Agency: Commerce, Community and Economic Development

Grants to Named Recipients (AS 37.05.316)

Grant Recipient: Cook Inlet Housing Authority **Federal Tax ID:** 92-0068981

Project Title:

Cook Inlet Housing Authority - Eklutna Estates Community Center

State Funding Requested: $ 1,500,000 **House District:** 32 - P

One-Time Need

Brief Project Description:

Support for a Community Wellness Center to improve the health and quality of life for senior citizens living on CIHA's senior campus.

Funding Plan:

Total Cost of Project: $3,392,500

	Funding Secured		Other Pending Requests		Anticipated Future Need	
	Amount	*FY*	*Amount*	*FY*	*Amount*	*FY*
Other	$300,000	08	$1,592,500	09		
Total	$300,000		$1,592,500			

Explanation of Other Funds:

Land $300,000 purchased by CIHA, Remaining project funds $1,592,500 by CIHA and Rasmuson.

Detailed Project Description and Justification:

This innovative center is designed to serve Alaska's growing senior population by providing a venue for health and wellness activities at Cook Inlet Housing Authority's Centennial Village in Anchorage. Currently this senior campus is home to 616 seniors and the Eklutna Estates housing development will raise that number to 736. The proposed community wellness center will offer resources to seniors and their caregivers and provide a gathering place for intergenerational volunteer activities. The 10,000 square foot design includes: a gym/exercise center, health clinic, space for gatherings and a congregate meal program, a workshop and a pharmacy.

The total estimated cost of facility is $3,392,500. The land has been purchased by Cook Inlet Housing Authority and the request for state support of this project is $1,500,000. The additional funding requirements will be met by Cook Inlet Housing Authority, the Rasmuson Foundation and private contributions.

Project Timeline:

July 2008

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Cook Inlet Housting Authority

For use by Co-chair Staff Only:

Contact Name: Paulyn
Contact Number: 465-6820

4:21 PM 4/29/2008

Grant Recipient Contact Information:

Contact Name: Jeff Judd, Vice President
Phone Number: 907-793-3000
Address: 3510 Spenard Road, Suite 201, Anchorage 99503
Email:

Has this project been through a public review process at the local level and is it a community priority? [X] Yes [ ] No

For use by Co-chair Staff Only:

Contact Name: Paulyn
Contact Number: 465-6820

Cook Inlet Housing Authority

EKLUTNA ESTATES COMMUNITY CENTER

WHO: Cook Inlet Housing Authority (CIHA)

- Created in 1974 to act as Regional Housing Authority and Tribally-Designated Housing Entity for Cook Inlet Region, Inc.
- Annually, we serve 2,500 families earning 80% or less of area median income
- Our mission is to create housing opportunities that empower people and build communities

WHAT: Eklutna Estates Community Wellness Center

- Approximately 10,000 square feet
- Uses to include a gym/exercise center, health clinic, space for gatherings and a congregate meal program, a craft workshop, and a pharmacy
- Adjoining green space will be designated to provide community garden beds

WHEN: Construction to begin in 2010 (CIHA will leverage State funds in 2008 and 2009)

WHERE: Northeast Anchorage

- CIHA owns and operates 308 affordable rental units in our Centennial Village campus off of Muldoon. Eklutna Estates will add approximately sixty more units
- Our campus includes the privately-owned Mary Conrad Center, a skilled nursing facility

WHY: A Community Wellness Center Will Improve Health and Quality of Life for Seniors

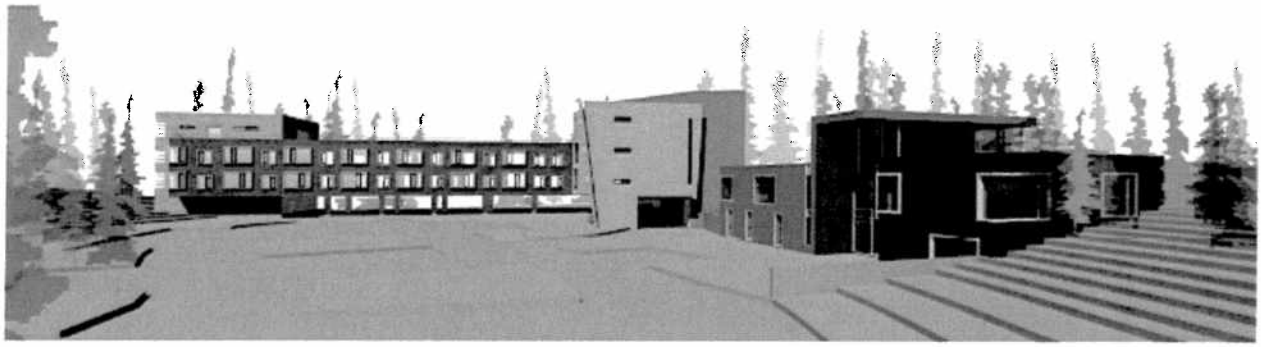
- The rate of growth of Alaska's senior population is the second fastest in the nation
- CIHA's senior campus is home for up to 616 seniors at any given time; our Eklutna Estates housing development will raise that number to 736
- Our occupancy rate holds steady at 98-100%; applicants for CIHA's senior rental housing must wait three months to one year for a vacancy to open up
- Approximately 25% of our residents are from rural areas and have no family nearby
- The Community Wellness Center will offer resources to seniors and their caregivers, and it will provide a gathering place for intergenerational volunteer activities
- The site will be conveniently located and easily accessible to hundreds of seniors who experience limited mobility and/or difficulties arranging to receive transportation

AMOUNT: Total estimated cost of the Eklutna Estates Community Wellness Center is $3,392,500.

- Land - $300,000 (*already purchased by CIHA*)
- Architectural & Engineering - $192,500
- Hard Costs - $2,750,000
- Soft Costs - $150,000

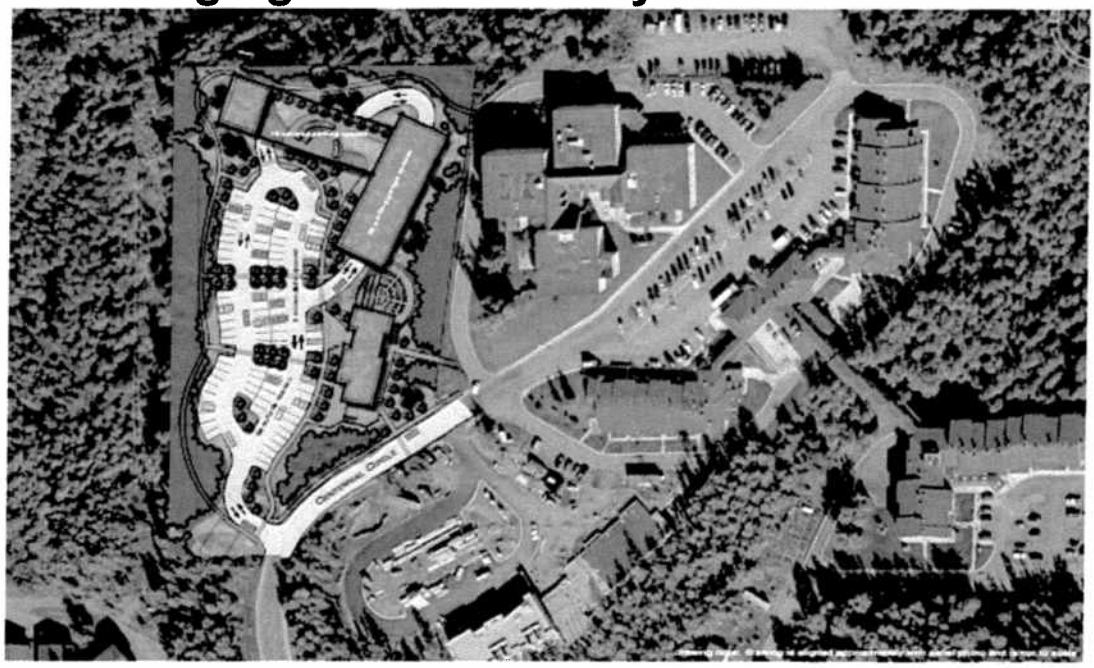
The Eklutna Estates Community Wellness Center will be built on the largest senior campus in Alaska. The hundreds of elders who will visit the Center regularly will be provided the opportunity to participate in activities that promote health and wellness and prevent the isolation. The benefits of such activities have been recognized by numerous leaders in the senior service field, including the Alaska Commission on Aging.

92-006 8981



Cook Inlet Housing
Eklutna Estates Community Center

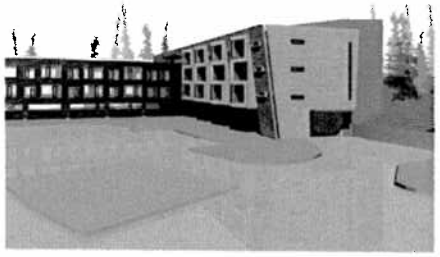
Bringing the Community to Our Seniors



Cook Inlet Housing Authority

eklutna estates

Cook Inlet Housing Authority | RIM First People | DOWL Engineers | Corvus Design | 02.15.07



BRIDGING THE EXISTING TO THE NEW

The Eklutna Estates concept plan includes a 55,000 SF apartment complex and a 10,000 SF community center. The concept design idea roots itself deeply in the site, a beautifully wooded valley within Cook Inlet Housing Authority's Centennial Village. In order to retain the qualities of the valley, as well as to connect the new development with the rest of the Village, the structures bridge the valley. The "L" shaped apartment complex nestles into the east hill of the valley to accommodate a garage on the first level of the building with three levels of residences above. On the third level of the building there is a bridge to the Mary Conrad Center in order to maintain access to the healthcare provider. The other arm of the building bridges across the valley, leaving areas for covered parking and increased site circulation. Overall, the apartment complex features spacious units, common areas on each level, and tenant storage space. To contribute to the retention of vegetation, the apartment complex features a roof top garden. Each unit, whether it is one or two bedrooms, is designed in accordance to the tenants of Universal Design and includes a washer/dryer, a dining area and an open kitchen. The units along the north-south access of the complex feature windows that are canted to capture both the spectacular views and sunlight. To accommodate a growing need for accessibility, there are a number of units designed to the standards of ADA. All units are ADA adaptable.

The community center acts as a bridge as well. The siting of the building is intended to knit the existing and new campus together, drawing people onto the new site. The siting also encourages entrance from both the lower level of the valley, as well as at street level, nearly 20 feet above. A glass double height entrance lobby allows visitors entering off the street to see through the entire building to the valley below, thereby "bridging" the site's dramatic level change. Within the building, the community center room sits at street level (level 2) accommodating 150 people and opening onto a second level plaza. In addition to the community center room, a kitchen and office share space on the second floor. On the street side of the second floor a general store, pharmacy and salon entice customers to the building. On the valley level (level 1), a separate covered entrance opens into the glass lobby. Potential program elements include a clinic, exercise center, child or adult care facility, a woodshop and restrooms. The first and second levels are designed so that one level can be closed off for special events or security purposes.

The entire site includes garage parking, covered parking and handicapped spaces to accommodate the needs of each building. There is potential for wonderful outside spaces, included planting beds that terrace down the site, a playground for a childcare facility and an area of reflection for residents.

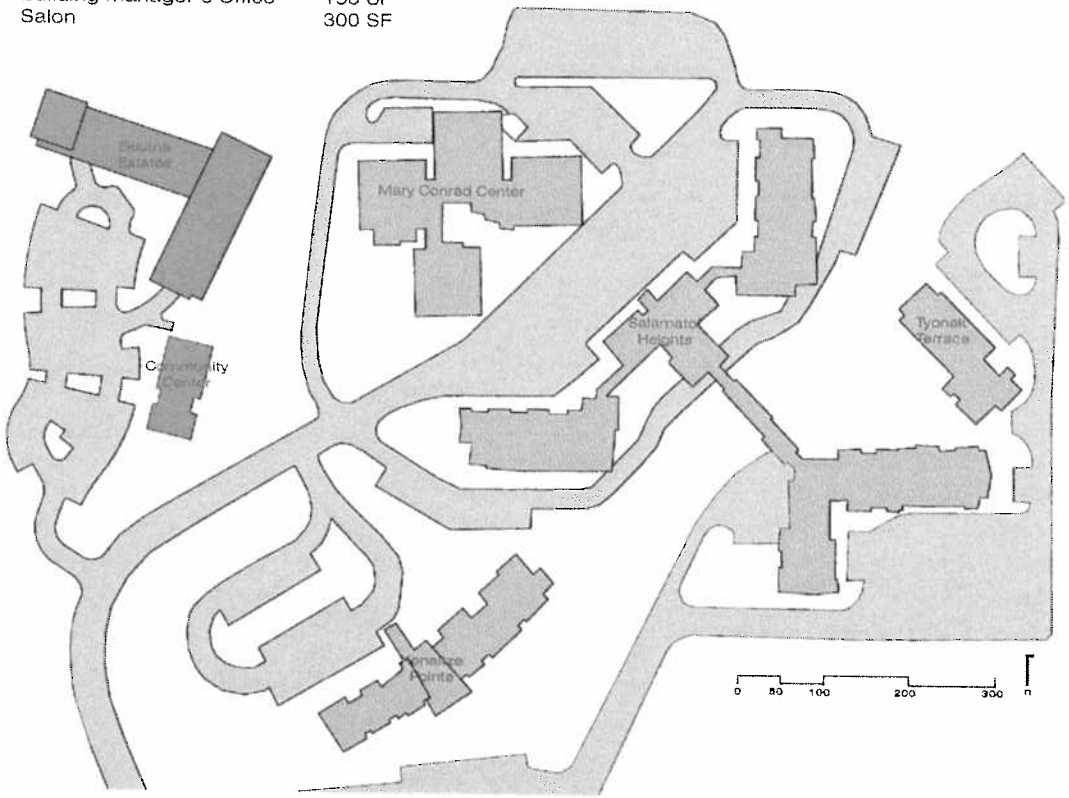
PROGRAM ELEMENTS

Community Center

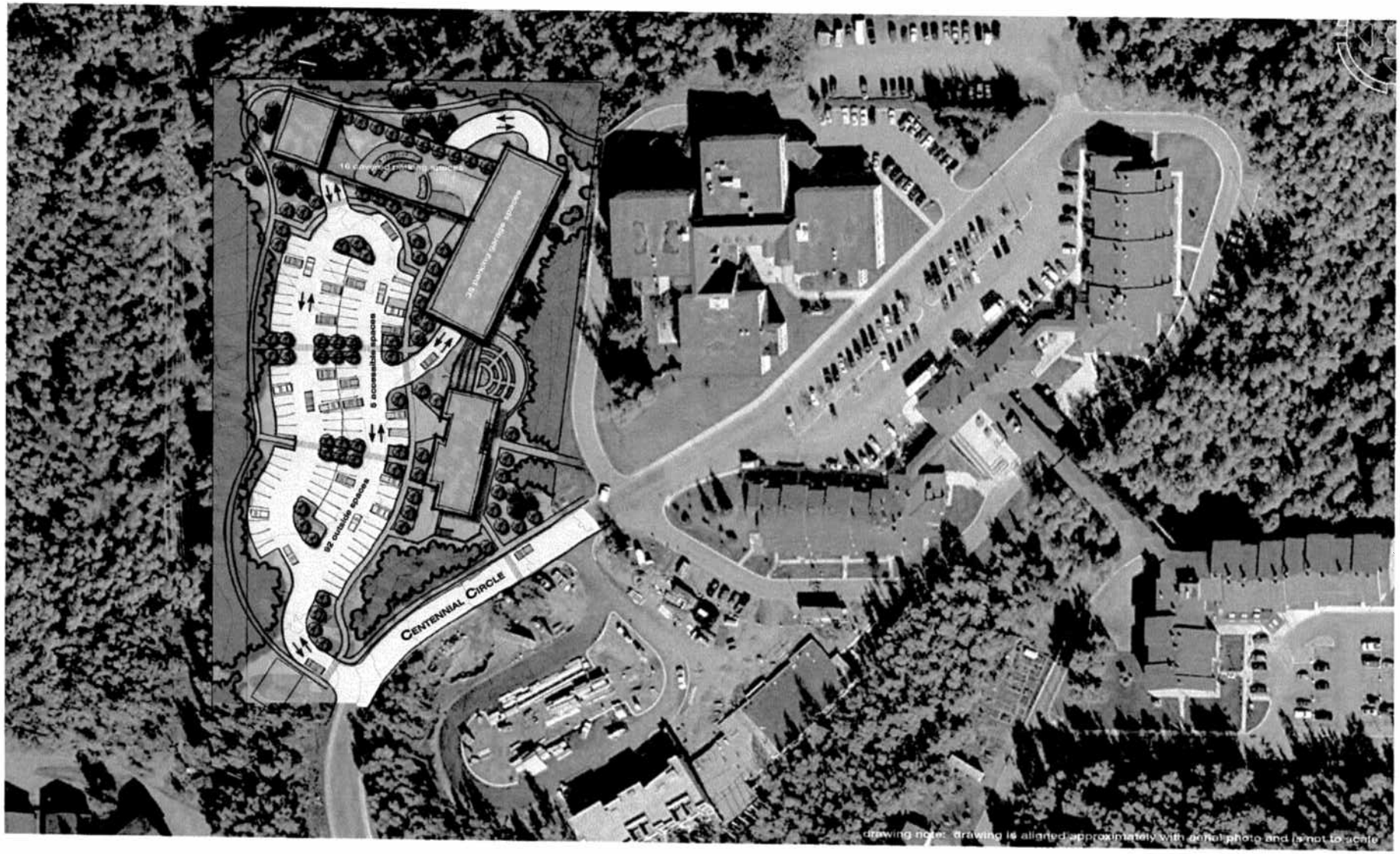
Two Lobbies	800 SF
Community Room	2250 SF
Restrooms	750 SF
Woodshop	750 SF
Clinic	1,500 SF
Pharmacy/Store	1,050 SF
Gym/Exercise Center	750 SF
Child or Adult Care	1,000 SF
Building Manager's Office	150 SF
Salon	300 SF

Apartment Complex

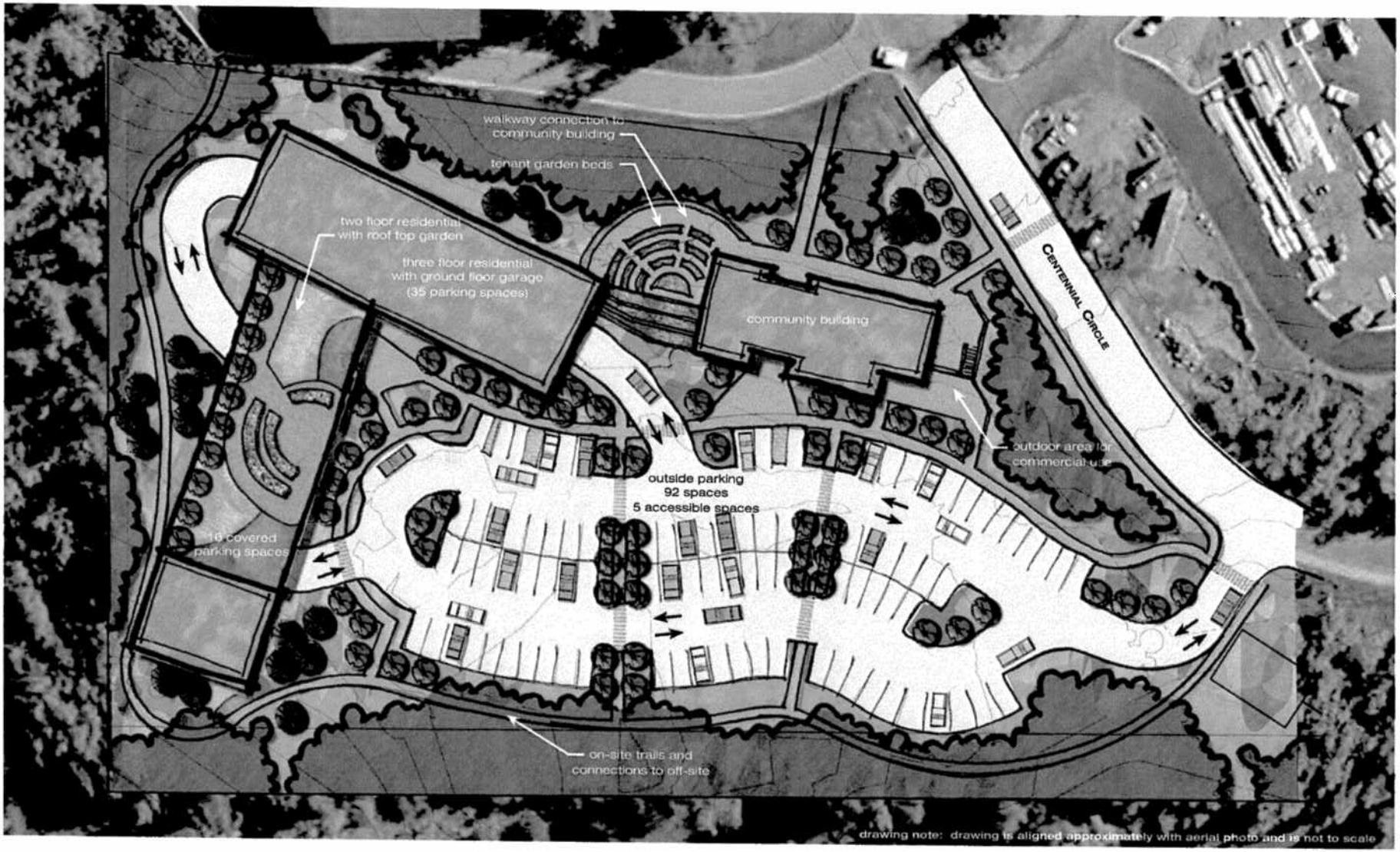
23	one bedroom units at 730 SF
21	one bedroom units at 730 SF
8	two bedroom units at 1100 SF
7	two bedroom accessible units at 1100 SF
37	garage parking spaces
16	covered parking spaces
92	additional spaces
5	accessible spaces



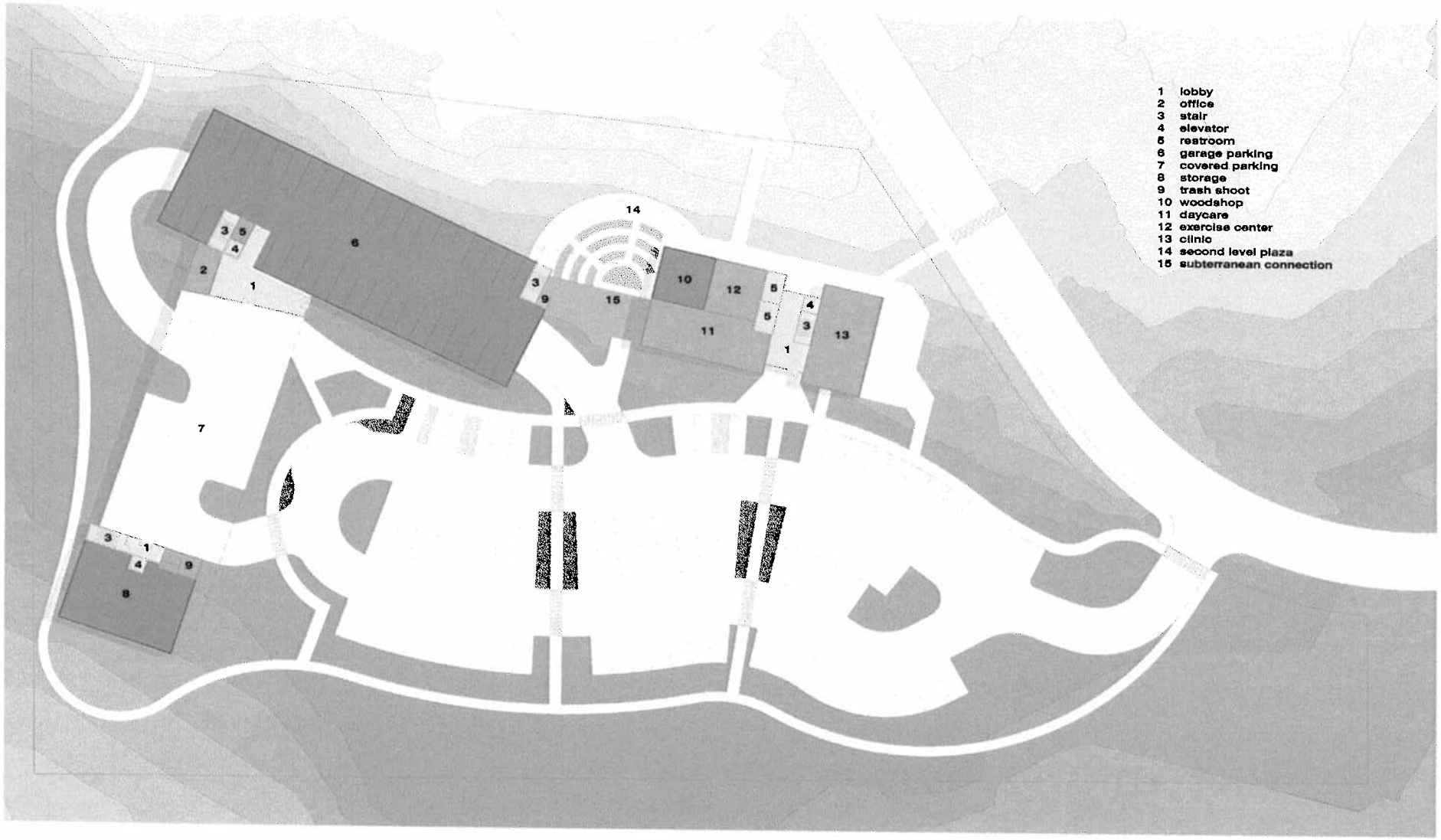
program & campus plan


CENTENNIAL CIRCLE
6 accessible spaces
92 outside spaces
drawing note: drawing is aligned approximately with aerial photo and is not to scale

site plan


walkway connection to community building
tenant garden beds
two floor residential with roof top garden
three floor residential with ground floor garage (35 parking spaces)
community building
Centennial Circle
outdoor area for commercial use
outside parking
92 spaces
5 accessible spaces
16 covered parking spaces
on-site trails and connections to off-site
drawing note: drawing is aligned approximately with aerial photo and is not to scale

site plan



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site plan

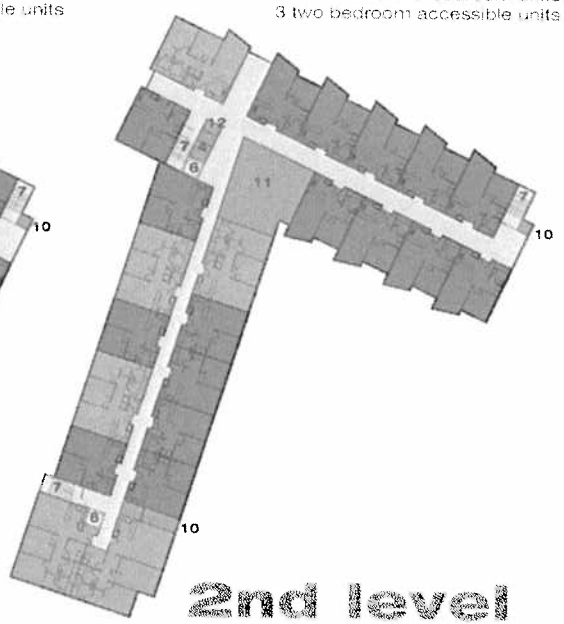
5 one bedroom units
5 one bedroom accessible units
2 two bedroom units
1 two bedroom accessible units

4th level

9 one bedroom units
8 one bedroom accessible units
3 two bedroom units
3 two bedroom accessible units

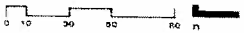
3rd level

9 one bedroom units
8 one bedroom accessible units
3 two bedroom units
3 two bedroom accessible units

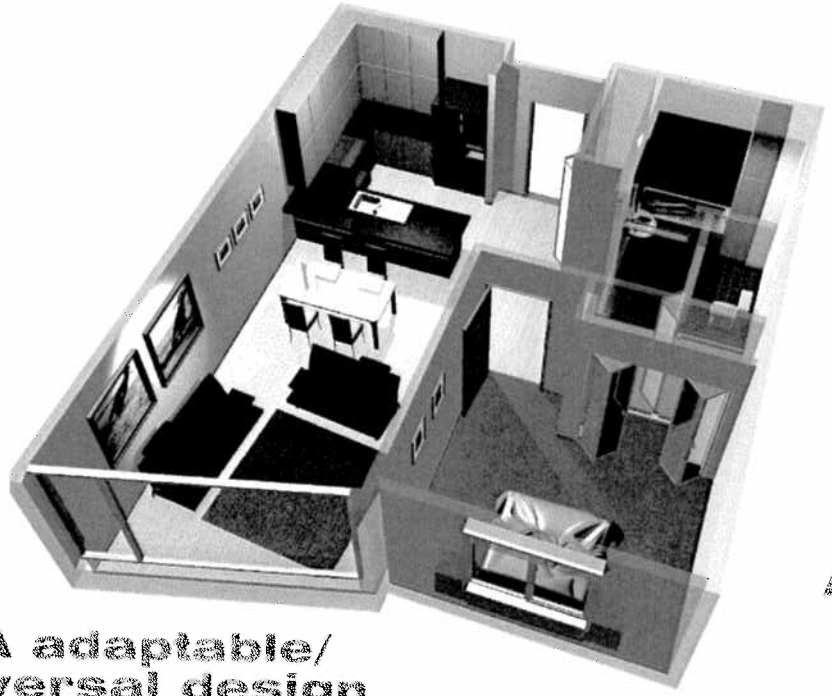


2nd level

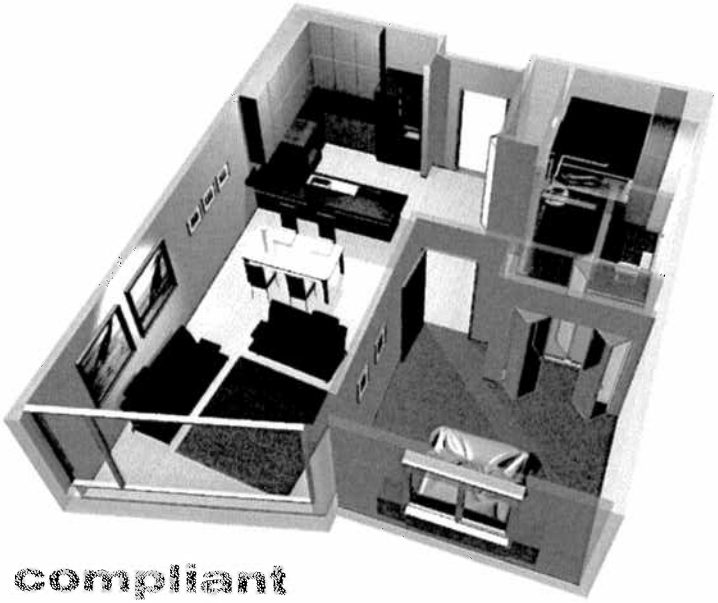
community center 1
kitchen 2
office 3
restrooms 4
lobby 5
elevator 6
stairs 7
store/pharmacy 8
salon 9
trash shoot 10
mechanical 11
electrical room 12
library 13
gathering space 14
roof top garden 15



floor plans



ADA adaptable/ universal design



ADA compliant

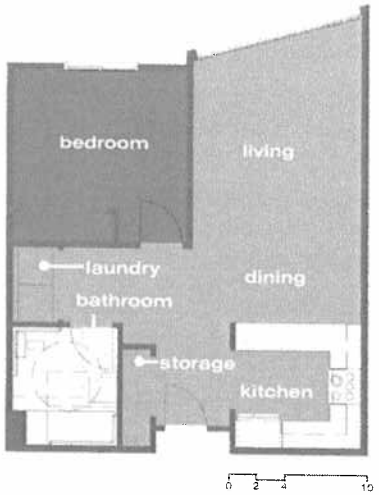
1) Clear floor maneuvering space must typically be provided at all kitchen and laundry appliances, bathroom fixtures, beds, furniture, stereo equipment, or anything else that could be reasonably expected to be operated by the occupant. Clear floor maneuvering space can overlap. - ADA Adaptable/Universal Design

2) All interior and exterior doors must have a minimum clear width of 32". Some will be wider for egress reasons. - ADA Adaptable

3) At least one 30" wide section of counter shall provide a kitchen work surface with a clear floor space complying with ADA forward approach dimensions with a maximum work surface height of 34" above finished floor, or an adjustable height counter (29" - 36"). Removable cabinetry is permitted under the work surface provided it can be removed without removal or replacement of the work surface, the finish floor extends under the cabinetry, and the walls behind are finished. - Universal Design/ ADA Adaptable

4) All sinks with cabinetry underneath must comply with above rules for removable lower cabinets. - ADA Adaptable

5) At least 50 percent of cabinet storage spaces will need to comply with ADA accessible shelving. - ADA Adaptable



one room units

ADA compliant/ ADA adaptable/ universal design

6) Kitchen and laundry appliances shall comply with the following:

a) Controls must be placed within specific reach ranges

b) Dishwasher doors can not obstruct the clear floor maneuvering space for the dishwasher or the sink.

c) Range or cooktops will have a "forward approach" with knee and toe clearances. The location of controls shall not require reaching across burners.

d) All controls for the oven must be on front panels, with immediately adjacent work surface.

e) Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches maximum above the finish floor. The clear floor maneuvering space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches maximum from the centerline of the dedicated space.

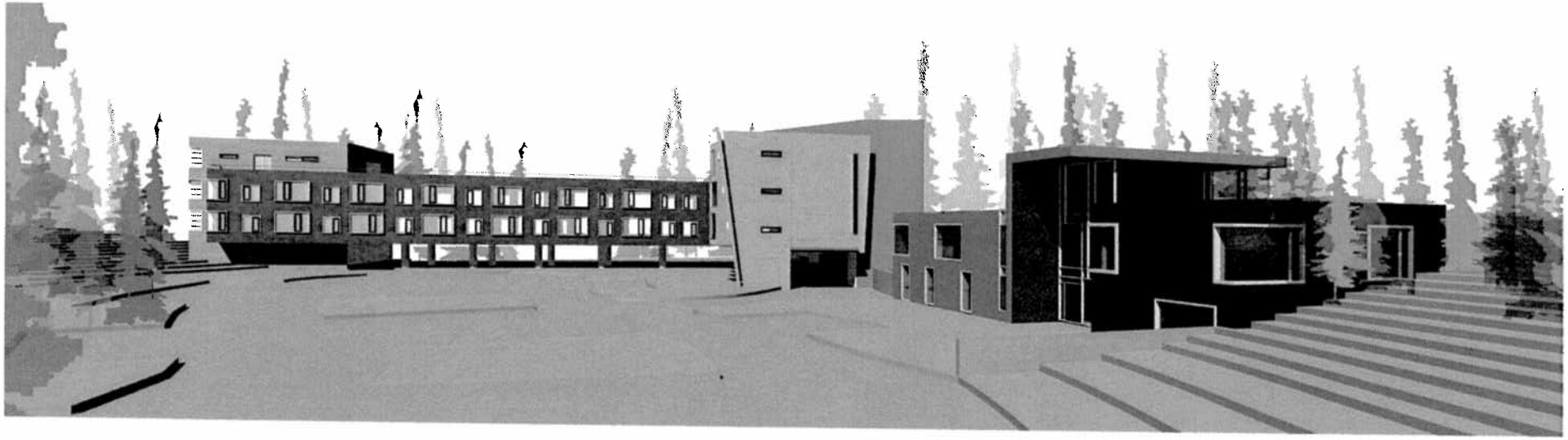
f) Washing machines and clothes dryers must comply with specific reach ranges, stacked units will not comply. - Universal Design/ ADA Adaptable

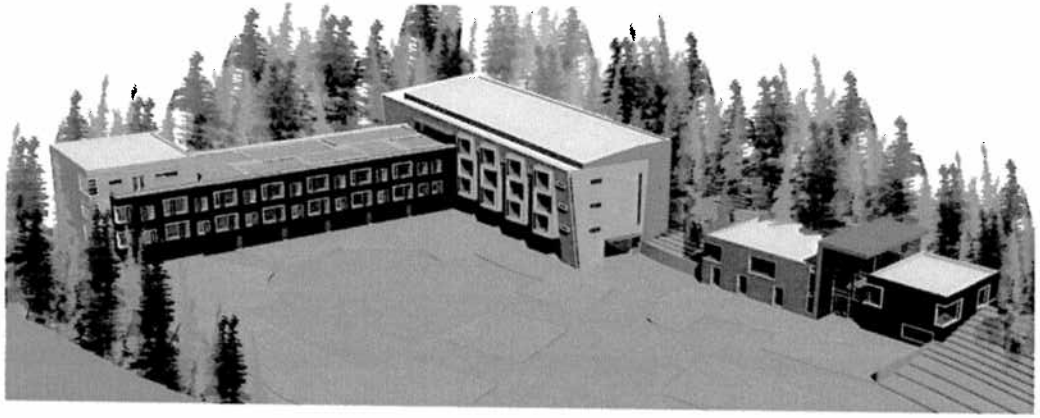
7) At least one bedroom must provide a clear floor space on both sides of the bed. The clear floor space shall be positioned for parallel approach to the side of the bed. - Universal Design/ ADA Adaptable

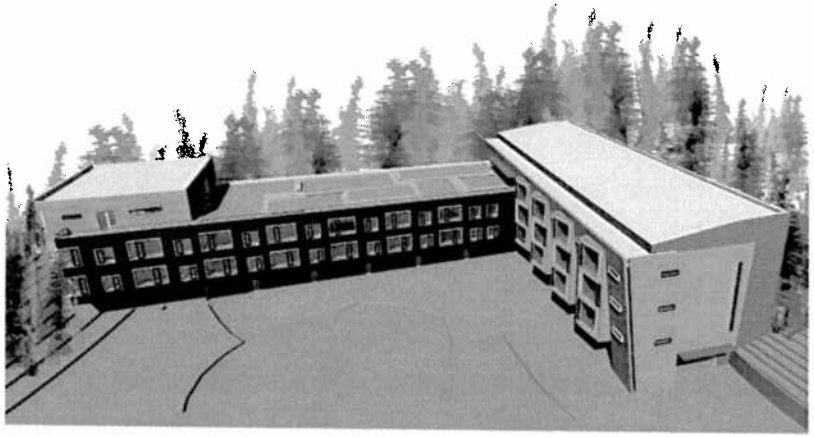
8) If vanity counter top space is provided in a non-accessible guest toilet/ bathroom, comparable vanity counter top space, in terms of size and proximity to the lavatory, must also be provided in accessible guest toilet/ bathrooms. - Universal Design

9) All ADA adaptable bathrooms must meet all dimensional requirements and tolerances of a fully compatible ADA bathroom. Grab bars are not required to be installed, however sufficient wall blocking for all grab bars must be installed. - ADA Adaptable

two room units







renderings

EKLUTNA ESTATES SENIOR COMMUNITY WELLNESS CENTER

PROJECT SPONSOR: Cook Inlet Housing Authority (CIHA)

- Created in 1974 as A Regional Housing Authority
- Our mission is to create affordable housing opportunities that empower people and build communities

WHAT: Eklutna Estates Senior Community Center

- 10,000 square foot building containing exercise center, health clinic, resident services offices, space for social gatherings and meetings, congregate meal program, craft workshop, and possible pharmacy
- The Senior Community Wellness Center will offer resources to seniors and their caregivers, and it will provide a gathering place for intergenerational volunteer activities

WHEN: Construction: Spring of 2009

WHERE: Northeast Anchorage

- Located within CIHA's Centennial Village Senior Housing Campus Community, Alaska largest senior housing community. This community currently includes 308 senior housing apartment units owned by CIHA, plus the 90-bed Mary Conrad Center, a skilled nursing facility.
- In conjunction with the Community Center, CIHA plans to build (and fund separately) an additional 60 senior housing units on adjacent land to be known as the "Eklutna Estates" housing project
- CIHA's Centennial Village Senior Campus is home for up to 616 seniors at any given time; our Eklutna Estates housing development will raise that number to 736

WHY: A Community Wellness Center Will Improve Health and Quality of Life for Seniors

- The rate of growth of Alaska's senior population is the second fastest in the nation
- Approximately 25% of our residents are from rural areas and have no family nearby
- The site will be conveniently located and easily accessible to hundreds of seniors who experience limited mobility and/or difficulties arranging to receive transportation

PROJECT COST: Total estimated cost of the Eklutna Estates Senior Community Center is $3.4 Million.

LEGISLATIVE FUNDING REQUEST: $1.5 Million

MATCHING FUNDS: CIHA and other grant funding sources will provide $1.9 million in matching funds.

NECC NorthEast Community Council Board of Directors

TO: Ms. Carol Gore, President/CEO
Cook Inlet Housing Authority
Anchorage, AK 99503

FROM: Peggy Robinson, President North East Community Council
333-1831 or 632-6436

SUBJECT: Support for CIHA Capital Request for Eklutna Estates Community Wellness Center

DATE: April 4, 2008

Last night, the NorthEast Community Council Board of Directors heard a presentation by Jeff Judd, CIHA Real Estate Vice President, on the proposed Eklutna Estates Community Wellness Center. He thoroughly explained both this Eklutna Estates development, as well as the existing senior housing properties that CIHA owns at the end of Peck Avenue. It is amazing that there are so many seniors living in these well-managed properties at the edge of our council area and the Anchorage Bowl itself.

As you know, we have work with CIHA in the development of the Grass Creek Housing area and appreciate your inclusion there of a clubhouse for use of the residents. Our board believes that the inclusion of a Community Wellness Center to serve the residents of CIHA's Centennial Village is also a good decision, providing a gathering space for group meals, exercise, medical care, socialization, and other activities and services.

Cook Inlet Housing Authority has been a great asset to the redevelopment of the Muldoon area, and our board, in a unanimous vote of 7 to 0, fully supports your request for additional funds to construct this building.

Please contact me if you have questions.

Peggy Robinson

Peggy Robinson, President

Municipality of Anchorage

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Phone: (907) 343-4365 • Fax: (907) 343-4318 • E-mail: www.muni.org

Office of Economic and Community Development

Mayor Mark Begich

April 2, 2008

Ms. Carol Gore
President/CEO
Cook Inlet Housing Authority
Anchorage, Alaska 99503

SUBJECT: COOK INLET HOUSING CAPITAL REQUESTS
- EKLUTNA ESTATES COMMUNITY WELLNESS CENTER
- AFFORDABLE STUDENT HOUSING WITH DAY CARE FACILITY

Dear Carol:

Based upon information you have provided me, I am proud to submit this letter in support of two capital developments being proposed by Cook Inlet Housing Authority (CIHA), the Eklutna Estates Community Wellness Center and your proposed affordable student housing development, which will include an on-site day care facility. These projects will positively impact the people of Anchorage and Alaskans from across the state.

The Eklutna Estates Community Wellness Center will be located in Northeast Anchorage on CIHA's Centennial Village Senior Campus, which is home to approximately 500 Alaskan elders. The Center will be used for a variety of activities designed to promote the health and wellness of our elder community members. It will include a large common room for socialization and congregate meals, as well as space for exercise equipment, craft workshops, meeting rooms, and other services designed to prevent the isolation of senior citizens.

Meanwhile, CIHA's proposed affordable student housing development will serve students attending vocational programs at one of several institutions located in Anchorage. It will be located in close proximity to multiple vocational training programs, with convenient access to transportation and onsite childcare. Students pursuing educational and job training goals in Anchorage's urban environment, especially those who are from rural parts of the state, are more likely to achieve their educational goals if essential family supports are available to them in a convenient and affordable manner. I agree with CIHA's philosophy that Alaskans who seek a better life for their families by attending a vocational education program in Anchorage should not be distracted by inadequate access to childcare, transportation, or safe, affordable housing.

The Eklutna Estates Community Wellness Center and CIHA's proposed affordable student housing and day care facility will collectively improve life for hundreds of Alaskans, from our youngest family members to the wisest of our elders. These two developments will continue CIHA's thoughtful, effective community development strategy and provide opportunities for Alaskans of all colors and creeds to achieve personal success and maintain a standard of living of which they can be proud.

I have faith that CIHA, a leader in Alaska's affordable housing industry, will carry out these developments in a manner that will contribute to its growing reputation for ingenuity, innovation, and achievement. As such, I am proud to support your efforts to seek funding for these projects from the State of Alaska and other sources.

Sincerely,

Mary Jane Michael
Director, Office of Economic and Community Development