



July 1, 2020

Assembly Worksession 1 re: AO 2020-66,
authorizing the acquisition by purchase, or lease with option
to purchase, of real property

AO 2020-66 Would Create

- Treatment center to help people with substance misuse
- Bridge and permanent supportive living spaces
- Daytime engagement centers and social services for people experiencing homelessness
- Overnight shelter space for those experiencing homelessness



Submitted by: Chair of the Assembly at
the Request of the Mayor
and Assembly Member
Zaletel **Constant**
Prepared by: Real Estate Department
For reading: June 23, 2020

ANCHORAGE, ALASKA
AO No. 2020-66

1 **AN ORDINANCE AUTHORIZING THE ACQUISITION BY PURCHASE, OR LEASE**
2 **WITH OPTION TO PURCHASE, OF REAL PROPERTY LEGALLY DESCRIBED AS:**
3 **LOT 7A BLOCK C HEATHER MEADOWS SUBDIVISION (PLAT 77-149) (PID 009-**
4 **161-51), LOTS 1 - 6 BLOCK C ROSEBUD SUBDIVISION (PLAT P-224A), (PID 009-**
5 **161-32, 009-161-33, 009-161-34, 009-161-35, 009-161-36, 009-161-37), BLOCK 4A**
6 **CENTRAL CITY SUBDIVISION (PLAT 76-245) (PID 003-241-29), THE**
7 **IMPROVEMENTS ON LOT 1 BLOCK 33C USS 408 (PLAT 84-374) (PID 003-073-**
8 **33), AND TRACT C GREEN VALLEY RESUBDIVISION NO. 1 (PLAT 73-210) (PID**
9 **010-193-22) (PROPERTIES) WITH AGGREGATE ACQUISITION AND**
0 **RENOVATION COSTS NOT TO EXCEED TWENTY-TWO MILLION FIVE**
1 **HUNDRED THOUSAND DOLLARS (\$22,500,000).**

2
3 **WHEREAS**, to reduce the risk of a COVID-19 outbreak in the homeless population in
4 Anchorage, the Sullivan Arena and Ben Boeke Arena were established for shelter,
5 meal distribution, showering, and guest laundry, while the Dempsey Arena was
6 established as a quarantine and isolation facility, and a resource hub for this group
7 has been set up in tents, located in the Ben Boeke Arena parking lot, providing
8 referrals for housing, case management, medical treatment, and other services; and
9

0 **WHEREAS**, the emergency shelters have now been consolidated in the Sullivan
1 Arena with a maximum occupancy of 377 adults, the quarantine and isolation needs
2 have been transferred to hotel rooms, and the Ben Boeke and Dempsey Arenas have
3 been demobilized and returned to service as hockey rinks; and
4

5 **WHEREAS**, planning for the Sullivan Arena to be returned to service, the Municipality
6 of Anchorage (MOA) anticipates the need to shelter those hundreds of adults in other
7 facilities;
8

9 **WHEREAS**, in housing those individuals, the municipality intends to provide non-
0 congregate shelter where possible, minimize congregate shelter, and, in any
1 congregate shelter provided to include engagement centers (daytime services and
2 resource access); and



Shelter Capacity		
Adult Shelter Capacity	Winter 2019-20	COVID (2020-2021)
Brother Francis Shelter	240	114
Anchorage Gospel Rescue Mission	100	41
Covenant House AK	60	60
AWAIC	52	35
Downtown Hope Center	70	40
MOA Emergency Shelter Contract	166	0
TOTAL	688	290





Submitted by: Chair of the Assembly at
the Request of the Mayor
and Assembly Member
Zaletel
Prepared by: Real Estate Department
For reading: June 23, 2020

ANCHORAGE, ALASKA
AO No. 2020-66

1 **AN ORDINANCE AUTHORIZING THE ACQUISITION BY PURCHASE, OR LEASE**
2 **WITH OPTION TO PURCHASE, OF REAL PROPERTY LEGALLY DESCRIBED AS:**
3 **LOT 7A BLOCK C HEATHER MEADOWS SUBDIVISION (PLAT 77-149) (PID 009-**
4 **161-51), LOTS 1 - 6 BLOCK C ROSEBUD SUBDIVISION (PLAT P-224A), (PID 009-**
5 **161-32, 009-161-33, 009-161-34, 009-161-35, 009-161-36, 009-161-37), BLOCK 4A**
6 **CENTRAL CITY SUBDIVISION (PLAT 76-245) (PID 003-241-29), THE**
7 **IMPROVEMENTS ON LOT 1 BLOCK 33C USS 408 (PLAT 84-374) (PID 003-073-**
8 **33), AND TRACT C GREEN VALLEY RESUBDIVISION NO. 1 (PLAT 73-210) (PID**
9 **010-193-22) (PROPERTIES) WITH AGGREGATE ACQUISITION AND**
0 **RENOVATION COSTS NOT TO EXCEED TWENTY-TWO MILLION FIVE**
1 **HUNDRED THOUSAND DOLLARS (\$22,500,000).**

2
3 **WHEREAS,** to reduce the risk of a COVID-19 outbreak in the homeless population in
4 Anchorage, the Sullivan Arena and Ben Boeke Arena were established for shelter,
5 meal distribution, showering, and guest laundry, while the Dempsey Arena was
6 established as a quarantine and isolation facility, and a resource hub for this group
7 has been set up in tents, located in the Ben Boeke Arena parking lot, providing
8 referrals for housing, case management, medical treatment, and other services; and
9

0 **WHEREAS,** the emergency shelters have now been consolidated in the Sullivan
1 Arena with a maximum occupancy of 377 adults, the quarantine and isolation needs
2 have been transferred to hotel rooms, and the Ben Boeke and Dempsey Arenas have
3 been demobilized and returned to service as hockey rinks; and
4

5 **WHEREAS,** planning for the Sullivan Arena to be returned to service, the Municipality
6 of Anchorage (MOA) anticipates the need to shelter those hundreds of adults in other
7 facilities;
8

9 **WHEREAS,** in housing those individuals, the municipality intends to provide non-
0 congregate shelter where possible, minimize congregate shelter, and, in any
1 congregate shelter provided to include engagement centers (daytime services and
2 resource access); and





Former Alaska Club

Tudor & Gambell

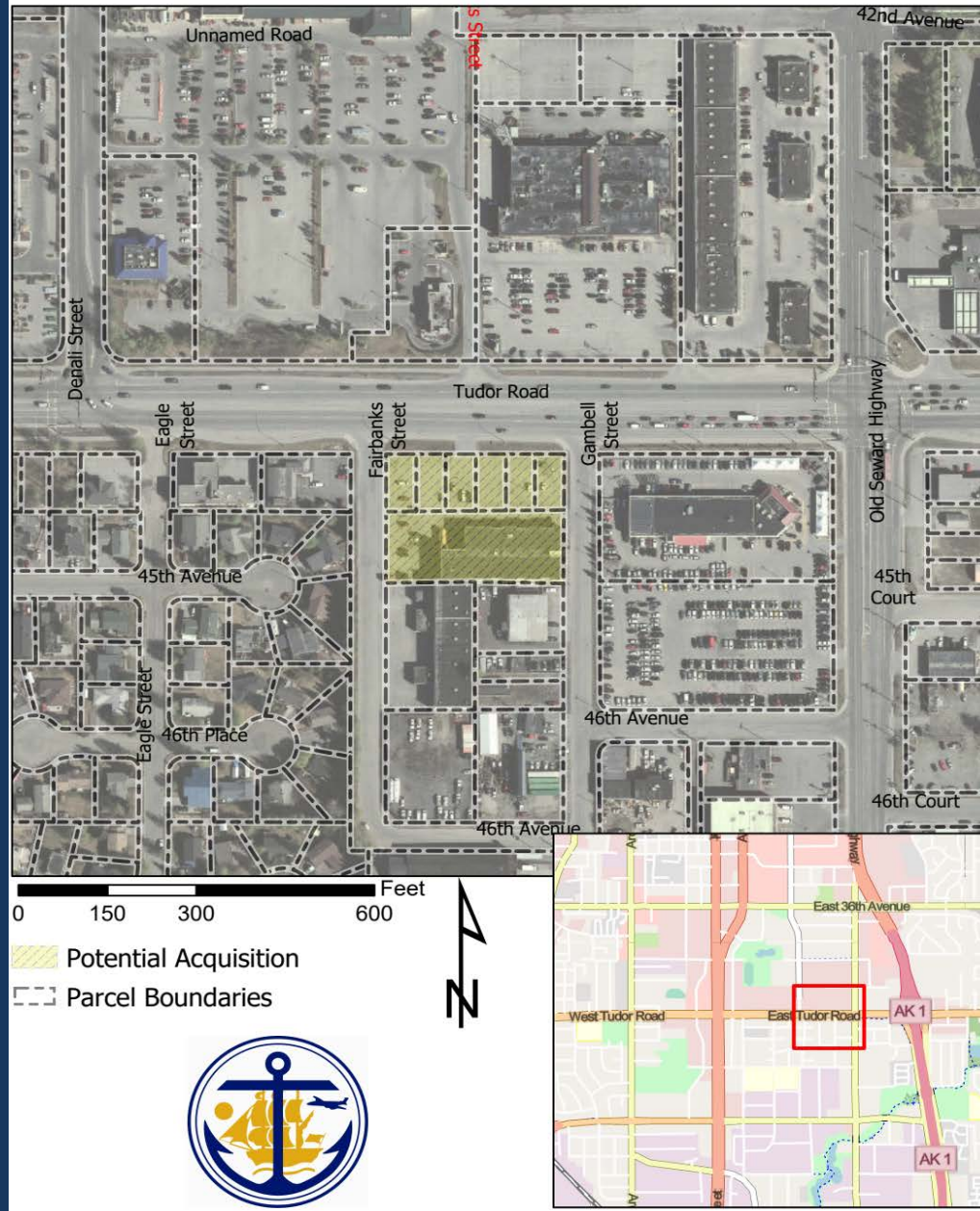
Proposed Use: Daytime Engagement Center providing case management and other client services as well as Overnight Shelter.

Midtown Alaska Club

- *Zoning:* B-3
- *Current Use:* Fitness and Recreational Sports Center (under AMC 21.05.050D.3.)
- *Proposed Use:* in the short-term, Social Service Facility (under AMC 21.05.040C.8.); in the long-term, Homeless and Transient Shelter (under AMC 21.05.040C.5.)
- *Definition of the Proposed (Short-Term) Use:* A facility operated by a government or a non-profit social service agency which provides services or undertakes activities to advance the welfare of citizens in need, such as food or clothing distribution, job or life skills counseling or training, and the like. This use does not include retail facilities, medical care, behavioral health counseling, or overnight accommodations. This use may include supporting offices, but stand-alone offices of a social service agency are not considered a social service facility.



Appendix B: 630 E. Tudor Road





America Best Value Inn & Suites

Lakeshore & Spenard Road

Proposed use: A form of transitional housing while tenants take steps to get their lives on track and search for permanent housing, often with the help of case managers and onsite assistance to help strengthen skills necessary for self-sufficiency.

America's Best

- *Zoning: B-3*
- *Current Use: Hotel/Motel (under AMC 21.05.050J.4. and AMC 21.05.020A.)*
- *Proposed Use: Transitional Living under AMC 21.05.030B.5.*
- *Definition of the Proposed Use: A facility providing temporary housing with services to assist homeless persons and families and persons with special needs to prepare for and obtain permanent housing within twenty-four months. The facility provides 24-hour a day, seven days a week programmatic assistance or services for self-sufficiency skills to its tenants, and may provide services such as, but not limited to, on-site assistance in learning independent living skills (shopping, cooking, financial budgeting, preparing for job interviews, preparing resumes, and similar skills), and referral to off-site education and employment resources (GED completion, job training, computer training, employment services, and the like) to assist the tenants in becoming financially self-sustaining.*



Appendix D: 4360 Spenard Road





Bean's Café

Third & Karluk

Proposed Use: Daytime Engagement Center providing case management and other client services.

Bean's Café Building

- *Zoning:* B-3 (*note, their building sits on our land)
- *Current Use:* Social Service Facility (under old code AMC 21.35.020)
- *Proposed Use:* remain a Social Service Facility (provide the services currently provided at our Homeless Resource Hub but no longer provide overnight shelter.)
- *Definition of the Proposed Use:* A facility operated by a government or a non-profit social service agency which provides services or undertakes activities to advance the welfare of citizens in need, such as food or clothing distribution, job or life skills counseling or training, and the like. This use does not include retail facilities, medical care, behavioral health counseling, or overnight accommodations. This use may include supporting offices, but stand-alone offices of a social service agency are not considered a social service facility.



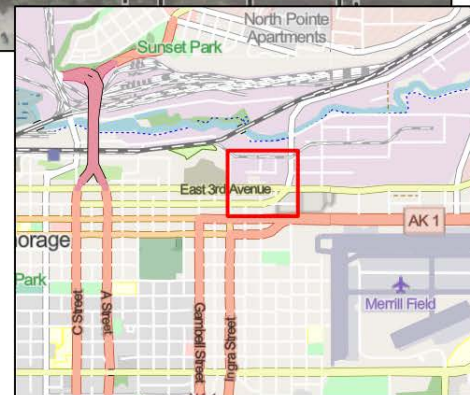
Appendix A: 1101 E. 3rd Avenue



0 150 300 600 Feet

 Potential Acquisition

 Parcel Boundaries





Best Western Golden Lion

36th & Seward Highway

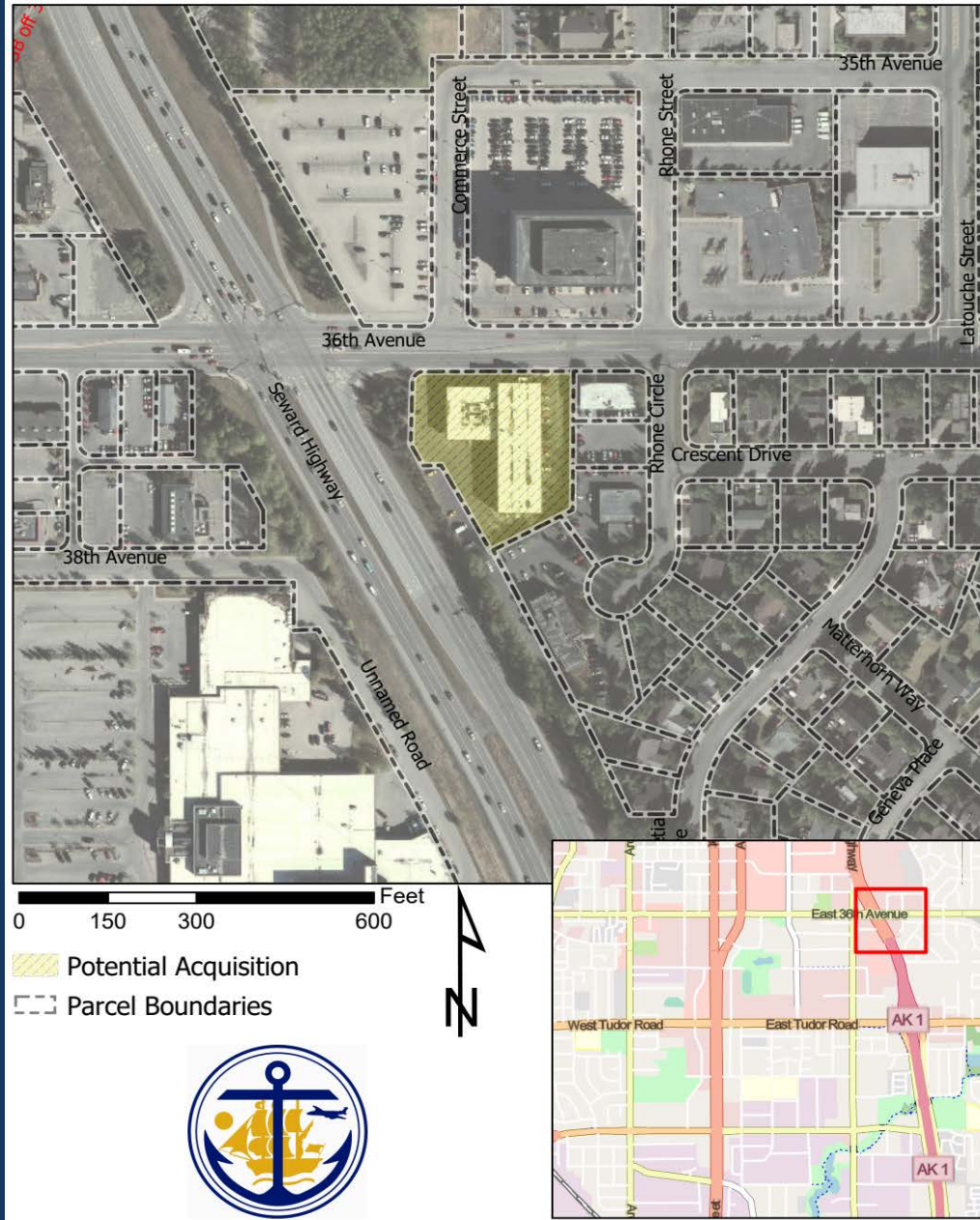
Proposed Use: Drug & Alcohol Treatment Center with “step-down” housing providing intensive case management & transitional housing on the client’s path to recovery.

Golden Lion

- *Zoning:* B-3
- *Current Use:* Hotel/Motel (under AMC 21.05.050J.4. and AMC 21.05.020A.)
- *Proposed Use:* Group Living, Habilitative Care facility 26+ residents (under AMC 21.05.030B.3.)
- *Definition of the Proposed Use:* A residential facility, other than a correctional center or transitional living facility, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or recovery from any physical, mental, or emotional infirmity, or any combination thereof, as part of a group rehabilitation and/or recovery program utilizing counseling, self-help, or other treatment or assistance, including, but not limited to, substance misuse rehabilitation. Such care for persons age 18 and under, who are under the jurisdiction of the state division of juvenile justice, shall be considered habilitative care, and not a correctional community residential center... A large habilitative care facility shall provide housing for 26 or more residents, including any support staff living at the facility.



Appendix C: 1000 E. 36th Avenue



Capacity limits post September 2020		
Adult Shelter Capacity	Winter 2019-20	COVID (2020-2021)
Brother Francis Shelter	240	114
Anchorage Gospel Rescue Mission	100	41
Covenant House AK	60	60
AWAIC	52	35
Downtown Hope Center	70	40
MOA Emergency Shelter Contract	166	0
Alaska Club		Short: 398
America's Best Value Inn		
TOTAL	688	



Capacity limits post September 2020		
	Winter 2019-20	COVID (2020-2021)
Adult Shelter Capacity		
Brother Francis Shelter	240	114
Anchorage Gospel Rescue Mission	100	41
Covenant House AK	60	60
AWAIC	52	35
Downtown Hope Center	70	40
MOA Emergency Shelter Contract	166	0
Alaska Club		125
America's Best Value Inn		160
TOTAL	688	575

Unmet Need: 113



Estimated Annual Operating Costs

Operating Costs	
Alaska Club	~\$2.5 million
America's Best Value Inn	~\$1.5 million
Golden Lion (Treatment Center)	~\$2.5 million
Downtown Day Engagement	~\$500,000
TOTAL	~\$7 million



