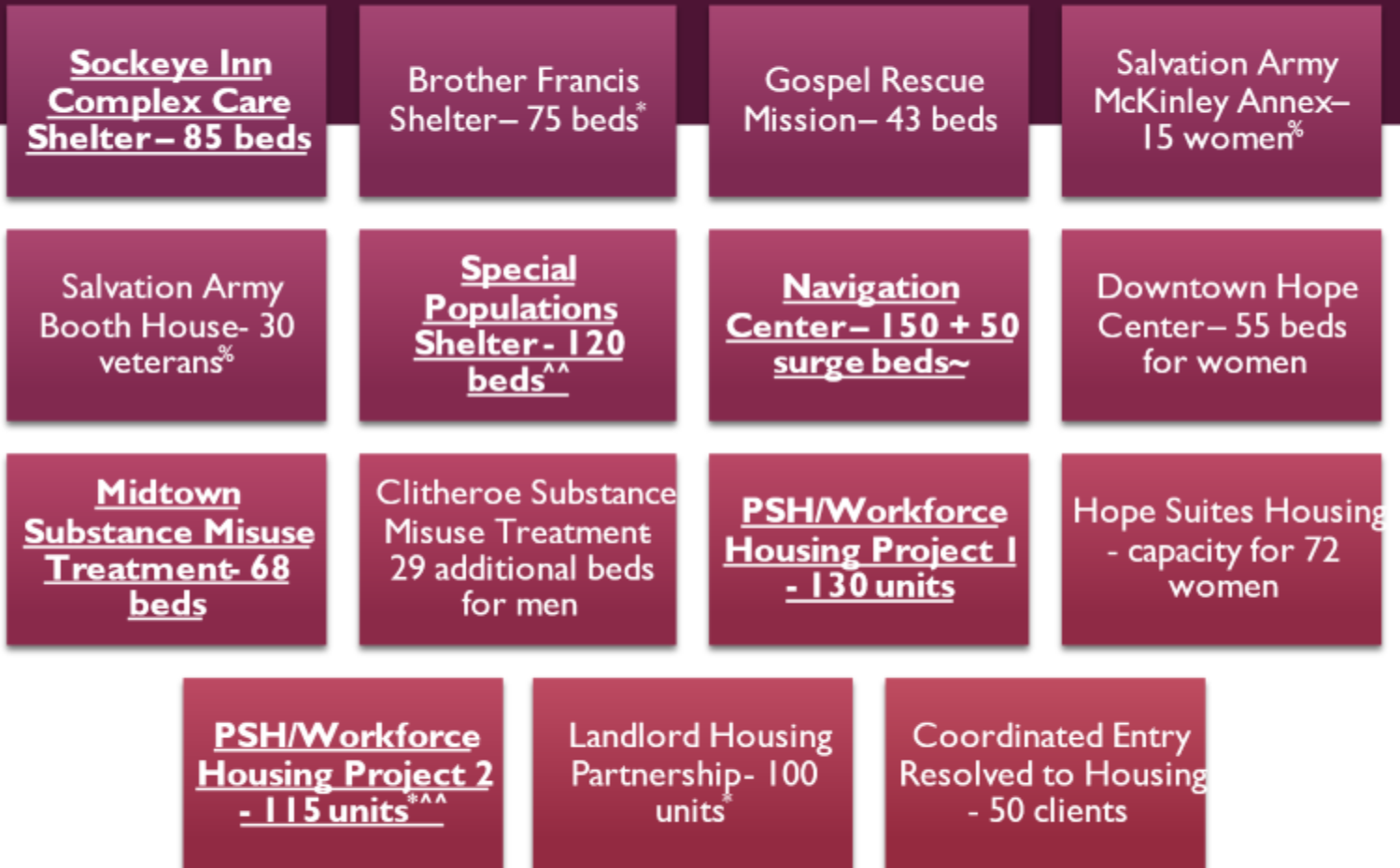
# System Overview

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# Single Adult Homeless Prevention Response System



Envisioned System<sup>#</sup> After  
 Mass Care Closure =  
 Total Capacity 1187  
 512 to housing  
 578 to shelter/navigation  
 97 to residential treatment



# As of 2/22/2022

\*estimated numbers

% March 1<sup>st</sup> planned opening

^^No identified location

~RFP issued 1/28/2022

**Bold underlined text indicates specific projects identified by the facilitation group as part of the mass care exit strategy**

# Project Design

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## Housing support

The Navigation Center assists clients with locating and applying for housing and cultivating a growing base of forgiving landlords. Are you homeless or at risk of becoming homeless and need housing support? If so, reach out to us and we will help navigate your situation.



## Care navigation

At The Navigation Center, we provide long-term case management to hundreds of individuals and families to connect them with needed services, benefits, and resources on their path to housing and self-sufficiency. We help assess barriers and work toward successfully obtaining the services or support needed.



## Employment support

We assist all clients who are able to work with employment support. We provide resume-building training, link clients with job training programs, and make sure clients can shower and access clean, job-appropriate clothes for a job interview. We're with our clients every step of the way to gainful employment.





## Healthcare services

We leverage partnerships to increase access to reliable and quality healthcare and mental health providers. We also help access affordable prescription drugs. Through our partnership with MUSC, we see patients twice a week. A representative from the Charleston Dorchester Mental Health Center is also available to see clients twice a week.



## Gap services

We provide financial and other assistance to fill the gaps and increase chances of success and long-term stability. Some of our gap services include covering the cost to get transportation to a job interview, purchasing a mattress for newly secured housing, providing financial assistance for the first month's rent, etc.



## Veteran services

Veterans have always been at the core of The Navigation Center's mission. From our starting days as Military Community Connection (MCC), we worked with community partners like the VA, Supportive Services for Veteran Families, the VA Community Resource and Referral Center and others, to connect veterans and their families with housing, employment, support systems, and more. Now under the umbrella of The Navigation Center, MCC still strives to provide

# Location

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## 8 Sites identified out of 78 potential sites:

- 3330 Denali (Johnsons Tire)
- 550 Bragaw (Old PNA Building; 7 acres vacant)
- 630 E Tudor (former Alaska Club)
- Tudor / Elmore current evidence lot
- Tudor / Elmore old Tozier tract
- Denali/E 40<sup>th</sup> (Proposed National Archives site)
- Salvation Army Facility at 660 E 48<sup>th</sup> (added later in the process)
- Sears Warehouse OSH/Dowling
- Deleted: 2522 Arctic Blvd (being sold), Archives deleted due to wetlands

The Boutet Company performed preliminary engineering site analysis that confirmed 5 sites would be feasible, but with widely ranging estimated costs and schedules:

- Lowest estimated unit cost option was tensioned membrane structure built on MOA owned site.
- Renovation costs for identified potential congregate shelter sites and /or standard construction new build was significantly more than purpose built tensioned membrane structure.

## GO/NO GO criteria for all sites

- Not in the Downtown District
- Zoning appropriate for shelter licensing (PLI or B3).
- Within 0.25 miles of public transportation or can easily be connected.
- Can be fenced to provide site security.
- Meets health and safety standards within Municipal code and the CDC recommendations.

## Ranking Criteria for potential mass care sites for the 2021/2022 winter season:

- Be available now (city owned, on real estate market, currently vacant).
- Have utilities available for immediate connection – water, sewer, electric and gas.
- Space on property for surge capacity.
- Boutet Evaluation Addressed:
  - Zoning District
  - Accessibility
  - Soil and Drainage
  - Availability of Utilities
  - Environmental Resource Sensitivity
  - Acquisition and Development Cost

No site evaluated and rejected would be an option now with the lower allowed capacity for the Nav Center/Shelter.

# Costs

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# Detailed Construction Costs

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DFW (Defined Features of Work)	Details	Segment Cost
General Conditions	SWPPP, Plans, Surveying	\$ 1,246,099
Site Work	Demo AC, clearing, utilities	\$ 2,052,790
Foundation	Piers, Footers and slabs	\$ 556,648
Structure	Sprung Structure w/ Shipping	\$ 2,300,000
Interior Build Out	Thermal Moisture Protection	\$ 375,901
Doors, Windows & Finishes	Drywall, Acoustics, Fire Rated Doors	\$ 982,607
Mechanical	HVAC, Rough In fab install	\$ 1,516,272
Fire Suppression & Code Compliance	All items to comply with IBC	\$ 967,612
Construction Totals		\$ 10,007,929



# OPERATING FUNDING SOURCES

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Fund Source	Details	Totals
ARPA-Round 2	Expected 5/2022	\$ 10,250,000
CDBG-CV	Action steps required	\$ 2,527,237
AHD Operating Budget	For shelter capacity	\$ 735,000
AHD Alcohol Tax Funds	For Shelter Ops	\$ 2,200,000
ARPA-Round #1	Return of CSS funds	\$ 3,309,136
ARPA-Round #1	Section 10 unspent 10/21/21	\$ 291,879
Alcohol Tax Fund Balance		\$ 4,900,000
Totals		\$ 24,213,252



Bundling of Services



Save Warehouse Costs



No Reduction in  
Property Taxes



No Remodeling Costs or Risks



Easily Repurpose Building



On PLI Zoned Land



# Timeline

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# UPDATED TIMELINE

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- May 10 Funding Authorization
- May 17 Shop drawings to be delivered to MOA (WP#1 started April 16th)
- May 23 MOA notifies Sprung of acceptance of shop drawings
- July 25 Completed Sprung Structure delivered to Alaska
- August 25 Structure fully erected (potential temp occupancy August 1)
- October 1 Projected COO

# Shelter Transition Plan (STP)

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- MOA support of transitions to PSH/WSH
- Continued use of Non-Congregate Site for Housing (Aviator Hotel)
- MOA support of the Sockeye Inn as Shelter for Medically Fragile Clients
- MOA support (1.9M) for Guesthouse shelter operations
- Continued Sullivan operations pending TCO
- Partnering with Community of Practice Partners for client placements

# Additional Questions

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# Q & A

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Question: What other parts of the mass care exit strategy rely on alcohol tax proceeds?

Answer: Current Alcohol Tax has been allocated for some operations at the Sockeye Inn

Question: How does the Crisis Now program interact with the Navigation Center?

Answer: As the Crisis Now Model is part of our overall Public Safety Response, the Crisis Now program will be actively used at the Nav Center

What is the liability and risk to the Municipality?

Answer: Continued delays can expose the MOA to delays and increased costs

Question: How will people get to the Navigation Center?

Answer: Public transportation options, shuttles, transportation vouchers and programmatic transport options



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THANK YOU!

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