

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Anchorage Community Land Trust****Federal Tax ID: 20-0461014****Project Title:****Project Type: New Construction and Land Acquisition**

Anchorage Community Land Trust - Blighted, Deteriorated and Vacant Property Acquisition and Improvement in Mountain View

State Funding Requested: \$200,000**House District: Anchorage Areawide (11-27)**

Future Funding May Be Requested

Brief Project Description:

Removal of blighted and/or deteriorated buildings, remediation of contaminated sites along Mountain View Drive, acquisition of property, property and building improvement -- renovations, repairs and site work, facade improvements and the removal of other dilapidation, decay and urban blight in the Mountain View area

Funding Plan:

Total Project Cost:	\$17,500,000
Funding Already Secured:	(\$12,000,000)
FY2015 State Funding Request:	(\$200,000)
Project Deficit:	\$5,300,000

*Funding Details:**2003 - Rasmuson Foundation**2005 - Ford Foundation**2006 - Annie E. Casey Foundation**2008 - Municipality of Anchorage**2009 - National Development Council**2010 - U.S. Department of Housing and Urban Development - Economic Development Initiative**2011 - Wells Fargo, State of Alaska**2012 - ExxonMobil, State of Alaska**2013 - ConocoPhillips***Detailed Project Description and Justification:**

The Anchorage Community Land Trust requests funds to support efforts to acquire and renovate blighted, deteriorated and vacant property in the Mountain View neighborhood of Northeast Anchorage. Mountain View is Anchorage's lowest-income community and has suffered from negative perceptions as a crime 'hotspot', underinvestment, and a number of health and social challenges. Mountain View, through community engagement and resident grit, is turning a corner from that reputation. It is increasingly being recognized for its community assets, including its international character and diversity which has drawn residents from around Alaska and the world, and it's resurgent business sector. Mountain View is attracting new investment. New homes are being built, new businesses are joining the neighborhood and the community has taken

ownership over enhancing and improving the quality of life for community members.

By acquiring and developing existing blighted parcels, the Anchorage Community Land Trust continues its efforts on a variety of key community goals: expanding 'turnkey' opportunities for the private sector, catalyzing transformation through expanded entrepreneurship and business development and making a more safe and friendly neighborhood with active businesses providing needed services and products. The Land Trust has facilitated a variety of new investment through the acquisition and improvement of strategic sites in Mountain View including the Special Olympics statewide training facility, the new branch of Credit Union 1 -- the first financial institution in Mountain View in twenty years, the Mountain View Service Center, housing 6 nonprofits, and a new affordable housing development by AHFC. The Land Trust's acquisition strategy focuses on improving a commercial corridor where historically many buildings have been dilapidated and discouraging to customers with properties that sit vacant and create a mood of stagnation. ACLT activates those sites and by doing so enhances the life of the community with commerce that is good for residents and business-owners. With more jobs and more dollars flowing in to the community, ACLT's effort contribute greatly to the neighborhood that residents want to build -- a safe and robust community of choice where great families live and businesses succeed.

This project will include the removal of blighted and deteriorated buildings, acquisition and remediation of property, renovations, repairs and site work, project management, facade improvements and the removal of other dilapidation, decay and urban blight in Mountain View area. Additional support for the efforts of the Anchorage Community land Trust has come from Rasmuson Foundation, Wells Fargo, Ford Foundation, Annie E. Casey Foundation, Municipality of Anchorage, Alaska Housing Finance Corporation, ConocoPhillips, BP, Chevron, US Department of Commerce -- Economic Development Administration, Charles Stewart Mott Foundation, Cook Inlet Housing Authority and many others.

Project Timeline:

Expenditures will occur throughout the duration of the grant period.

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

Anchorage Community Land Trust

Grant Recipient Contact Information:

Name: Jewel Jones
 Title: Executive Director
 Address: 161 Klevin; Ste. 204
 Anchorage, Alaska 99508
 Phone Number: (907)274-0170
 Email: jjones@anchorage.landtrust.org

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

Mountain View Community Council

1989 USA Neighborhood of the Year

Resolution 2013-15

Supporting Fiscal Year 2015 Capital Projects in Mountain View and Urging the Governor to Maintain Full Funding for these Projects

- WHEREAS,** the capital projects proposed for the Mountain View area are the result of a collaborative effort between the State, the Municipality of Anchorage, the local Community Council, and charities and nonprofits.
- WHEREAS,** the residents of Mountain View are committed to revitalizing their community and making it the best possible place to live and raise a family.
- WHEREAS,** the capital projects proposed for Mountain View focus on providing the basics for economic growth and security including educational funding, recreation improvements, beautifying the community, welcoming others to the community, revitalization efforts and community protection patrols.

NOW THEREFORE BE IT RESOLVED, that the Mountain View Community Council supports the following projects in the Mountain View area in the Fiscal Year 2015 Capital Budget, and strongly encourages Governor Sean Parnell and the Alaska Legislature to maintain full funding of these projects:

\$250,000	Mountain View Area Alley Paving & Safety Improvement – Phase I
\$2,000,000	Mountain View Drive Pedestrian Lighting Improvements – Taylor Street to McCarrey, Completion of Existing Project Award
\$1,000,000	Northeast Anchorage Skate Park
\$400,000	Welcome to Mountain View Gateway Signs
\$321,000	Davis Park Athletic Field Upgrades
\$15,000	Mountain View Community Clean-Up
\$350,000	Mountain View Community Center / Boys and Girls Club Improvements

\$975,000	Anchorage Community Land Trust – Blighted, Deteriorated, and Vacant Property Acquisition and Improvement in Mountain View
\$40,000	Technology and Resource Materials for the Mountain View Library
\$1,000,000	Bike Trail Connection from Ship Creek Trail to Boniface
\$250,000	Intermodal Transportation Corridor Study of Mountain View
\$1,800,000	Pedestrian Crossing Improvements at North McCarrey and Mountain View Drive
\$5,000	Mountain View Community Patrol (including Neighborhood Watch)

Approved by the Mountain View Community Council this 9th day of December, 2013. Project descriptions as presented attached. Approved by a vote of eligible members present and signed in at a full regular meeting, by a count of 12 in favor, none opposed, and 1 abstain.



Daniel George, President

Attest: 
Elizabeth Nicolai, Secretary

161 Klevin St., Suite 204 ANCHORAGE AK 99508
TAKE PRIDE IN MOUNTAIN VIEW

**FUNDING REQUEST MEMORANDUM
Mountain View Community Council**

Date: **December 9, 2013**
From: Mountain View Community Council
Subject: FY 2015 SOA Capital Funding Request to Legislature; CC: Municipal Assembly
(Items not ranked in order of priority)

1. Mountain View Area Alley Paving & Safety Improvement – Phase I

Conduct a study to determine which alleys in the Mountain View area need work and/or area safety hazards. Pave or resurface identified alleys and construct recommended safety improvements. This project has not started. State grant funding is proposed. The project is a high priority for the Mountain View Community Council. The state grant funding may be used for planning and study, design, utility relocation, easement acquisition, construction, and any other activity associated with resurfacing of the alleys and constructing safety improvements.

The Municipality has identified the 30/70 Upgrade Road Improvement District program in which the project is initiated by property owners who agree to pay 70 percent of the costs through special assessments. This source is insufficient, and would likely need to be supplemented for this project to become fully feasible. **\$250,000 requested**

2. Mountain View Drive Pedestrian Lighting Improvements – Taylor Street to McCarrey, Completion of Existing Project Award

Pedestrian Lighting Improvements on Mountain View Drive were funded by the state in FY2014 at \$1.0 million. Pedestrian safety and amenities along Mountain View Drive have long been a top priority for the Council. Upon meeting with all associated parties (except for landholders), engineers now project costs for this project could be \$3.0 million in total. These improvements consist primarily of street lighting, but may also include sidewalk repair and installation, as well as pedestrian crossing at Price near Clark Middle School. **\$2,000,000 requested**

3. Northeast Anchorage Skate Park

Funds will be used for planning, site selection, construction and installation of a new Northeast skate park in Mountain View. Mountain View residents have clamored a long time for a skate park. Kids from the Eastside will be able to access this new major improvement which would be centralized in Mountain View. This planning piece could be synced up with the Davis Park Field Upgrades. The Anchorage Park Foundation has received partial funding for this project in the amount of \$250,000. **\$1 million requested**

4. Welcome to Mountain View Gateway Signs

Funding is requested to refurbish the old "Mountain View Neighborhood of the Year" signs as well as to design, construct and install new "Welcome to Mountain View" signs or gateway pieces that signify that visitors have entered Mountain View. Similar features are seen in communities such as Rogers Park and Fairview. Signs / gateway pieces would be installed at the major entry-ways in to Mountain View. **\$400,000 requested**

5. Davis Park Athletic Field Upgrades

Davis Park draws users from all across Anchorage. The park is a well-used community hub and hosts the Polar Little League, Anchorage Ultimate Frisbee, and the Alaska Rugby Union. Upgrades to Davis Park Little League fields and multipurpose fields and related park amenities are necessary at this point in time for the park to remain an attraction. Preliminary breakdown of funding: \$200,000 for fields, \$61,000 for pump track, \$60,000 for disc golf. **\$321,000 requested**

6. Mountain View Community Clean-Up

Funding is requested for supplies and other expenses related to the Mountain View Spring Cleanup, an annual event that is essential to the health, safety and well-being of the entire Mountain View community. Local residents partner with nonprofits and private organizations to donate hours of hard work in cleaning up the neighborhood. The effort is more than just a beautification effort—the volunteers remove over 200 tons of potentially hazardous material, ranging from toxic waste and biohazards to broken glass, rusty metal, and old refrigerators from areas where children play and members of the community recreate. The Mountain View Cleanup gives people pride and a sense of ownership in the well-being of their neighborhood. These funds would be used to pay for any materials or services necessary to make the cleanup a safe and successful endeavor. **\$15,000 requested**

7. Mountain View Community Center / Boys and Girls Club Improvements

The Mountain View Community Center/ Boys and Girls Club is in need of additional funds to refurbish and enhance the building. This building is very well-used by community members who need meeting space and children who need a safe, controlled environment for play, recreation and education. A major renovation is in process, and was facilitated by a capital grant award from the state in FY2014 of \$778,000 to update this facility, including: new flooring, HVAC, furniture upgrades, energy-efficient lighting, new interior construction, equipment upgrades, cleaning, painting and other interior improvements that will make a drastic improvement to our cherished and well-used facility. This additional funding would provide for the following:

Remodel and re-equip the youth tech center (15 computers for youth use)	\$ 25,000
Supplement safety and security currently on the existing grant with additional cameras	\$ 75,000
Sustainable landscape design and implementation	\$ 5,000
Additional equipment/furniture and fixtures (new & replacement) for teen and game rooms	\$ 20,000
Convert inefficient indoor and outdoor lighting with energy efficient (LED) lighting	\$225,000
Total request for Mountain View Boys & Girls Club and Community Center	\$350,000

8. Anchorage Community Land Trust – Blighted, Deteriorated, and Vacant Property Acquisition and Improvement in Mountain View

Removal of blighted and deteriorated buildings, remediation of contaminated sites along Mountain View Drive, acquisition of property, property and building improvement – renovations, repairs and site work, façade improvements and the removal of other dilapidation, decay and urban blight in Mountain View area. The Anchorage Community Land Trust requests funds to support efforts to acquire and renovate blighted, deteriorated and vacant property in the Mountain View neighborhood and hold for development in conjunction with the wishes of Mountain View residents.

Additional support for the efforts of the ACLT has come from Rasmuson Foundation, Wells Fargo, Ford Foundation, Annie E. Casey Foundation, Municipality of Anchorage, AHFC, ConocoPhillips, BP, Chevron, US Department of Commerce – Economic Development Administration, Charles Stewart Mott Foundation, Cook Inlet Housing Authority and many others.

The Council supports this activity as having made major improvements to the community's private sector opportunities and improving quality of life for residents. Site development of the old gas station now the home of CU 1 Mountain View branch is an example of the type of acquisition and development ACLT works to achieve. The former pawn shop building known as the Price Street Building will now houses Alaskan artists and soon other commercial tenants. **\$975,000 requested**

9. Technology and Resource Materials for the Mountain View Library

This project provides \$40K for the Mountain View Neighborhood Library. It will fund new materials (hard copies and downloadable books), equipment, and technology. The Mountain View Neighborhood Branch of the Anchorage Public Library computers are always in high demand—students use them for research, adults use them for continuing education and job applications, and people of all ages use them to connect to the outside world. This grant will help the Mountain View Library respond to its customers' most pressing needs for new materials, downloadable books, equipment, and improved technology access.

The materials added to Anchorage Public Library (APL) not only benefit local users but add to the pool of resources available to library users statewide. The Anchorage Public Library loans over 1.6 million items per year to patrons in Anchorage and across the state. **\$40,000 requested**

10. Bike Trail Connection from Ship Creek Trail to Boniface Trail

Funds are requested to build the proposed separated multi-use pathway that begins at the existing Ship Creek Trailhead near Tyson Elementary to connect to Mountain View Drive and Boniface. This connection is essential to our community of pedestrians and if it were built would be a significant enhancement for city-wide recreational bikers. **\$1 million requested**

11. Intermodal Transportation Corridor Study.

An intermodal transportation corridor study for Mountain View is needed. Bus stop upgrades, traffic improvements such as bike lanes and traffic calming, as well as the proposed bike trail connection through Mountain View would all benefit from a study conducted of the transportation demands, infrastructure, and future needs of the community as a whole. **\$250,000 requested**

12. Pedestrian Crossing Improvements at North McCarrey and Mountain View Drive

Pedestrians, especially children, headed to Davis Park and Mountain View Lions Park are in need of a safe crossing option at the intersection of North McCarrey and Mountain View Drive. This project will complete construction of improvements at this intersection. Improvements are expected to include pedestrian crossings, a signal or roundabout, and adjoining pedestrian facilities. **(\$1,100,000 requested and obtained in 2012)**

\$1,800,000 requested for project completion

13. Mountain View Community Patrol

Funds would be used to support the activities of the patrol and could include the purchase of fuel cards for patrol vehicles, the purchase of safety equipment and supplies, the purchase of communications equipment and supplies, the repair of aging patrol vehicles which are nearly 20 years old, and to educate the public about crime and crime prevention. Funds would also be eligible to be used for Neighborhood Watch and other public safety activities **\$5,000 requested**



December 20, 2013

Re: Anchorage Community Land Trust Alaska State Capital Request FY15

To Whom It May Concern:

I write to today to express Anchorage Economic Development Corporation's (AEDC) support for the capital request of the Anchorage Community Land Trust to continue its strategy in Mountain View. Mountain View partners and stakeholders have developed a new strategy for rebuilding Mountain View Drive, the neighborhood's primary commercial avenue. We support this strategy and hope that you support their request that will move this strategy forward.

The Anchorage Community Land Trust (ACLT) has been a trusted partner in northeast Anchorage in its work to revitalize the area and bring new businesses and services to the community. ACLT is a strong steward for the neighborhood and is working hard to move forward and enhance quality of life by providing strong investments in the future. ACLT and community leaders evaluated the corridor and saw pawn shops, liquor stores, and junk car lots dominating this important neighborhood street.

Acting to mitigate this situation, ACLT bought different parcels along the commercial corridor in a scattered site acquisition plan and was able to hold land for community use and reinvest in the commercial inventory to build an environment that could attract business. ACLT is unique in that it is one of only a few commercial land trusts in operation. This strategy is specifically designed to move revitalization forward and allows ACLT to be innovative in attracting new business ventures and supporting long-time Mountain View private sector leaders.

ACLT facilitates the Mountain View Business Roundtable, a collection of businesses that work together to tackle impediments to success and growth in Mountain View. ACLT's façade improvement program is helping business owners to improve their storefronts. ACLT has also built a neighborhood brand that local businesses are championing and using as part of a significant promotional campaign that is transforming the negative perception of the neighborhood by creating a new visual identity along Mountain View Drive.

Mountain View businesses continue to grow the neighborhood as a destination for customers and the neighborhood is now being seen as an asset in attracting strong private sector commercial partners. I strongly encourage your support for this important funding request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Popp", is written over a large, light blue arrow graphic that points upwards and to the right.

Bill Popp
President & CEO

December 6, 2013

Anchorage Community Land Trust
161 Klevin, Suite 204
Anchorage, AK 99508

Re: Anchorage Community Land Trust Alaska State Capital Request FY15

To Whom It May Concern:

Mountain View is becoming known as a place where businesses are investing and returns on those investments are profitable. The community is regaining pride, hope and opportunity through integral business and nonprofit partnerships, strong housing options and a strategy that is organizing the neighborhood around economic development and job creation. While still challenged with concentrated poverty, Mountain View is reversing many long-entrenched trends as the neighborhood revitalizes. Partners in Mountain View have adopted an integrated approach to revitalization using a model led by residents that makes for systematic neighborhood change focused on community-identified goals and needs. In 1998 only 2,000 vehicles a day crossed the intersection of Mountain View Drive and Bragaw. Today after revitalization efforts have cleaned up the neighborhood and strong businesses have located in Mountain View 20,000 vehicles pass that intersection. These numbers mean that new energy and dollars are coming in to the neighborhood.

Credit Union 1 supports the work of the Anchorage Community Land Trust spearheading the revitalization of the Mountain View neighborhood. Credit Union 1 opened its Mountain View branch in 2010 and has strong success with many benchmarks coming far ahead of schedule. The investments ACLT has made helped CU1 establish its business in the neighborhood.

ACLT paved the way for the Credit Union 1 to make its investment in the neighborhood. By partnering with the private sector, ACLT invests in sustainable economic and community development projects that create real opportunity and a vibrant future for the Mountain View. ACLT acts as both a land trust and community engagement entity and has been a strong partner in the Mountain View Street Fair and other community building efforts such as the Mountain View Neighborhood Plan. Outside capital is taking a fresh look at the positive examples, investments and economic opportunities as the business climate improves.

Credit Union 1 supports the FY15 capital request of the Anchorage Community Land Trust.

Sincerely,



Leslie Ellis
Chairman, Anchorage Community Land Trust

President, Credit Union 1



December 12, 2013

Re: Anchorage Community Land Trust Alaska State Capital Request FY15

To Whom It May Concern:

Mountain View is one of Anchorage's first neighborhoods. Early homesteaders and pioneers came to Alaska to settle in the "last frontier" and build families, homes, and businesses. The streets in Mountain View were named after the founding families, a perk of buying a lot in the new community. During the 1970s a wave of workers that arrived to construct the Trans-Alaska pipeline changed the flourishing neighborhood because of the strain that was put on the housing market city-wide. The workers needed low-cost rental housing and zoning changes in the 80s and 90s resulting in a significant shift for Mountain View, a historic single-family housing neighborhood. Construction of higher density rental properties and the transition from single-family housing to multi-family altered the neighborhood's stability: crime increased, vacancy and transiency became the norm, school performance declined, businesses left, and property values waned as Mountain View became a community of last choice.

Mountain View residents mobilized to take back their neighborhood in early 2000. Cook Inlet Housing Authority (CIHA) has invested over 100 million dollars' in residential infrastructure to contribute to creating a more stable community in conjunction with community desires.

ACLT and CIHA have a strong partnership which is at the center of an integral strategy in the Mountain View neighborhood to make its investments that last and attract others to do the same. By partnering with the private sector, ACLT invests in sustainable economic and community development projects that create real opportunity and a vibrant future for Mountain View.

The Land Trust's acquisition strategy focuses on improving a commercial corridor where historically many buildings have been dilapidated and discouraging to customers with properties that sit vacant and create a mood of stagnation. ACLT activates those sites and by doing so enhances the life of the community with commerce that is good for residents and business-owners. With more jobs and more dollars flowing into the community, ACLT's effort contribute greatly to the neighborhood that residents want to build – a safe and robust community of choice where great families live and businesses succeed.

Respectfully,


Carol Gore
President, Cook Inlet Housing Authority



Anchorage Community Land Trust Wins NDC Academy 2013 Award For Excellence and Innovation in Community Development



Anchorage Community Land Trust Community Development Manager, Kirk Rose (left) with Bob Davenport, President of the National Development Council, shown with the NDC Award

ANCHORAGE, AK, May 10, 2013--Anchorage Community Land Trust officials announced today that it was the recipient of the NDC Academy 2013 Award in Community Development. The Land Trust is a leading partner in the strategy to revitalize Mountain View, a low-income community in Northeast Anchorage. Acting as a catalyst for private sector investment and community betterment, the Land Trust builds capacity in the community to address quality of life issues. The Land Trust also acquires and develops real estate along the business corridor, providing rental space for area businesses, non-profits, and artists, and provides land-holding for community benefit and investment opportunities. As a property owner and manager on Mountain View Drive, the community's main commercial thoroughfare, the Land Trust

leverages public and private resources, such as state, Federal and foundation grants, New Market Tax Credits, and HUD 108 and bridge loans to acquire and develop properties that are strategic to redevelopment efforts.

Mountain View was one of Anchorage's first neighborhoods. Early homesteaders and pioneers came to Alaska to settle in the last frontier and build families, homes and businesses. Housing and zoning changes in the 1980s and 1990s shifted historic Mountain View from a single family housing neighborhood to an area filled with higher density multi-family rental properties, leading to increased crime, school decline and business abandonment. This project is focused on reversing urban blight, attracting new businesses and much-needed jobs, reducing crime and stabilizing the historic community while also working with partners like Cook Inlet Housing Authority and the Alaska Housing Finance Corporation to establish an array of housing options.

For more information, contact Kirk Rose, Community Development Manager, Anchorage Community Land Trust, 161 Klevin, Suite 204, Anchorage, AK 99508.



Kristen Scheyder, Senior Vice President of Citi Foundation's U.S. Neighborhood Revitalization awards the NDC Academy Award for Community Development to Anchorage Community Land Trust's Kirk Rose (left)

The National Development Council (NDC), a national leader in economic and community development, celebrated its fifth biennial Academy 2013 with San Antonio Mayor Julián Castro and U.S. HUD Secretary Shaun Donovan as keynote speakers. Mayor Castro welcomed the 350 plus participants at the event's Keynote Lunch on the opening day, while Secretary Donovan addressed attendees during the Awards Luncheon held the final day of the conference.

Since 1969, NDC, one of the nation's oldest non-profit community development organizations, has been committed to increasing the flow of capital to distressed urban and rural communities. NDC is mission-driven to create and implement community and economic development strategies that improve underserved communities and bring about catalytic change. To accomplish these goals, NDC offers a wide range of services, including technical assistance, professional training, small business financing, development expertise, and debt and equity for housing, commercial and community facilities projects.

Over the years, NDC has invested more than \$450 million in equity for affordable housing and historic preservation projects, which has leveraged an additional \$500 million of investments. "We are proud to have financed projects that include housing for families, seniors and people with special needs nationwide, creating more than 7,500 units of housing in 29 states and the Commonwealth of Puerto Rico," said Robert W. Davenport, President of NDC.



Secretary of Housing and Urban Development Shaun Donovan and NDC Chairman Sam Beard (front row center) pictured with NDC Award Semifinalists from around the United States