

AHFC Central Terrace**FY2006 Request: \$941,900****Reference No: 40067****AP/AL:** Appropriation**Project Type:** Renewal and Replacement**Category:** Housing/Social Services**Location:** Anchorage (Mt. View/Wonder Park)**Contact:** Les Campbell**House District:** Mt. View/Wonder Park (HD 20)**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2005 - 06/30/2010**Brief Summary and Statement of Need:**

This project utilizes Federal funds to replace old housing stock with alternative rental opportunities. These funds will be used to ready the units for disposal, demolition, or for sales. AHFC will apply for Housing Choice Vouchers on a one for one replacement.

Funding:	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>	<u>FY2010</u>	<u>FY2011</u>	<u>Total</u>
Fed Rcpts	\$941,900	\$150,000	\$150,000				\$1,241,900
Total:	\$941,900	\$150,000	\$150,000	\$0	\$0	\$0	\$1,241,900

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input checked="" type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Additional Information / Prior Funding History:

New Project

Project Description/Justification:

The purpose of this project is to ready the units for disposal, demolition, or for sales. AHFC will apply for Housing Choice Vouchers on a one for one replacement.

The projected outcomes are to:

- ? Replace old housing stock with alternative housing opportunities;
- ? Eliminate asbestos and lead-based paint hazards from units;
- ? Eliminate mold and mildew from units;
- ? Reduce maintenance costs;
- ? Lower density of units in high crime area.

Program Description:

Central Terrace consists of 99 units of scattered properties located throughout the Anchorage bowl. The units consist of 82 two-bedrooms and 17 three bedrooms. The units were acquired by AHFC in 1981, and were not new at the time. Some required extensive renovation prior to occupancy. Most of these units are over 30 years old, which exceeds even HUD's modernization standards. Over the past 23 years, the units have received only routine maintenance and emergency repairs as needed. No major renovation has ever been done.

In 2002, a professional site assessment was performed to evaluate code deficiencies and investigate the condition of the architectural, mechanical, electrical, plumbing and fire (life safety) systems. The buildings consist of 24 four-plexes and one tri-plex. The site assessment recommended replacement or renovation on various units; however, the buildings are at the end of their useful life. The incidence of leaking roofs has increased dramatically. Maintenance staff is completing repairs on an emergency basis.

Significant electrical, mechanical and plumbing deficiencies are identified throughout the buildings. The foundations are leaking, the windows are in extremely poor condition, the doors have air leaks, the boiler stacks are inadequate, railing heights are out of code, roofs and attics are leaking, interior walls are not fire-code rated, floor coverings need replacement, ceilings contain asbestos, stairwells have problems, kitchens and bathrooms are beyond their normal life, and the bathrooms also have mold and mildew problems.

These funds will be used to ready the units for disposal, demolition, or for sales. AHFC will apply for Housing Choice Vouchers on a one for one replacement.