

\$100,000

# State of Alaska Appropriations Request Sheet

## Proposal for Capital Project

**Project Name:** Ketchikan Senior Housing Access Road

**Project grant recipient:** AARP Ketchikan, Inc.

**Amount Requested:** \$100,000

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**Contact:** Ed Zastrow, Board President

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(Consultants Tim and Mary Anderson)

**Project Location:** Ketchikan, Alaska  
Old Zimmerman Property on Tongass Highway

**Project Overview:** Funding is requested for the design and construction of the access road and for utility extensions to the construction site for 12 units of new senior housing, that are planned for construction in the spring of 2008. The senior housing will be built on the 11 acre parcel of land known as the Zimmerman property on the Tongass Highway that has is being donated to the project by the Pioneers of Alaska of Ketchikan. A master plan for the entire 11 acres of this site is being developed that will include future additional senior housing units and possibly a senior center. This property has a deed restriction stating the property is to be used for senior housing.

This project is on the Ketchikan City and Borough CIP list. We did a market study for the project in the summer of 2006 that indicated up to 16 units of senior housing are needed in Ketchikan. We are currently doing predevelopment activities including updating the market study, architectural drawings and the master plan, professional cost estimates for the project, surveying, and a phase I environmental study. These activities will support the construction proposal being submitted to Alaska Housing Finance Corporation in October.

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We are planning construction of the housing project in the spring of 2008. We need these funds to supplement and match the AHFC construction funds and so we can actually build the access road in the fall of 2007 so it is ready for the 2008 construction season.

**The Organization:**

AARP Ketchikan # 1825 is a nonprofit corporation composed of senior citizens residing in the Ketchikan area. Our main purpose is to promote senior issues and provide a method to work together on senior issues in our community. We are serving as the initial lead agency to develop this project.

**Funding details:**

We are making a capital request in the amount of \$100,000. These funds will be used to design and construct an access road from the Tongass Highway to the building site, entirely on the property owned and dedicated to the senior housing. The funds will also be used to extend utilities to the site as necessary.

Any future operation and maintenance costs associated with the activities funded by this proposal will be paid by the senior housing project operational revenues. The access road, depending upon the final approved land use master plan for the entire parcel, may be dedicated as a public road and will be maintained by the local government.

The grant recipient, with the assistance of the project developers, will administer these funds and will obtain competitive bids from proposed contractors to perform the work.