

CLERK'S OFFICE

APPROVED

Date: 6-8-10 **ANCHORAGE, ALASKA**
AR No. 2010-165

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Dept. of Neighborhoods
For reading: May 25, 2010

**A RESOLUTION ADOPTING SUBSTANTIAL AMENDMENT #3 OF THE
HOUSING AND COMMUNITY DEVELOPMENT 2010 ACTION PLAN AND
APPROVING AN AWARD OF A CONTRACT IN THE AMOUNT OF ONE MILLION
SEVEN HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,775,000) TO
VOLUNTEERS OF AMERICA NATIONAL SERVICES FOR THE
REHABILITATION OF THE BIRCHWOOD APARTMENTS.**

WHEREAS, the Assembly adopted and appropriated funding for the Housing and
Community Development 2010 Action Plan (HCDA Plan) of the 2008-2012 Housing
and Community Development Consolidated Plan on November 17, 2009; and

WHEREAS, the Housing and Community Development Consolidated Public
Participation Plan requires Assembly approval of a substantial amendment to the
2010 HCDA Plan when the amount budgeted for a project is increased by more
than fifty percent of the original budget; and

WHEREAS, the 2010 HCDA Plan identified and appropriated \$580,000 of HOME
Investment Partnership Funds to the Volunteers of America National Services
(VOA) for the rehabilitation of the Birchwood Apartments; and

WHEREAS, NeighborWorks Anchorage withdrew their proposal for the acquisition
of the Chelsea Inn because they were unable to secure other sources of funding;
and

WHEREAS, funding allocated to the Chelsea Inn project in the amount of
\$1,195,000 is being reprogrammed to Birchwood Apartments; and

WHEREAS a subcommittee of the Housing and Neighborhood Development
Commission (HAND Commission) reviewed the Birchwood Apartments application
and interviewed the development team; and

WHEREAS, a public hearing was held on May 12, 2010 to hear citizen's views and
proposals in front of the HAND Commission; and

WHEREAS, an advertisement was published in the Anchorage Daily News on April
19, 2010 and emailed to an electronic listserv to announce a 30 day public hearing
for Substantial Amendment #3 to the 2010 HCDA Plan; and

WHEREAS, the HAND Commission fully supports increasing the funding for the Birchwood Apartments; and

WHEREAS, the Birchwood Apartments is consistent with the 2008-2012 Consolidated Plan; now, therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The Assembly adopts Substantial Amendment #3 of the 2010 HCDA Plan for the rehabilitation of the Birchwood Apartments in the Department of Neighborhoods.

Section 2. The Assembly approves an award of a contract in the amount of One Million Seven Hundred Seventy-Five Thousand Dollars (\$1,775,000) within Federal Categorical Grant (241) VOA for the rehabilitation of the Birchwood Apartments in the Department of Neighborhoods.

Section 3. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 8th day of June, 2010.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
No. AM 324-2010

Meeting Date: May 25, 2010

From: MAYOR

Subject: A RESOLUTION ADOPTING SUBSTANTIAL AMENDMENT #3 OF THE HOUSING AND COMMUNITY DEVELOPMENT 2010 ACTION PLAN AND APPROVING AN AWARD OF A CONTRACT IN THE AMOUNT OF ONE MILLION SEVEN HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,775,000) TO VOLUNTEERS OF AMERICA NATIONAL SERVICES FOR THE REHABILITATION OF THE BIRCHWOOD APARTMENTS.

The 2010 HCDA Plan identified and appropriated \$580,000 of HOME Investment Partnership funds to Volunteers of America National Services (VOA) for the rehabilitation of the Birchwood Apartments. The 2010 HCDA Plan was developed in accordance with HUD and Municipal regulations and adopted by the Assembly on November 17, 2009. This project is in accordance with the objective of expanding affordable rental housing opportunities for low-income households as identified in the Municipality of Anchorage's Five Year Housing and Community Development Consolidated Plan (2008-2012). The project will be funded in accordance with 24 CFR Part 92 within Federal Categorical Grant (241).

The additional funding will be reallocated from the Chelsea Inn project sponsored by NeighborWorks Anchorage. NeighborWorks Anchorage withdrew their application for the Chelsea Inn project because they were unable to secure other sources of funding. This contract will be a sole source award.

Notification of the public comment period regarding the substantial amendment was posted on April 19, 2010 in the Anchorage Daily News. The HAND Commission accepted public comment for this project during a meeting held May 12, 2010 and accepted written comment through May 19, 2010. The HAND Commission fully recommends that the Assembly approve the substantial amendment and award the contract.

The Birchwood Apartments is located at 16400 -16431 Home Place in Eagle River and is a 57 unit multi-family rental property built in 1978. The 2.2 acre site consists of 9-two story buildings. The majority of the units have project based rental assistance provided by United States Department of Agriculture Rural Development. Currently, the private owner has the option to convert the units to market rate housing. This contract award will ensure this property remains within Anchorage's affordable housing inventory for the next fifty years. Twenty-seven units will be

restricted to households that earn less than 50% Median Family Income and the remaining twenty-nine units will be restricted to households that earn less than 60% Median Family Income.

The rehabilitation of this property will be extensive including a heating conversion for energy efficiency, insulation, interior remodeling, and new siding. There will no permanent displacement of low-income tenants with the expectation of temporary relocation while the interior remodeling work is taking place. The temporary relocation expense will be at VOA's expense as required by the Federal Uniform Relocation Act. It is anticipated that the applicant will acquire the property in July 2010 and rehabilitation will be complete by September 2011.

VOA is one of the county's leading developers and owners of affordable housing with 15,735 units throughout the nation. The national office is supporting the local VOA Alaska office in their effort to expand their footprint of programs and services to include providing affordable housing.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE RESOLUTION ADOPTING SUBSTANTIAL AMENDMENT #3 TO THE 2010 HCDA PLAN AND APPROVING AN AWARD OF A CONTRACT IN THE AMOUNT OF ONE MILLION SEVEN HUNDRED SEVENTY- FIVE THOUSAND DOLLARS (\$1,775,000) TO VOA FOR THE REHABILITATION OF THE BIRCHWOOD APARTMENTS.

Approved by:	Corrine O'Neill, Director, Dept. of Neighborhoods
Concur:	Greg Jones, Executive Director, OCPD
Reviewed by:	Fred Kaltenbach, Acting Purchasing Officer
Fund Certification:	Lucinda Mahoney, CFO
	241-152410G-3815-N10HH03-BP2010 \$958,294.70
	241-15249G-3815-N09HH03-BP2009 \$304,226.40
	241-15249G-3815-N09HH05-BP2009 \$ 40,509.78
	241-15249G3815-N09HH07-BP2009 \$ 13,528.00
	241-15248G-3815-N08CHDO04-BP2008 \$ 91,356.49
	241-15248G-3815-N08CHDO08-BP2008 \$ 14,556.00
	241-15247G-3815-N07HH21-BP2007 \$ 2,847.00
	241-15243G-3815-152422-BP2003 \$341,321.97
	241-1569G-3815-156902-BP1998 \$ 4,495.15
	241-1551G-3815-155107 BP1998 \$ 3,864.51
	(Department of Housing and Urban Development, HOME)
Concur:	George J. Vakalis, Municipal Manager
Respectfully submitted:	Daniel A. Sullivan, Mayor

Content ID: 009059**Type:** AR_AllOther - All Other Resolutions

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Author: pruittns**Initiating Dept:** DON**Select Routing:** Standard**Date Prepared:** 5/19/10 11:33 AM**Assembly Meeting Date:** 5/25/10**Public****Hearing Date:** 6/8/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/21/10 12:02 PM	Exit	Nina Pruitt	Public	009059
MuniManager_SubWorkflow	5/21/10 12:02 PM	Approve	Nina Pruitt	Public	009059
CFO_SubWorkflow	5/20/10 9:10 AM	Approve	Lucinda Mahoney	Public	009059
CFO_SubWorkflow	5/19/10 4:44 PM	Checkin	Nina Pruitt	Public	009059
OCPD_SubWorkflow	5/19/10 12:30 PM	Approve	Tawny Klebesadel	Public	009059
DON_SubWorkflow	5/19/10 12:11 PM	Approve	Corrine O'Neill	Public	009059
AllOtherARWorkflow	5/19/10 11:39 AM	Checkin	Gina Riggs-Kaiser	Public	009059



CONSENT AGENDA - INTRODUCTION