



Shiloh Community Housing Has Big Plans

Description

A Quality Resource Center in Mt View



Carmen Nikolia, Assistant to President/CEO, **D. Shenee Williams**, are part of a team dedicated to *Disrupting the Cycle of Homelessness in Alaska*. The Mission of **Shiloh Community Housing** is to remove barriers to safe, affordable housing.

This writer spent some of my youth in an Anchorage that was a community of characters you might

read about in good fiction, and as a young man I came to know a lot of them. As a reporter for the **Anchorage Daily News** during the mid-1970s I sometimes wrote stories about them, as happened in this story about old-time crime.

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YESTERDAY: A crowd lines up in front of the pool hall circa 1916.

Vice was fun in the old boom days of Anchorage

By DONN LISTON

Daily News Staff Writer

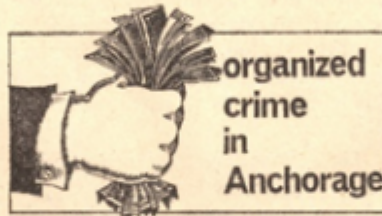
Boomtown magic made Anchorage a place where nightlife thrived and living was fun, say old-timers.

The Daily News talked with two old-timers who recall what crime was like. They asked not to be identified.

One woman was born in a fishing boat in 1915, the same year as Anchorage was. She went to high school here and well remembers the town before World War II. The other old-timer came here in the 1940s and worked as a bartender.

"PROSTITUTES WERE a lot different back then" said the woman, who was married to a policeman. "Guys would come into town and give them all their money to take care of until they needed it back again. The girls did it for easy money, it wasn't anything to be ashamed of."

"There wasn't any crime back then," she continued. "A murder was



a whole year's topic for discussion. I think the underworld used to have wars — they would burn each other out — but it only lasted six months or so at a time."

AS FAR AS THIS source was concerned, there was no semblance of an "organization" here then. "I remember an agitator who came up after the war to organize crime and people laughed him out of town," she said. "Any undesirables always got the blue ticket —"

Gambling and prostitution were both illegal when the bartender came

to Anchorage. But he says they were part of the frontier-town mystique that drew many people here.

"We had three guys hustling football cards back then; and some of the gamblers and prostitutes were the best people I've ever known," said the old-timer. "If you were to tell me then that Anchorage was going to become what it is now, I would never have believed you — we were all happy and life was good here."

"I THINK it's the pimp who makes prostitution a bad thing," he said. "A good prostitute who showed some class could have all the business she wanted just through bartenders who knew what she did and sometimes set up friends or customers."

"I suppose you could say there was crime here but it wasn't vicious. It was fun," said the bartender. "But I really don't understand what's happening here now."

January 13, 1974 sidebar to **Anchorage Daily News** expose' **The Mob Moves In. The Trans-Alaska Pipeline** was under construction at this time and we knew the next rush to impact our state was coming.

Today Anchorage crime is much worse and homelessness is a crisis. Our local elected leaders have made great efforts to warehouse people experiencing homelessness. Many from rural Alaska migrate to Alaska's largest Native village to find family, friends or opportunity. Some become **disenfranchised**.

[1]Emergency Shelter Task Force Preliminary Recommendations, September 16, 2022

These aren't new problems.

A Tradition of Caring

Shiloh Community Housing, Inc. (SCH) has been in operations since 2001/02, explained **D. Shenee' Williams**, President and CEO, during my recent tour of the Mt View facility her Non-profit corporation intends to turn into a **Community Resource Center** located at 3127 Commercial Dr.

*Homelessness wasn't the hot topic 21 years ago, continued Williams, but **disenfranchised people** was. That was a part of the vision of the founder, Pastor Dr. **Alonzo B. Patterson**—to remove the barriers to having a home. That remains our vision and our mission today.*

Williams continued: *Homelessness is now a hot topic, and even though we're a predominantly black organization, our constituents are poor people—of all races.*

This is in the tradition of Rev. **Martin Luther King** for whom Americans now celebrate with a national holiday in February.

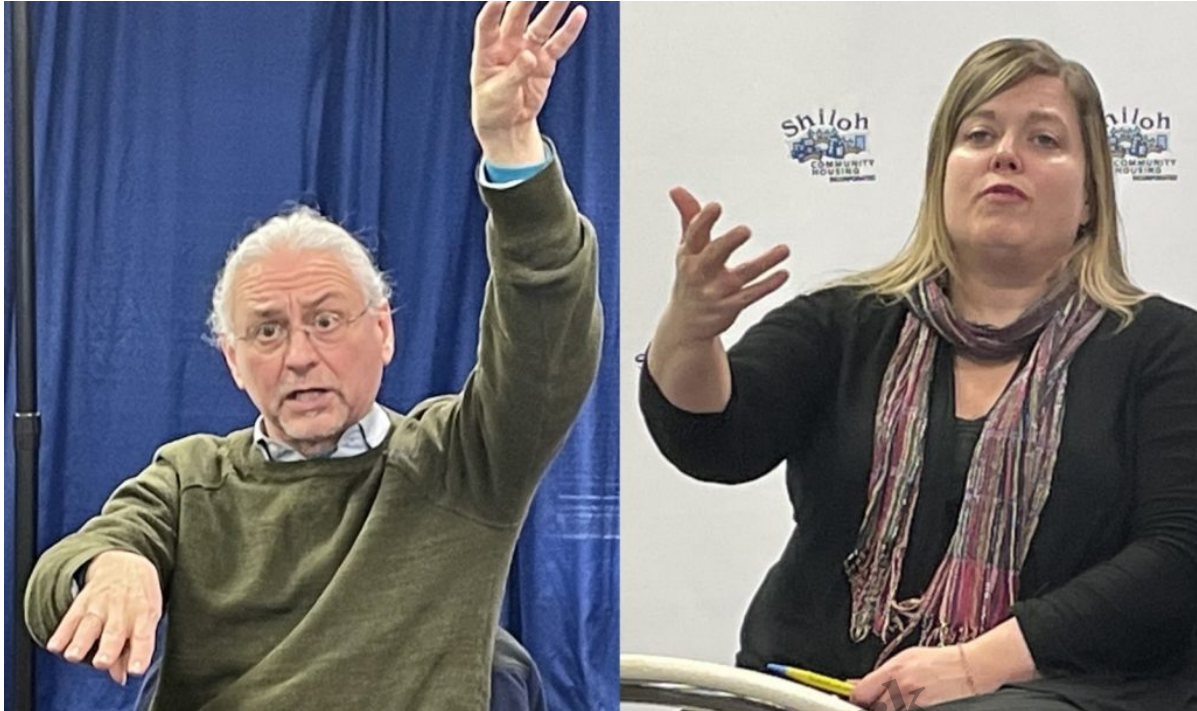


North Star Reporter was a Black Community newspaper produced by a partnership between this writer and some Fairview businessmen. It ended publication 39 years ago when I took a job as legislative aide to **Rep. John Lindauer** and moved to Juneau. We reported that **Sen. Frank Murkowski** didn't vote for the **Martin Luther King Holiday**, but when he was elected Governor Murkowski appointed his daughter, **Lisa Murkowski** to fill his shoes.

Some people are able to take care of their own.

Shiloh Missionary Baptist Church is based in Fairview, a part of Anchorage that was fiercely independent for many years even as it was surrounded by Anchorage development. SCHI has an affordable housing rental-facility in Fairview and also a twelve-plex in Mt View. This new acquisition was given to the non-profit organization by General Communications, Inc. (GCI)

<https://www.gci.com/about/contact-us>.



Sen. Tom Begich and Rep. Geran Tarr participated in discussions of community needs during a preview of the proposed Community Resource Center earlier this year.

SCHI has several programs that are operational and they will provide ballast for the new Resource Center.



Vision boards throughout the proposed **Resource Center** were developed for a recent open house of the facility.

Williams: *We're going to be remodeling to make this a quality environment—**number one quality environment**. I want people to walk into our lobby area and have to back out because they're gonna wonder if they're still in Mountain View! That's critical for me because we must overcome the attitude that if you don't have anything, you need to be happy with whatever you get. That's NOT my perspective. We want people to feel good about coming here not ashamed because they think this is a poor people's place. It is going to be inviting and has resources for everyone. We're all living on the edge, COVID proved that.*

*This is the program that gave me the vision to consider operating something on this scale, continued Williams. Through the eviction-prevention program, we partner with everyone—landlords, service providers, **United Way, Catholic Social Services, Alaska Housing Finance Corporation**—through all of our programs. It's based on an interview and application qualification process. We help a person one time through this program.*

Resources and Expectations for Those Needing a Hand-up or More Education

*The **Resource Center** will provide an opportunity to collaborate all the range of resources available for basic human needs at a one-stop location under one roof, said Williams. This idea emerged from our **Financial Assistance Program**—which prevents evictions, prevents people from getting their utilities shut off, providing first time renters security deposits and first month's rent.*



NOT Dependency-based

*We know that if we prevent eviction one month we haven't solved that person's problems but through this **Resource Center** we hope to provide education and supports so they never get back to nearly losing their housing and becoming homeless, continued Williams. Financial Literacy is going to be taught here. We have already started the conversations with the banking industry—to have knowledgeable bankers come in and talk about financial literacy—from creating a budget to wealth-building, retirement planning, investments, starting a business, entrepreneurship, the whole gamut. This resource center will be available to all people.*

Financial Assistance Program

We help with first and last month's rent payments in order to secure housing for those that qualify. Each individual/family is evaluated on a case-by-case basis.

We also provide rent and utility assistance for eviction and utility shut-off prevention. An interview determines eligibility and we work to serve client needs within the established guidelines.

Rent & Utility Assistance Application

Application can be found online at shilohhousing.org.

Empowerment

OUR VISION

...is to develop the local community by extending ministry into the heart of the Anchorage community through housing development, shelter support and outreach to the disadvantaged, which will enable them to live healthy and productive lives as informed community residence.

Contact Us

Administrative Office
1677 Juneau Street
Anchorage, Alaska 99501
(907) 770-1319

Program Office:
3127 Tarwater Avenue
Anchorage, Alaska 99508
(907) 770-2993
Fax: (907) 770-0531
shilohhousing.org

LIFE Program

LIFE@work Program

Affordable Housing Program

Financial Assistance Program

shiloh COMMUNITY HOUSING INCORPORATED

Shiloh Community Housing Helps Young Alaskan Eagles Fledge

The Shiloh **LIFE Program** stands for Living Independent Forever. It allows young adults experiencing homelessness to reside in an apartment, a 12-plex owned by Shiloh since 2007. Single young adults male and female can live there up to two years until they are able to get their feet on the ground. They are not required to have a job to come into the program but they must be motivated and interested in learning to live beyond their current circumstances.

Williams explained: *If you're interested in helping yourself, then we'll come right alongside of you and do everything we can to remove any barrier preventing you from reaching your full potential.*



We also will have job availability and workforce development, because people want better jobs—they want to increase their employment opportunities to get on a career ladder, said Williams.



*Physical and mental health is going to be taught in what we call our Wellness Area. We're partnering with other agencies for a range of services. For instance, we will partner with organizations that can make loans, like the **Small Business Administration**.*

We are all Facing Challenges!

Remember when we were all told that to be financially secure we had to have six months reserves? Queried Williams. We were told to have enough to pay bills for six months in the bank. It's now been three years for COVID and for those people who had six months' reserves, those resources are gone. We ALL must now be lifelong learners and embrace available opportunities.



We're going to also have an internet café; GCI is providing free high-speed internet for three years. We're will make it available to the community, said Williams. A lot of community people can't afford internet. We're hoping that the internet cafe, with soup, sandwich and coffee will add to the comfort of the Resource Center. It's not a cafe to sell things, but we're going to have those things available to encourage this to be a gathering place. I have personally learned a lot of what I know by talking to people just as you and I are talking now, DONN. When you tell me something I didn't know I research it further—read about it. We are hoping that the internet cafe is going to provide that same opportunity for learning.

We will have a few offices to lease—not enough for the organizations that want to come here—but one of the problems we've seen in 21 years with our financial program, is we often send people needing assistance to three other places, said Williams. That person may have had a hard time coming to get help in the first place. I have heard them say: "My boss, let me off today to come here because they know I'm getting evicted. I don't have time to go talk to these other people."

We're talking about people working eight to five—one hour for lunch—driving took up all of that so they don't even have time to talk, said Williams. With a one-stop-shop they can see someone for educational services or youth support services upstairs or Medicaid. By the way, while you're here, our little ones can be in our Childcare Center.



The mission of Pastor Patterson laid the foundation for the Resource Center and his legacy continues with the current Pastor of **Shiloh Missionary Baptist Church**, Pastor **Undra Parker** who will be a regular at the **Furniture Bank**—that's his brainchild.

For more information see website: www.Shilohhousing.org or Facebook page [Community Housing | Facebook](#)

Williams has a team of specialists in various disciplines to help design and create components of the *Resource Center* for maximum efficiency and utility. They are part of a local network dealing with contemporary social problems with creative means, i.e., SCHI Resource Center's Community Cohort and as this writer reflects on it I wonder at what we have seen happen in our community from the days before Oil wealth made the rich richer and the poor wondering how state statutes can be violated to deny payment of **Permanent Fund Dividends** at the rate paid over 40 years.

[Why the Permanent Fund Corp Turmoil?](#)

I am also reminded of the transformation I have seen in the Community of Mt View since the time when I was in school at **Orah Dee Clark Junior High School**. By 1974 the people there were concerned that high-density housing projects would degrade the character of their community. With higher demand for housing organizations like **Cook Inlet Housing Authority** are now providing housing opportunities from rental to ownership.



<https://www.cookinlethousing.org/who-we-are/our-story-timeline/>



An artist rendering of the Shiloh Community Center with adjoining FREE Furniture Center. The furniture center may be open before Thanksgiving.



Neel Manschall

A study on living conditions in Mountain View shows that the area's haphazard development has caused some real and some imaginary problems — and some that can be solved.

Borough planners ponder Mountain View problems

By PAM MILLSAP
Daily News Staff Writer
(Second of two parts)

After the Borough Assembly's controversial rezoning — later reversed — of 140 acres in North Mountain View from multi-family to two-family residential, the assembly asked the borough planning staff to conduct an in-depth survey of land use and living conditions in the area.

The results of that study have just been published, and reveal that Mountain View residents are happy about some aspects of their community and severely critical of others.

LOWER RENTS were most often cited as a good reason for living in Mountain View, with comments ranging from "I can't afford to live anywhere else," to "it's the only place we could find where we

could purchase a home at a fairly reasonable price."

Others like the convenience of nearby schools, work and shopping centers.

"We found the area more appealing due to proximity to town and jobs," said one family. "North Mountain View has a character lacking in most newer subdivisions with their sameness."

THAT THE AREA does indeed have a character all its own is not disputed by the people who live there, although many decry what has happened to the community since "all those apartment complexes and people" moved in. They say the community is beginning to look like a "junky ghetto."

They say, too, that the apartments have resulted in too many cars on the streets and too many children in the schools.

Surprisingly, the study found a decrease in school enrollment in North Mountain View over the past four years — directly attributable to the trend toward multi-family units.

THESE UNITS "usually generate fewer elementary school children than do lower density single-family and duplex units," said the borough planners.

A whopping 58.5 per cent of the residents of North Mountain View rate their neighborhood park system as being inadequate, and even more residents (67 per cent) feel additional public funds should be spent for parks.

The planners found 10 acres of parkland in the area, and predicted that 12 to 13 acres were presently

(Continued on Page 2)

• Living in

(Continued from Page 1)
needed with 21 acres certainly required by 1990.

SEVERAL residents complained about the climbing crime rate, with one person saying that within three months "three stolen vehicles were found on our property, one was broken into, and our car was broken into five times within three months."

Another said the high crime rate was caused by too high a percentage of poor people. "Even us poor people don't like poor people," said a resident.

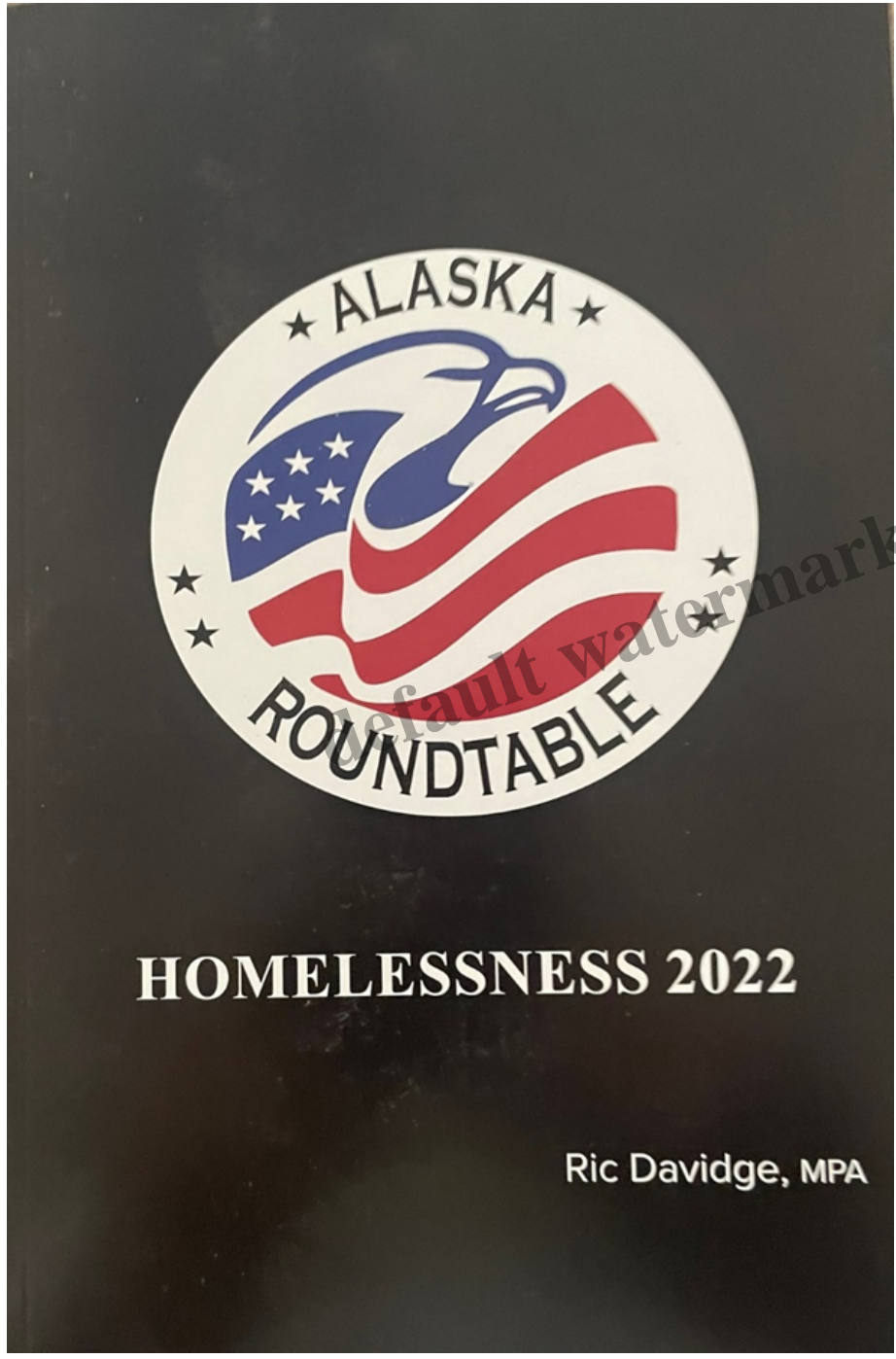
According to the Anchorage Police Department, public opinion of concern about crime is high throughout the community. Available crime statistics, however, show Mountain View "on a par with other comparably-sized residential areas, and that it actually experiences a lower rate than several other areas."

ALTHOUGH the borough planners predict that North Mountain View's population will increase to about 9,800 by the year 2000, the present R3 zoning remains in effect. If the zoning were changed to R2, they proposed to increase to 10,000 (under R2 zoning), they opposed the R3 zoning and recommended specific amendments to the zoning ordinance.

"Cars parked in the streets and three-story buildings with

This March 24, 1973 story by Daily News colleague Pam Millsap looked at concerns of local residents of Mt. View due to high density housing.

What we feared might happen to Mt View has become reality. Responsible Alaskans will always rise to the occasion. This is a very diverse and challenging part of Anchorage deserving to share in opportunities available to all in our blessed state of Alaska.



The Alaska Roundtable has researched issues related to Homelessness and has prepared this book which you may purchase at*

References:

[1]Emergency Shelter Task Force Preliminary Recommendations, September 16, 2022



Emergency Shelter Task Force Preliminary Recommendations September 16, 2022

RECOMMENDATIONS

The Emergency Shelter Task Force (Task Force) convened at the request of the Anchorage Assembly pursuant to AR 2022-252 to locate possible options for winter emergency sheltering (October – April) and to respond to the imminent closure of Centennial Campground scheduled for September 30, 2022. Due to the urgency for immediate decisions and action, the Task Force agreed to issue preliminary recommendations that could be implemented by September 30, 2022.¹

As has been the case in prior years, there are no immediately available easy solutions. The locations that are most suitable for emergency shelter and immediately available are MOA owned facilities and all present some level of community impact and/or public protest. However, it is the recommendation of the Task Force that the locations with immediate availability that pose the least community impact are the Golden Lion and the Dempsey Ice Arena. There is also the potential for existing shelter providers (Covenant House, Beans Café, Brother Francis) to increase existing capacity if funding is quickly made available. The Task Force recommends that these recommended options be exercised as quickly as possible and simultaneously and that the MOA work expeditiously to provide funding to support expanded capacity by existing shelter operators with proven positive performance.

There are additional commercial properties, some hotels and a non-profit location that have the potential to be turned on for emergency shelter in approximately 90 days and to add to or replace the emergency shelter capacity at the Dempsey Ice Arena depending on utilization and need. These locations all need additional investigation and owner discussions that make them not feasible for immediate use.

BACKGROUND

The Task Force was convened on August 22, 2002 and includes approximately 30 individuals representing a broad range of subject matter expertise and practical experience.

The Task Force established consensus based minimum requirements for emergency shelters, reviewed and validated required capacity assumptions, evaluated an extensive list of potential shelter

¹ In addition to this report, the Task Force Charter, the recordings of its meetings and working documents can be found [here](https://www.aceh.org/task-force)

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locations, established conceptual operating cost estimates, and consulted with members of the public including community councils, persons with lived experience and those currently unhoused at Centennial Park.

The Task Force agreed that the minimum requirements for emergency shelters would include 24/7 access, meals, onsite shower facilities (permanent or portable) and space onsite for a warming tent. The maximum capacity is limited to 150 per Title 16; however, this limit can be exceeded by either Assembly approval or declaration of a civil emergency². The Task Force also agreed that the use of HMIS should be mandatory for all emergency shelter locations to allow for tracking individuals and connect them to needed services and future housing.

The Task Force estimated the capacity needs based on reports of the updates on census at Centennial Campground and Street Outreach teams' best estimates as there has not been complete or consistent HMIS data for unsheltered individuals. Using that information, it is estimated approximately 350 persons today with the potential for increases as the Aviator mass care operations are phased out over the next several months, the end of rental assistance for some households, system inflow and high utilization in the coldest parts of winter. In addition, prior experience indicates that there will be periods of reduced needs once PFD payments are received until those funds are exhausted by individuals. The projected initial utilization is approximately 70-75% or 245-263 individuals.

To ensure that people with lived experience and those currently experiencing homelessness were able to weigh in on potential emergency shelter options, a survey was conducted through street outreach and outreach to those currently in shelter or permanent supportive housing programs.

The sites evaluated included those that were reviewed as part of the facilitated process and additional locations that were identified by the Task Force members. Locations included MOA owned facilities, commercial properties, hotels, and vacant land. The site evaluations were performed by persons knowledgeable in the real estate market and in shelter operations. The list of potential sites was first screened to determine availability and suitability for minimum shelter requirements. The short list of locations that remained after the screening test was then further investigated to validate feasibility. Information investigated included site owners' willingness to support emergency shelter operations, physical condition of the property for human habitation, accessibility to transportation and services and proximity to existing shelter locations and sensitive community locations such as schools. As has been found in prior years, there are no immediately available emergency shelter locations without incurring some level of community impact and/or public protest.

² Title 16. D. Emergency shelter locations activated under this section shall be for no more than 150 clients in a single location without assembly approval. Emergency shelter locations activated by the mayor under a declaration of civil emergency and extended by the assembly may exceed the 150 client capacity and shall be allowed to remain operational at the activated capacity at the time of the termination of the civil emergency for up to one year following termination of the declaration of civil emergency.

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FACILITIES / LOCATIONS

The locations that met all the above criteria were then grouped into two tiers:

- Tier 1 – Locations that can reasonably be placed in operation immediately (target September 30) and remain in operation for up to 90 days. Realistically tier 1 locations are those that are owned by the MOA and those that are owned by existing shelter operators with the potential for immediate expansion subject to funding. The 90-day time period provides for the operator to have assurance for a minimum term of operations.
- Tier 2 – Locations that have the potential to be placed in operation in approximately 90 days including those that need additional investigation to validate owner interest and property suitability. Tier 2 locations include primarily commercial properties and hotels (for housing conversions) where negotiations with owners are necessary and where physical site reviews need to be conducted to confirm suitability and safety. As potential Tier 2 locations are brought online the Tier 1 locations could be phased out to reduce community impacts depending on capacity needs and utilization.

Tier 1 Locations (in no particular order)

- Golden Lion: This location has 85 units of non-congregate capacity. The units are already furnished, and the site could be turned on immediately with no impact to current operations or users.
- Dempsey or Boeke Ice Arenas: Dempsey is the preferred location due to Ben Boeke's downtown location and it being the current "home" for Wolverines hockey. Both have similar capacity (240-260) and costs associated with operations. The Eagle River Mac Center was discussed but not included as a recommended Tier 1 location due to its distance from the homeless population.
- Dena'ina or Egan Centers: These locations have adequate size however are less desirable due to their downtown location and the lack of shower facilities. If, however, these sites do warrant further consideration it is possible to use trailer mounted showers indoors and a company in Fairbanks has been identified that has such units immediately available.
- Spenard and Fairview Recreation Centers: These locations meet the primary Tier 1 screening criteria however these sites are not recommended due to the significant negative impact to these disadvantaged communities.
- Existing program capacity expansion: Covenant House and Beans Café have indicated that they have the potential to turn on additional capacity very quickly if funding is made available. These sites are not adequate for the total capacity needed but would significantly augment the overall emergency shelter system. There may be additional existing shelter providers who could also provide incremental capacity with available funding.

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Tier 2 Locations (in no particular order)

- Arctic Recreation Center – The facility appears to be very suitable for use and initial discussions with the owner indicate interest; however, a 1-year lease is expected to be required.
- 550 Bragaw (former Alaska Native Charter School) - The owners have indicated interest in pursuing an agreement. The recent engineering assessment of this site by The Boutet Company needs to be reviewed and revalidated to confirm suitability and possible capacity for emergency shelter use.
- 5151 Fairbanks (former GCI call center)– The evaluation of this site for suitability, capacity and owner interest is awaiting more information.
- Salvation Army Gym – Awaiting confirmation from the Salvation Army that this is a possible use, and if so the expected capacity.
- Hotels master leases and conversions for housing utilization – Several hotels have been identified and are currently being investigated to confirm owner interest and potential lease terms.
- Portable buildings – No feasible locations have yet been identified that are suitable for this option. This option is not considered highly suitable by the Task Force due to operational concerns including the lack of restroom and shower facilities inside the units. While the use of outdoor, portable facilities may be possible this is not a preferred operation. In addition, this option will be quite costly due to nature of staffing and security needs for isolated individual units.

OPERATIONAL COSTS

Based on the cost comparison, housing options in a MOA owned building or a purchased hotel conversion are the most cost-effective alternatives, particularly because they leverage federal Emergency Rental Assistance funds for rents.³ Second is a leased hotel for housing or non-congregate shelter and congregate shelter in a MOA site and leased site congregate shelter the most expensive options.

It is the Emergency Shelter Task Force’s recommendation that four options be exercised as quickly as possible and simultaneously. These are a combination of private providers and locations and activation of MOA locations. Below is a cost summary of those options for the remainder of 2022 and how they each contribute to providing adequate capacity for 350 unsheltered individuals.

Below is a cost summary of the recommended options for the remainder of 2022 and how they each contribute to providing adequate capacity for 350 unsheltered individuals. This is based on an operational cost analysis conducted involving shelter, housing, and support services providers. The

³ The MOA currently has approximately \$8M in unappropriated Emergency Rental Assistance 2 funds.

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analysis included a daily, monthly, and annual cost summary comparison based on assumptions depending on the type of operation.

Facility Type - Location	Capacity	Additional 2022 Cost (Oct-Dec)	Population
Non-congregate – Golden Lion	85-170 – depends on roommates	\$371,000 ⁴	Single Adults
Congregate – Dempsey	240-260	\$1.372M	Single Adults
Congregate – Brother Francis Shelter	20 ⁵	Already funded	Single Adults
Congregate - Covenant House	25	\$200,000 ⁶	Transition Age Youth (18-24 year old)
Semi-congregate - Beans Café	40	\$306,000 ⁷	Single Adults
TOTALS	330 shelter capacity + 85-136 housing capacity* = 415-466	\$2,250M	

The cost analysis shows that the most cost effective option is housing in a MOA owned building or a purchased hotel conversion, particularly because they leverage federal Emergency Rental Assistance funds for rents.⁹ The second most cost effective option is a leased hotel for housing or non-congregate shelter. Congregate shelter in a MOA site and leased site congregare shelters are the most expensive options. The assumptions for this analysis are on the following page.



⁴ Can reduce this amount by \$167,500 through federal emergency rental relief funds.

⁵ This is the second increase in census for Brother Francis Shelter under the appropriation in AR 2022-221(S). The total capacity at BFS will be 120 beginning October 1st for a total increase of 45 individuals.

⁶ Attachment A is the Covenant House proposal.

⁷ Attachment B is the Beans Café proposal.

⁸ Based on experience with other hotel housing conversions a percentage of 60% is assumed for roommates or couples – 2 people per room.

⁹ The MOA currently has approximately \$8M in unappropriated Emergency Rental Assistance 2 funds.

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Per Person Cash Flow	MOA Owned Congregate Shelter	Leased Congregate Shelter	Leased Non-Congregate Shelter	Leased Hotel Housing	Purchased Hotel Conversion Housing	MOA Bldg. Housing
Total Income	\$ -	\$ -	\$ -	\$ 14	\$ 14	\$ 12
Total Expense	\$ 100	\$ 117	\$ 72	\$ 72	\$ 40	\$ 39
Per Person Cost	\$ (100)	\$ (117)	\$ (72)	\$ (58)	\$ (26)	\$ (27)
Annual Net Cash Flow	\$ (5,484,125)	\$ (6,405,750)	\$ (3,962,683)	\$ (3,174,283)	\$ (1,414,784)	\$ (1,483,922)

Key Assumptions	All -capacity is limited to 150 persons per location unless have assembly approval or civil emergency declaration
	All - Access and services are provided 24/7
	All - Meals and showers able to be delivered onsite
	All - Staffing presumed on a 3 shift basis - am, swing, overnight
	All - Supportive Services incur 10% federal indirect rate charge
MOA Owned Congregate	Per person per day services rate inclusive of food
	MOA facilities incur a M&O cost
	1:30 day and 1:50 night staffing ratio
	Not eligible for rental income
Leased Congregate Shelter	Per person per day rate inclusive of food
	Leased cost of 21,000 sq. ft. building assumed at 1.50 sq ft
	Will incur additional shower and restroom costs based on building
	Not eligible for rental income
Leased Non-Congregate Shelter	Assumes a \$60 per night per room rental rate
	Staff based on number of floors and building configuration
	Not eligible for rental income
Leased Hotel Housing	Assumes a \$60 per night per room rental rate
	Use of ERA 2 funds at \$657/mo per unit without kitchen access (\$840/mo with communal kitchen access)
	Staff based on number of floors and building configuration
Purchased Hotel Conversion Housing	Building already purchased
	Building costs based on prior hotel conversion plus 20% M&O set aside
	Staff based on number of floors and building configuration
	Use of ERA 2 funds at \$657/mo per unit without kitchen access (\$840/mo with communal kitchen access)
MOA Bldg. Housing	M&O for building costs based on prior hotel conversion plus 20% M&O set aside
	Use of ERA 2 funds at \$657/mo per unit without kitchen access (\$840/mo with communal kitchen access)
	Assumes some roommate occupancies
	Staff based on number of floors and building configuration

CONCLUSION

Using a multifaceted initial approach, the MOA can successfully turn on enough immediate capacity for shelter, while also defraying costs with investments in housing. These recommendations are focused on immediate activation for the next 90 days. There is an expectation that additional housing capacity is likely and that private locations may become available. The Task Force will continue to update its information on availability and costs for Tier 2 options as well as update census and utilization rates as capacity through mini grants may also be made available. A more fulsome report will be made in early to mid-October as this work continues.

If the Mayor's office or the Assembly would like to discuss these preliminary recommendations or provide further guidance as Tier 2 options are explored, the Task Force welcomes the participation and feedback.

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P.O. Box 100620
Anchorage, AK 99510-0620

September 14, 2022,

To: Anchorage Municipal Emergency Shelter Task Force

RE: [Municipal Code Chapter 16.120](#) – *Emergency Shelter Plan for Homeless Persons*

Covenant House Alaska (CHA) is willing to create an additional 25 emergency cold weather beds and raise our age range from 18-21 to 18-24 from October 1st to March 31st. It has been our experience that in the winter months the community needs day services and much as overnight, and CHA also willing to provide day services for the 18 – 24-year old's who would access those beds.

To implement this cold weather shelter plan, we will need to increase staffing to accommodate 25 youth in our gymnasium, which is currently unused during the night. These additional services will cost \$400,000 for the 6-month period. The funds would strictly cover the additional personnel, food and other supplies needed to offer these beds services in a safe space. Without the additional funds, CHA will not be able to provide these additional cold weather services.

CHA meets all eligibility requirements to contract with the MOA. We have received Municipal funding, and we have consistently met and maintained all grant and reporting requirements.

CHA's Youth Engagement Center (YEC) located at 755 A Street is now authorized to serve youth 18-24 and receives annual inspections by the Anchorage Health and Fire Departments.

The 25 additional beds would be additional to the 40 beds CHA currently has in our YEC.

The CHA YEC is open 24 hours a day, every day of the year to provide emergency shelter and day services for youth ages 18 to 24.

Alison E. Kear
Chief Executive Officer
Covenant House Alaska
akear@covenanthouseak.org

cc: The Anchorage Health Department
cc: Assembly Member - Felix Rivera
cc: Assembly Member – Christopher Constant

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Thursday, September 15, 2022 at 18:04:17 Alaska Daylight T

Subject: Proposal for Emergency Shelter at Eide Street Property
Date: Thursday, September 15, 2022 at 4:33:05 PM Alaska Daylight Time
From: Lisa Sauder
To: Meg Zaletel
CC: Scott Lingle

Dear Meg,

We could accommodate up to 40 single adult males aged 24 plus. Please note that this facility is not handicapped accessible. Site is available beginning October 1. We would need to know ASAP whether this is a viable option, or we will make other usage of facility.

The configuration is the following:

One (1) quad room (plan would be three people)

Two (2) rooms with eight-person max capacity (plan would be max five people per room)

All congregant rooms have access to a shared bathrooms, living and kitchen space.

Ten (10) one-bedroom apartments that could accommodate three people.

Clients could also access shared living and kitchen space, but each apartment is fully equipped with a kitchen and one bathroom.

Total occupancy to allow for transitions would be 40.

This would need to be a referral only facility, no walk ups accepted to minimize impact on neighborhood.

Services to be provided:

- Each client would have access to meals on demand (three meals per day plus snacks)
- Dedicated navigator (minimum of one FTE) to assist clients in finding permanent housing and other services needed
- Internet access
- Minimum of two (2) monitors per eight-hour shift, staffed 24 hours per day
- All linens, furnishings, and access to coin operated laundry facilities
- Use of common kitchen and living area

The all-inclusive cost would be \$85 per person per day with a guarantee of 40 people.

Please let me know if you have any questions. Thank you.

Lisa Sauder

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"Bean's Cafe exists to fight hunger, one meal at a time, while providing a pathway to self-sufficiency with

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