

St. Mary's Dreaming Our Future

Phase 2: Choices

Preliminary Data Sharing



SALT . Agnew::Beck . DOWL

May 2022



SALT



DOWL: OUR PEOPLE ARE OUR FIRM

It is the friendly faces you know and trust who make sure your project and our shared communities receive the care they deserve. Just like you, we live, work and play in our community – that's why doing it right means so much.



Presentation Title

about A::B

Founded in 2002 and led by five Principal::Owners



Thea Agnew
Bemben



Ellen
Campfield
Nelson



Tanya Iden



Shelly Wade

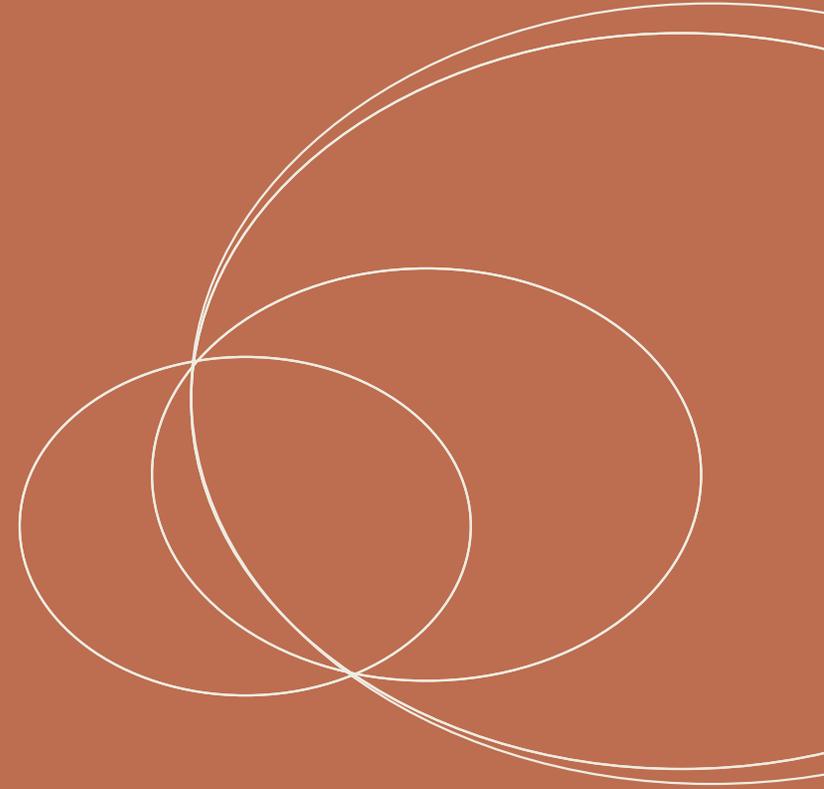


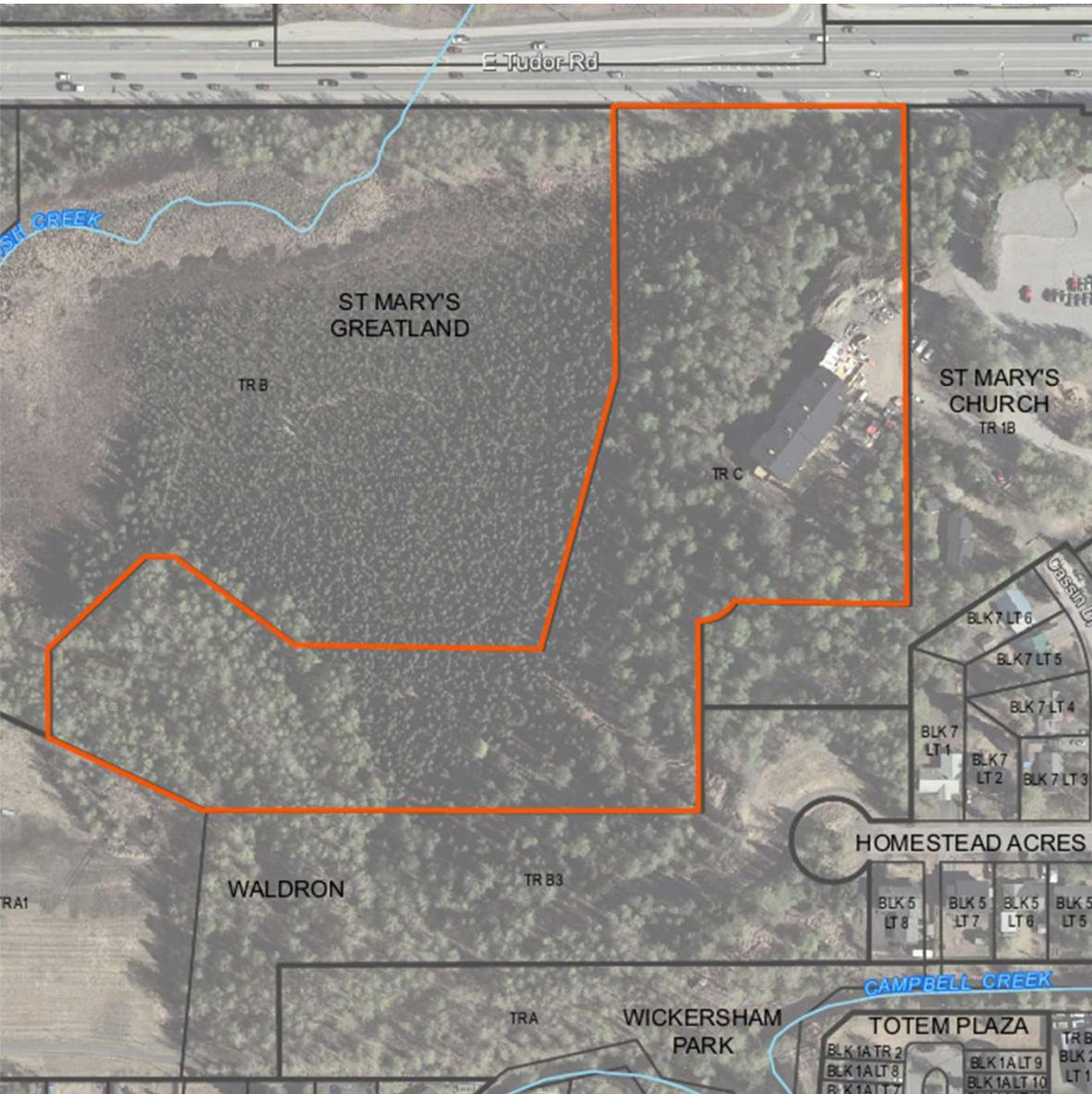
Shanna Zuspan

“Engage, Plan, Implement” is our approach to helping people, places and organizations get beyond ideas and issues, and get into making things happen.

30 staff in Anchorage, Alaska + Boise, Idaho. Diverse clientele in Alaska and the Mountain West

Site Due Diligence Report





Site Location

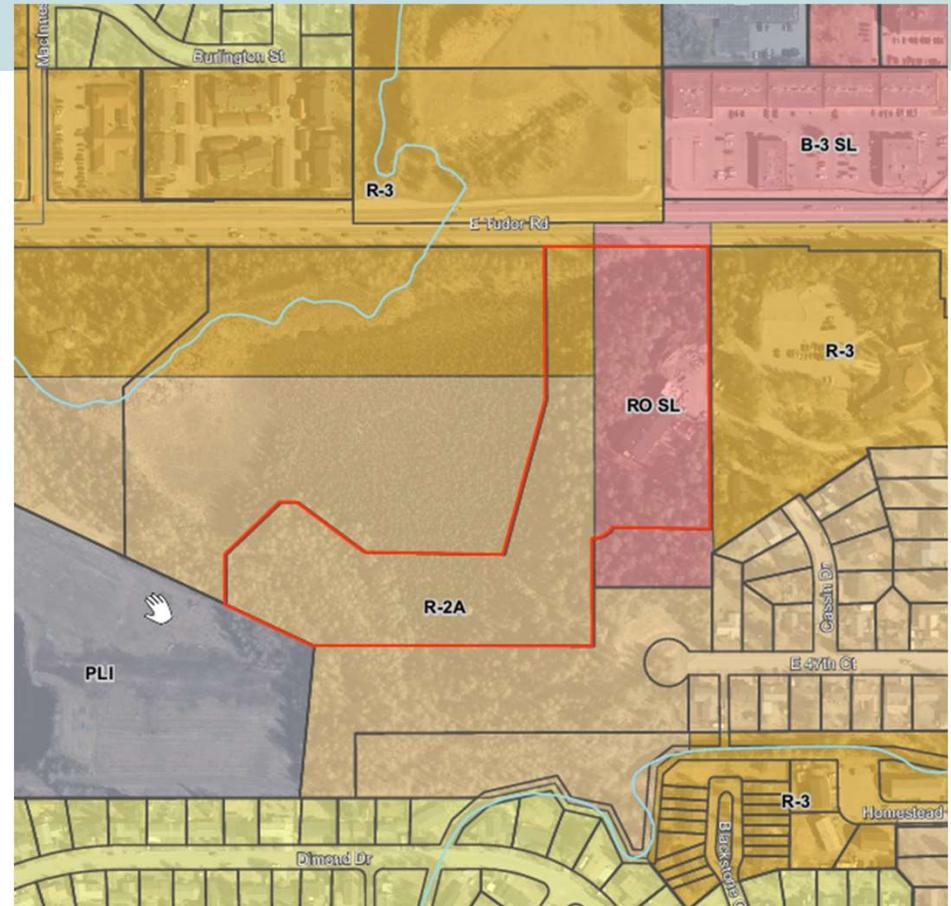
2190 East Tudor Road

Tract C, St. Mary's Greatland
Subdivision

Zoning/Land Use

The site has three zoning designations

- RO-SL, Residential Office with Special Limitations
- R-2A, Two-family residential district (large lot)
- R-3, Mixed residential district



Uses



There are various uses associated with each zoning district. A table was provided in the due diligence report.



Most uses are associated with residential, and community uses.



Currently site has three different zoning districts. The uses are specific to the zoning district.



Recommend rezoning to a single zoning district to allow maximizing the development.



Utilities

Water: 20-inch concrete cylinder water main located in Tudor Road adjacent to the site

Sewer: located in Tudor Road at the south side of the roadway. The main ends prior to the project site and a mainline extension would be required.

Storm: Storm drain located in Tudor Road adjacent to the site

Gas, Telephone and Electric

- ENSTAR: 2-inch plastic line located in Cassin Drive
- Chugach Electric: Overhead lines extend along north property line
- ACS: extends underground along St. Mary's Church east property line
- GCI: located along eastern property line

Floodplain and Wetland Considerations

Class B, Moderate Valuation Wetlands located on the western portion of the site. Approximately 0.67 acres.

- 2013 USACE Jurisdiction Determination completed
 - Determination valid for five years
 - May need a revaluation and a new wetland delineation done for new development



Summary

Zoning: Rezone will be needed to have one zoning district across the entire site

- The 2040 Land Use Plan supports rezone to R-2M or R-3
- Previous planning work appears to be based on RO zoning. Need to discuss further with MOA Planning staff to see if they would support the rezone to RO.
- Zoning will affect the uses allowed on the property.

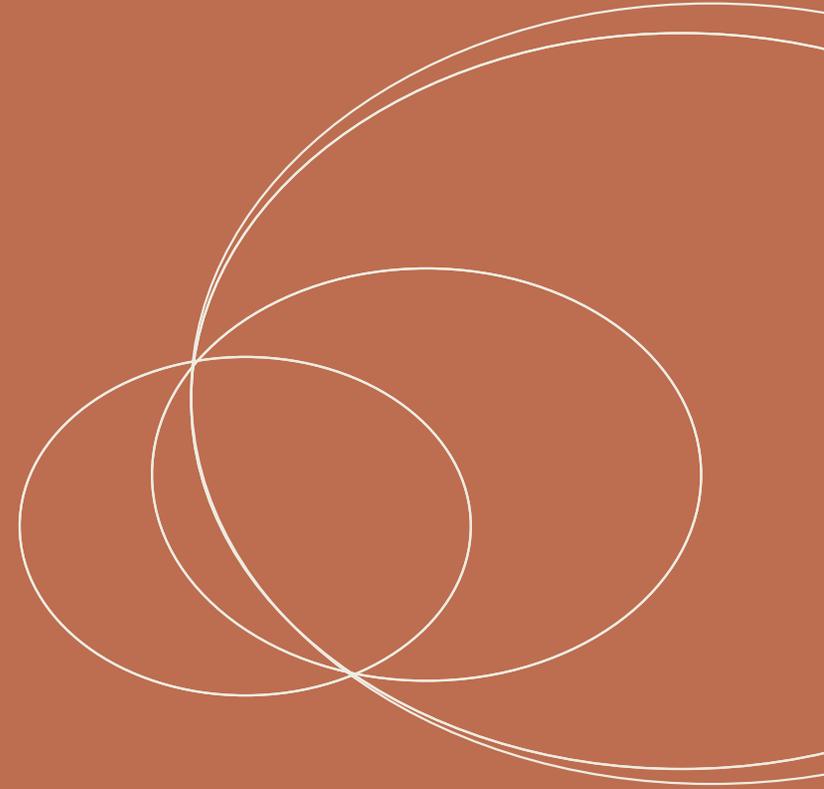
Utilities

- Limited availability and may require sewer mainline extension or on-site systems.
- Follow up with AWWU is needed.

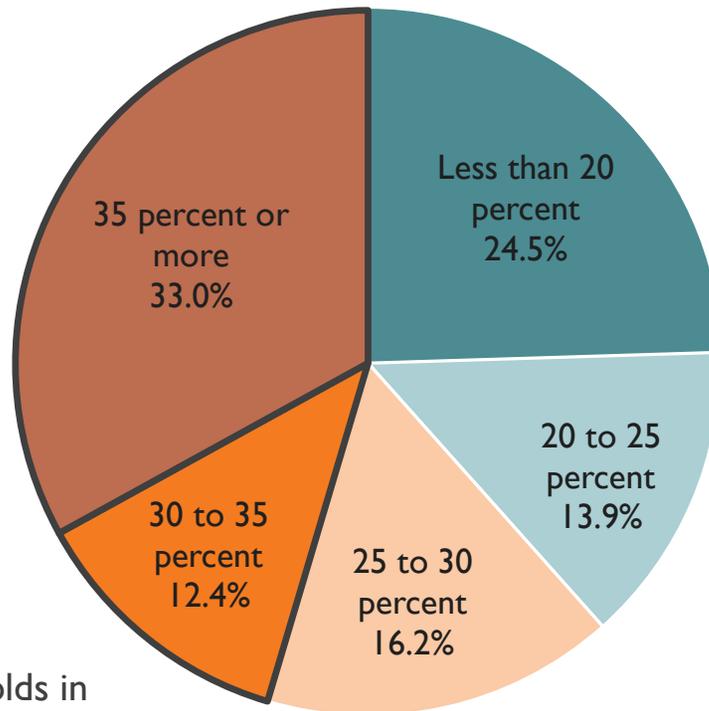
Wetlands

- Any disturbance of the on-site wetland will require permitting through the USACE.
- The wetland delineation that was done in 2013 has expired and will need to be resubmitted.

Community Need



Gross Rent as Percent of Household Income



Families who spend more than 30% of their household income for housing are considered cost-burdened.^[1]

They may have difficulty affording necessities such as food, clothing, transportation, and medical care.

Over 45% of households in Anchorage would be considered as cost-burdened.

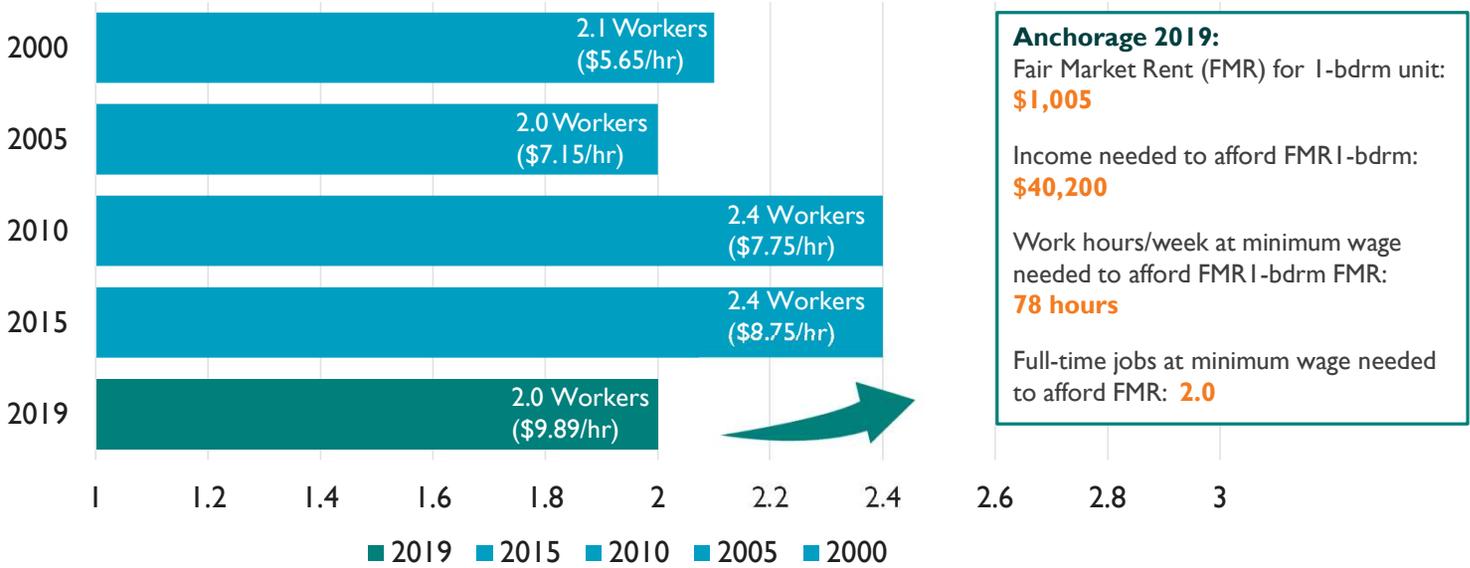
Source: U.S. Census Bureau, 2018 ACS 5-Year Survey Estimates

Note: Gross rent is the amount of contract rent plus the estimated monthly cost of utilities.

[1] The 30% rule was affirmed as a valid and a reliable simple tool for measuring housing affordability based on research from “[Measuring Housing Affordability: Assessing the 30-Percent of Income Standard](#),” by the [Joint Center for Housing Studies at Harvard University](#), September 2018

Number of Minimum Wage Incomes to Afford a One-Bedroom Apartment in Anchorage

It takes two full time workers at the current minimum wage to afford a one-bedroom apartment.



Source: National Low Income Housing Coalition, Out of Reach 2019
 Notes: Fair Market Rents (FMR) developed by HUD annually. To Calculate annual income need to afford FMR, multiply FMR by 12 (yearly rental cost) and divide by 0.3 (cost burden adjustment). Divide income needed to afford FMR by 52 (weeks per year) and then divide by minimum wage to calculate work hours needed to afford FMR. Divide the number of work hours per week necessary at minimum wage by 40 hours to calculate full-time jobs needed to afford FMR

Wages vs. Housing + Childcare Costs in Anchorage

Family with one working parent + two young children:

INCOME

\$3,371 / month
Avg. gross monthly income for renter in Anchorage

\$19.45/hr. : Average hourly wage for Anchorage renter (\$40,456/year at full time)

EXPENSES

\$3,720 / month
Avg. housing + childcare costs (does not include any other basic costs)

*\$1,220: fair market rent for two-bedroom apartment
\$2,500: childcare for two kids*

Who is most at risk?

- **Those with economic challenges:** (38% of ELI households)
 - Ex: People impact by COVID-19 Pandemic or 2018 earthquake
- **Elders and seniors:** (21% of ELI households)
 - 11% of Anchorage's population is over the age of 65 and is the fastest growing cohort
 - Anchorage and MatSu house over half of the 60+ population in the state
- **Those living with disabilities:** (31% of ELI households)
 - Lack of ADA compliant housing
 - Two years plus waitlist for those experiencing disabilities and elders
 - Rent to income ratio for those with fixed incomes
- **Reentry community members:**
 - Formerly incarcerated people are almost 10 times more likely to be homeless than the general public (<https://www.prisonpolicy.org/reports/housing.html>)

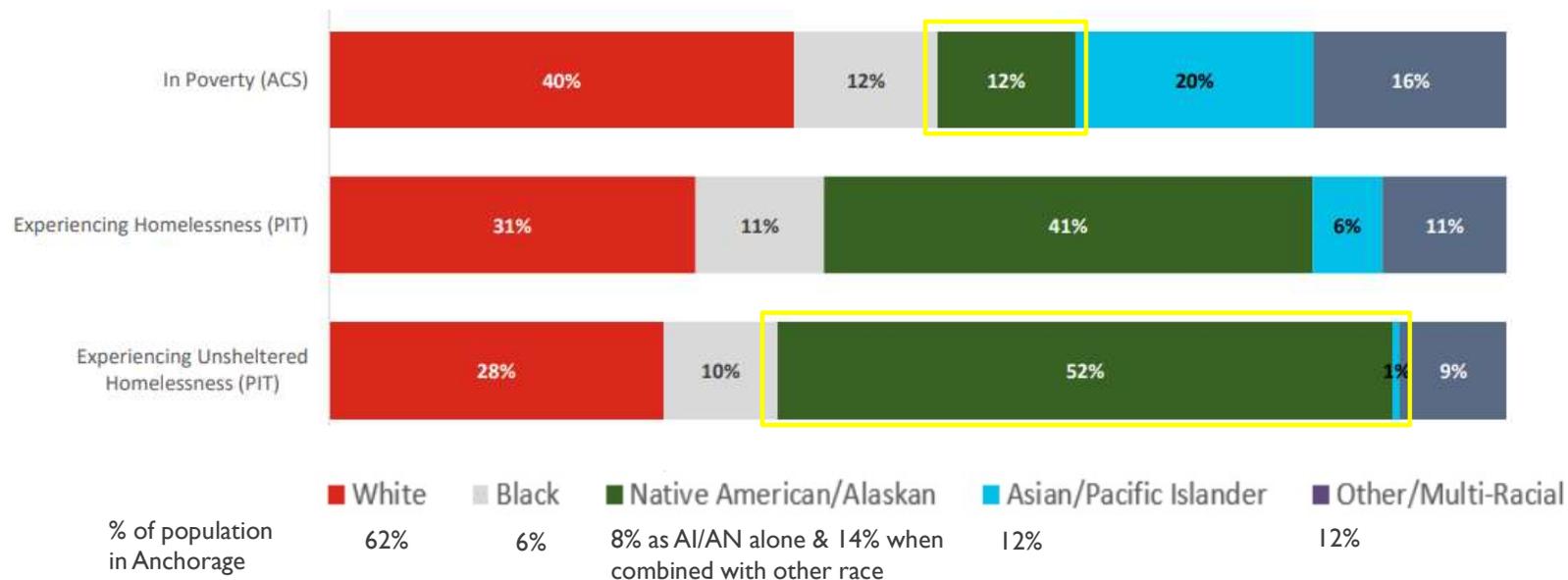
Source: Anchorage Coalition to End Homelessness, Presentation for Alaska Common Ground: A Conversation on Housing, March 4, 2019

Note: Extremely Low Income (ELI) Households are defined by HUD as households with income below the Federal Poverty Level or equal to or less than 30 percent of Area Median Income (AMI)



Racial Inequity of Homelessness in Anchorage

Alaska Native people are disproportionately experiencing homelessness compared to other demographic groups in Anchorage. Alaska Native people account for 12% of the population living in poverty but account for over half (52%) of the population experiencing unsheltered homelessness in Anchorage.

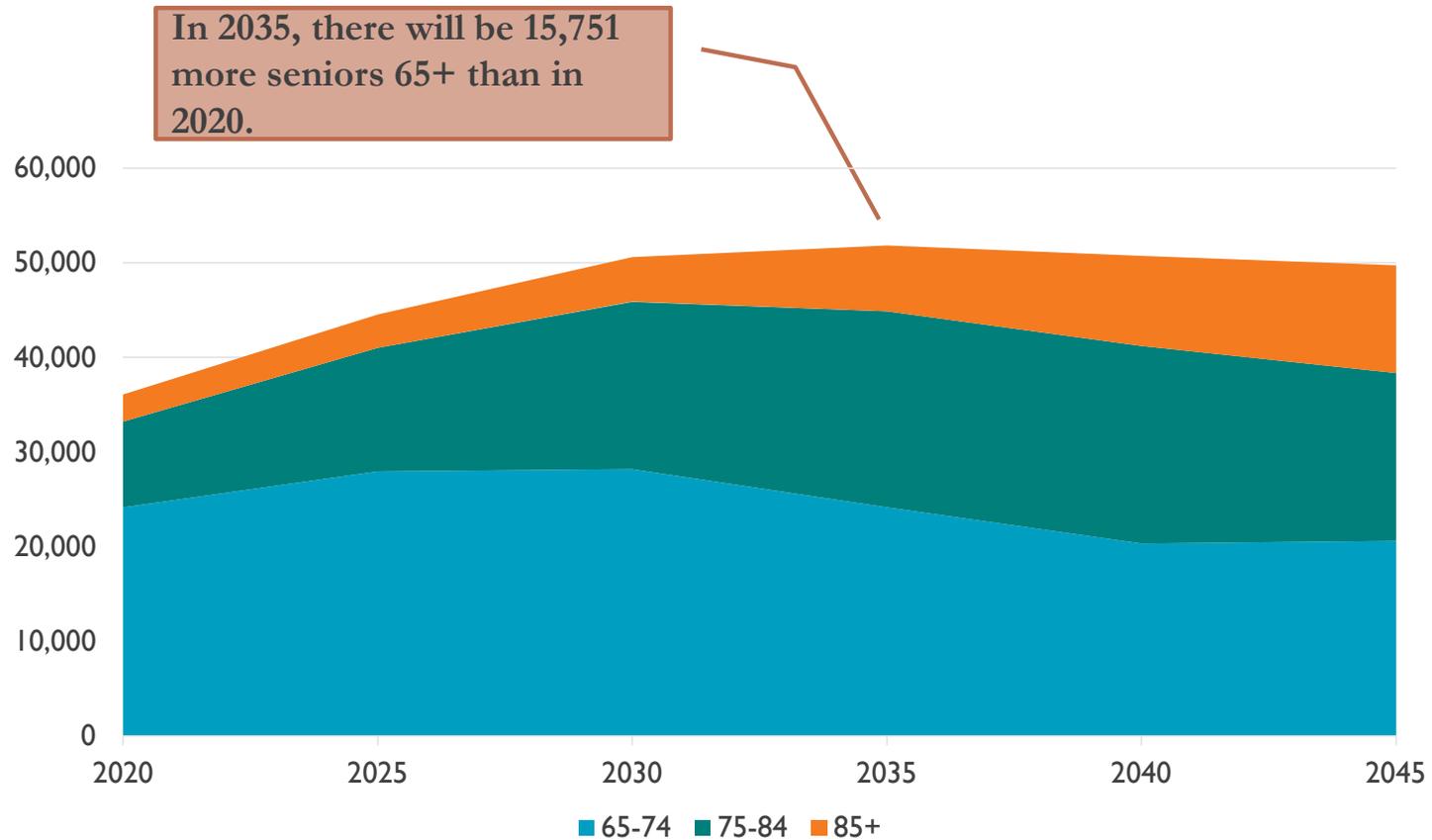


Source: Anchorage Coalition to End Homelessness, Presentation for Alaska Common Ground: A Conversation on Housing, March 4, 2019

Slide 17

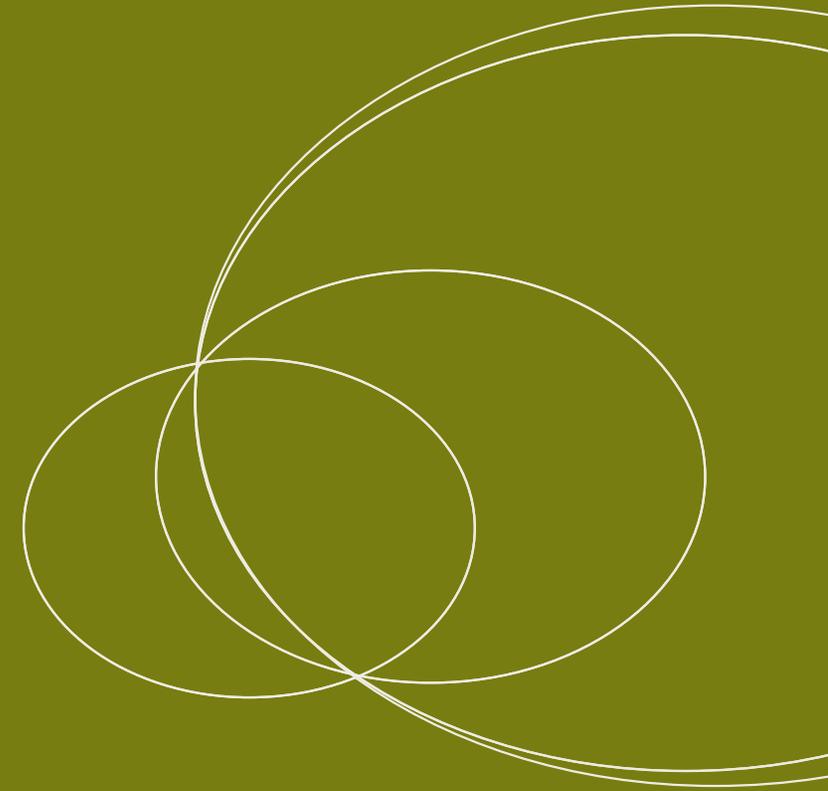
MHO you had this flagged as one of the affordability slides. Do you want to keep?
Meghan Holtan, 2022-05-02T17:23:50.212

Anchorage projected growth 2020-2045



Alaska Department of Labor and Workforce Development Population Projections 2019-2045, v2022 Agnew::Beck Analysis.

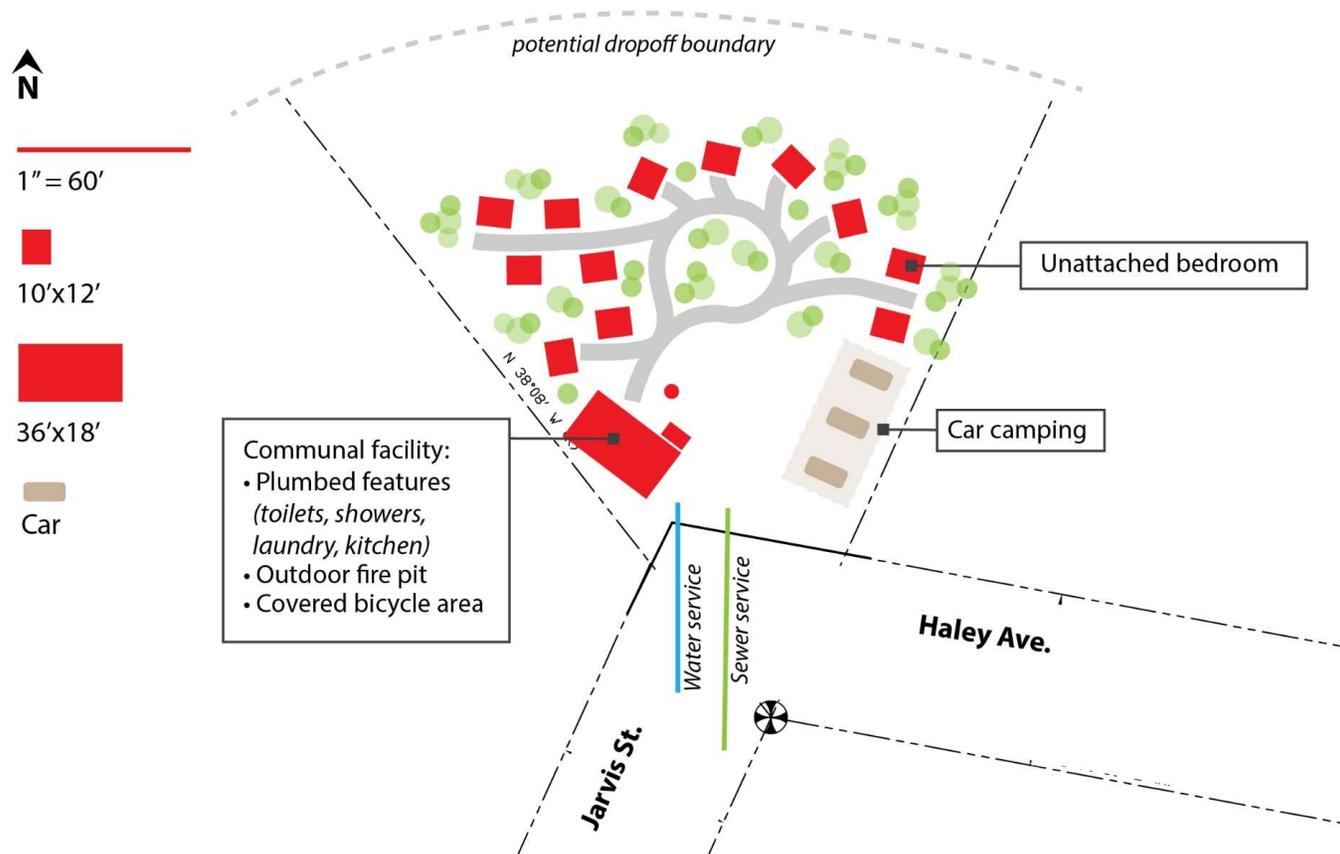
Example Projects



Possible Activities

Possible Uses	Detail
Higher density housing with undeveloped parkland	<p>Low-income families or elders Three-story building with ground floor offices, childcare center or adult day center. Close to Tudor Could be accomplished by selling land to a developer or maintaining a stake in the development to maintain more control or putting out an RFP Possible moderate ROI for St. Mary's</p>
Assisted living with undeveloped parkland	<p>Could address high community need for assisted living for people with complex needs and for those requiring a higher level of care than the Thomas Center or other senior housing Close to Tudor Potential to partner with an assisted living provider or other developer of similar facilities St. Mary's could retain ownership and act as a master lessor of the facilities, or could partner with a developer to develop the site and secure tenants to operate the services This would potentially offer a medium ROI for St. Mary's and meet an area of high community need; careful feasibility assessment would be needed to identify interested partners</p>
Tiny Home community with a central clubhouse for its residents	<p>South side of the Thomas Center with some of the tiny homes in the green space with walking access only and then the park option for the main part of the lot</p>
Undeveloped park land component	<p>(All options) Fish Creek runs unimpeded through northside or property, connection to <u>daylighting effort</u>: CIHA is also working on Fish Creek restoration; Property is also part of Campbell Creek watershed Opportunity for Indigenous Place Names project Partner with a land trust to preserve land as park. Land trust purchases land from St. Mary's or St. Mary's sells the development rights to the land trust.</p>

Sitka Tiny Homes Project: Communal Facility + 12 Homes



Mixed-use with ground floor offices or childcare



Cook Inlet Housing Authority, 3600 Spenard

- Two commercial units ranging from 900 to 1,500 square feet
- 33 one-bed room residential units

- Could be constructed near Tudor, north of the Thomas Center and could still preserve most of the land for a protected greenspace.
- An alternative use for the same site could be assisted living.

Assisted Living

Services

- 24-hour assistance with activities of daily living
- Medication management
- 3 meals/day
- Housekeeping + laundry
- Activities

Costs

- Private pay, long-term care insurance, Medicaid
- Tiered rates depending on services
- ~\$5,108 (Medicaid) - ~\$7,900 (private pay Memory care)
- Private and double rooms

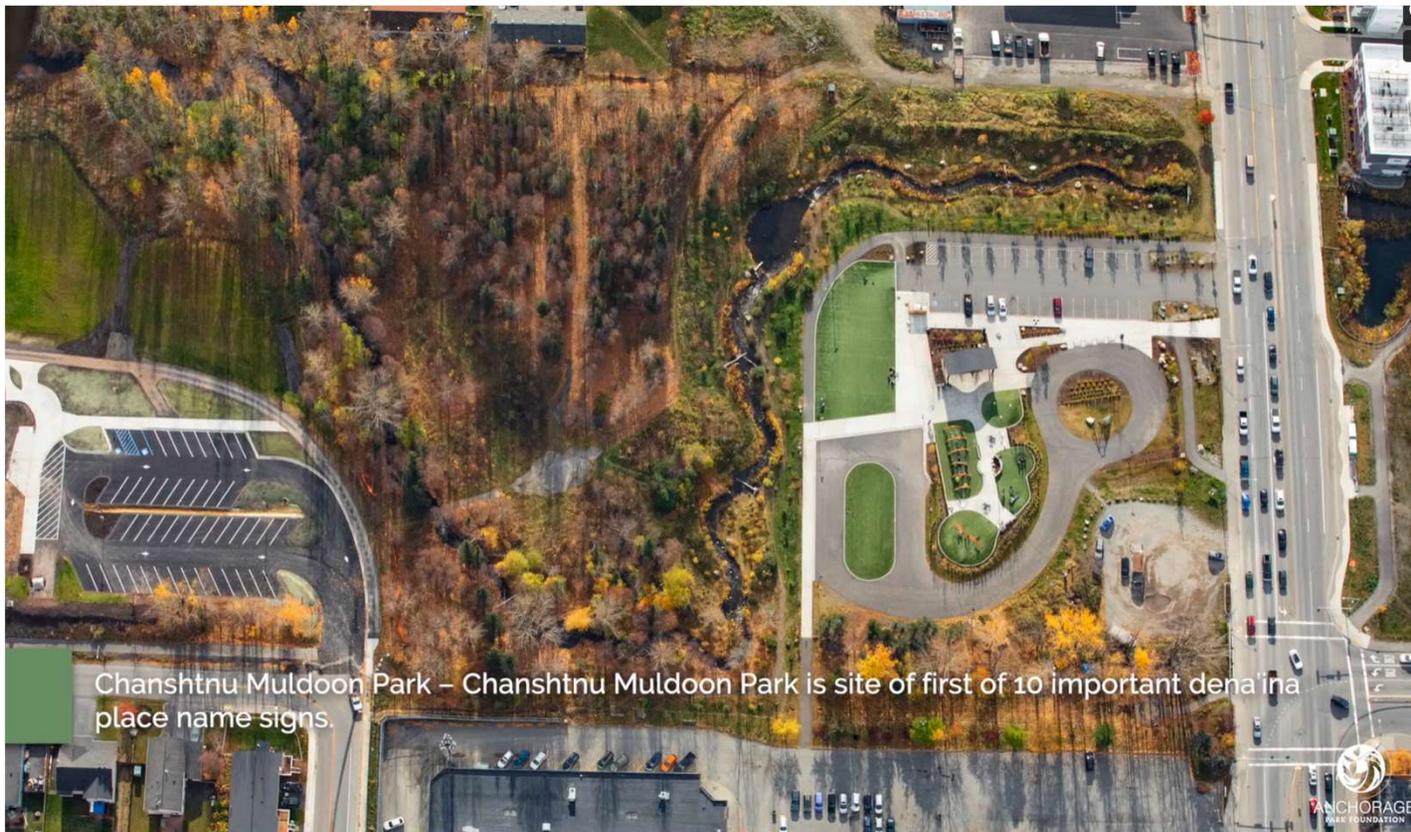


Campbell Creek House (40 beds)

280 facilities and 2,968 beds for seniors in Anchorage; only 23 facilities are 17+ beds

Limited high acuity and memory care options

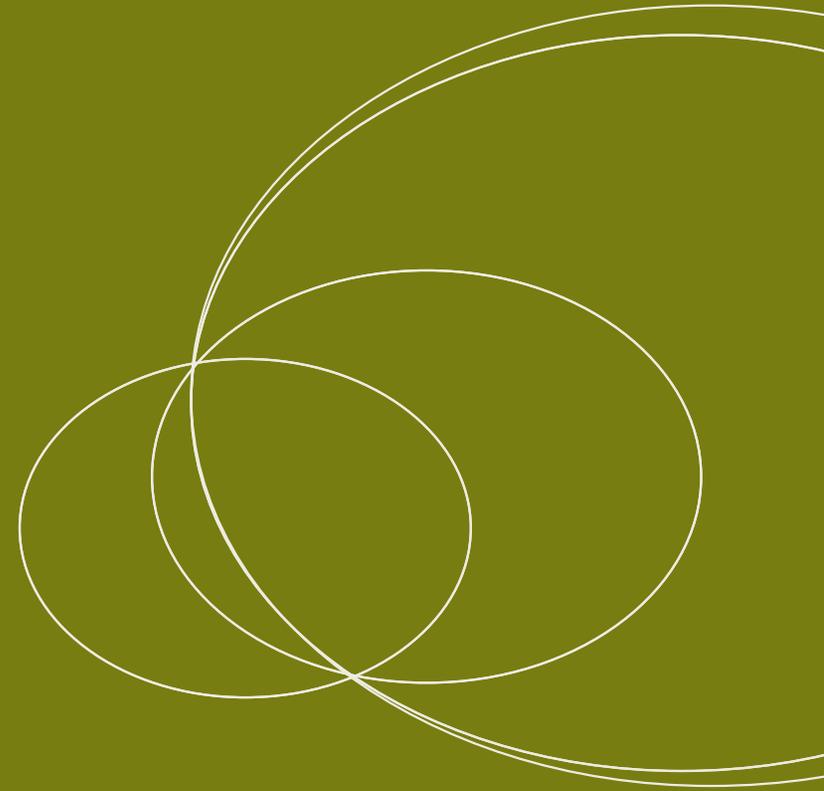
Park or Indigenous Place Name Project



Chanshtnu Muldoon Park – Chanshtnu Muldoon Park is site of first of 10 important dena'ina place name signs.

Source: Screenshot from the Indigenous Place Names Project Video; available at <https://vimeo.com/489657624/a5deb124a3>

Project Website



www.dreamingourfuture.com
