

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: Remodel, Reconstruction and Upgrades

Anchorage Community Land Trust - Mountain View Blighted Property Improvements

State Funding Requested: \$1,500,000
One-Time Need

House District: Anchorage Areawide (17-32)

Brief Project Description:

Development of Mountain View multi-purpose resource center and community outdoor public space.

Funding Plan:

Total Cost of Project: \$2,164,000

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Federal Funds	\$389,000	2010				
Rasmuson Foundation	\$250,000	2009				
Other Funds	\$25,000	2010				
Total	\$664,000					

Explanation of Other Funds:
Annie E. Casey Foundation for program support

Detailed Project Description and Justification:

ACLT's mission is revitalization of this blighted neighborhood and the most visible need is along main street, the entry to the neighborhood and commercial corridor where buildings are dilapidated, poverty is concentrated, and economic opportunities are few. Thanks to housing construction and programs sponsored by Cook Inlet Housing Authority's investment of over \$75 million dollars and continuing upward, plus the work of RuralCap, Habitat for Humanity and NeighborWorks, decent, attractive, affordable housing is shaping a new community. However, the need for more private sector investment is still a major factor. A new Credit Union 1 branch, scheduled to open this spring, is a terrific start, but more must follow and now is the best time to keep the momentum moving forward. Similarly, ACLT remains committed to developing a Multi-Disciplinary Arts and Culture Center as an anchor institution; that project continues to more forward but, given the timeframe to put the funding components together, ACLT will continue to address other immediate neighborhood needs.

Projects Funded by this Request may include:

- Development of Mountain View multi-purpose resource center and community outdoor public space (former John's RV Park on Mountain View Drive). This project has received the enthusiastic endorsement of the Community Council with a resolution to that effect passed at the February meeting. Additional supporters include the Fruit Growers Association, USDA, Anchorage Garden Club, the Hmong Community, Co-operative Extension Service, and Debbie Hinchey, horticulturalist and prime mover of the wonderful Botanical Gardens in Anchorage, to name a few. This project will bring

For use by Co-chair Staff Only:

\$1,500,000
Approved

vitality, build a positive perception and understanding of the neighborhood, promote exercise and healthy lifestyles, and more food options. This is a “shovel ready” project with funds needed for site prep, permits, water connections, and supervision.

- Renovations to nonprofit Mt. View Diner. A mainstay along the commercial corridor in Mountain View is the Mt. View Diner. Sponsored by Cook Inlet Tribal Council, Chanlyut (new beginnings) is a vocational and education program that offers a new beginning for men who are facing the serious challenges of addiction, homelessness, and more. The Diner is a business venture operated by Chanlyut residents, providing them a usable skill and good food for the community. The roof and HVAC system are in serious need of repair and funds for this purpose are desperately needed to keep the business going.
- Repairs to the old Mobile Trailer Supply building which houses the only art gallery in Mountain View (MTS Gallery), the ACLT offices, and space for four artists. The building is in deplorable shape and in need of immediate repairs. An old warehouse on the site must be demolished and energy efficiency repairs are critical to keep the maintenance of the building viable.
- Predevelopment and site work activities for the Multi-Disciplinary Arts and Culture Center and the development of an interim location in a currently vacant retail location.
- Acquisition of property for redevelopment in the neighborhood and along the commercial corridor.

Matching Funds for these projects:

Funds to assist and match the project come from the Rasmuson Foundation who have committed over \$250,000 to match funds raised for the arts center work and interim location. Additionally, a federal appropriation in the sum \$389,000 for improvement of blighted properties along Mountain View Drive will be received by ACLT this spring plus the continued support from the Annie E. Casey Foundation in the amount of \$100,000 for program operations all show support for the work ACLT is doing in this community and is considered match for the project.

Project Timeline:

FY 2011 funding will be expended for the duration of the grant

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

Anchorage Community Land Trust

Grant Recipient Contact Information:

Name: Jewel Jones
 Address: 3142 Mountain View Drive
 Anchorage, AK 99501
 Phone Number: (907)748-5848
 Email: jjones@anchorageandtrust.org

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

For use by Co-chair Staff Only:

5:11 PM 5/4/2010

RESOLUTION Feb 8, 2010
Of The
MOUNTAIN VIEW COMMUNITY COUNCIL

**SUPPORTING THE ANCHORAGE COMMUNITY LAND TRUST REQUEST
FOR FEDERAL, STATE AND FOUNDATION FUNDS FOR CONTINUED
COMMUNITY ENGAGEMENT AND NEIGHBORHOOD ACTIVITIES**

WHEREAS, the Anchorage Community Land Trust was formed in 2003 to help develop healthy and prosperous communities in Anchorage, and

WHEREAS, ACLT immediately began work in Mountain View as part of the revitalization effort that was underway, and

WHEREAS, ACLT acquired a number of key pieces of property along the commercial corridor in Mountain View to promote positive community development in keeping with the vision of a vibrant arts and culture district and to improve the quality of life for Mountain View residents, and

WHEREAS, their former Color Creek property is the site of the new Credit Union 1 branch under construction to open in the spring of 2010 and their John's RV Motel property is proposed for use as a community garden with a longer term vision as a possible site of a Multi-disciplinary arts and culture center, and

WHEREAS, ACLT is also working as a community development organization that provides support and invests in grass-roots community-based projects, and

WHEREAS, ACLT provides outreach efforts to neighborhood groups with the goal of fostering leadership from within the Mountain View neighborhood to ensure that revitalization efforts are based on residents' ideas of nurturing the community into the future using the Mountain View Neighborhood Plan: Springboard for Action;

NOW, THEREFORE, BE IT RESOLVED that the Mountain View Community Council supports the efforts of the Anchorage Community Land Trust to obtain funding to continue their efforts and work in this community and supports their applications to various groups and organizations.

PASSED AND APPROVED by the Mountain View Community Council this 8th day of February 2010.



Mountain View Community Council President

MUNICIPALITY OF ANCHORAGE



Office of the Mayor

Phone: 907-343-7100

FAX: 907-343-7180

Mayor Dan Sullivan

April 29, 2010

The Honorable Sean Parnell
Alaska State Capitol Building
P.O. Box 110001
Juneau, AK 99811-0001

Re: Support for Anchorage Community Land Trust's Capital Budget Funding Request

Dear Governor Parnell:

The Anchorage Community Land Trust is working in the Mountain View community with the expressed goal of making it a vital, safe neighborhood of choice where people can make a start and choose to stay. Their work and programs fit well with my administration's goals that improve public safety, creating jobs and economic development.

Acquisition of the former Unocal gas station and the completed remediation of that site resulted in a \$3 million investment by Credit Union 1 to open their newest branch in Mountain View this June – the first financial institution there in more than 20 years. The abandoned Sadler warehouse, long considered a blighted property, was refurbished by ACLT and is now the headquarters for Camp Fire USA, the Foraker Group, Alaska Works Partnership and the Alaska State Council on the Arts is a demonstration of their long term commitment to this underserved community.

I urge you to keep their funding request in the capital budget, which will allow them to continue moving forward with the work planned, adding to the important investments made so far.

Sincerely,

Dan Sullivan
Mayor

cc: Karen Rehfeld, Director, State of Alaska Office of Management and Budget
Jewel Jones, Executive Director, Anchorage Community Land Trust

April 28, 2010



Governor Sean Parnell
State of Alaska
PO Box 110001
Juneau, AK 99811

Dear Governor Parnell,

Credit Union 1 is pleased to be the first financial institution in the Anchorage neighborhood of Mountain View in over 20 years, and we are anxiously looking forward to our grand opening date of June 7, 2010.

While we believe that our close to \$3 million investment is a sound one, and will serve as a catalyst for change in Mountain View; it is only the beginning of long term private sector investment in Mountain View. The neighborhood still lacks basic infrastructure and services for its residents. That is why I urge you to support the request for the \$1.5 million capital appropriation from the Anchorage Community Land Trust ("ACLT").

The projects they anticipate funding with the request will aid the redevelopment and revitalization efforts currently taking place in Mountain View which, over time, will serve as an impetus for additional investment from the private sector.

Our reasons for entering the Mountain View market are twofold. First, as a credit union member, you are aware that credit unions have a unique social mission to serve those of modest means. One of our roles in the financial sector is to assist those that have little or no credit, or those traditionally classified as "unbanked," who often fall prey to unscrupulous lenders, pawn shops or check cashers to provide basic financial services. And, that certainly is the current situation in Mountain View.

Our second reason is that an investment in Mountain View makes good business sense as our product and service offerings are suited to the needs of the Mountain View community. Many, of whom, are in desperate need of low cost financial services and basic financial education.

But, Credit Union 1 is only one part of the Mountain View solution. The projects contemplated by the ACLT in their appropriation request, will do much to

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(907) 339-9485 or
800 478-2222
Fax: (907) 563-3985
www.cu1.org

improve not only the appearance of Mountain View but the quality of life of the residents while in some cases, also providing employment opportunities.

These combined with our new branch, Cook Inlet Housing Authority's multimillion dollar investment in affordable housing, the work of Rural CAP, Habitat for Humanity and Neighbor Works, are shaping a new community.

But, the private sector will only make an investment if it believes there is a reasonable chance of a reasonable return on its investment, and if the investment makes good business sense. The private sector will not invest in a dysfunctional neighborhood in disrepair with lacking infrastructure.

The projects contemplated for the appropriation request are the next phase in fixing a neighborhood that has suffered from years of indifference, neglect, and blight. The momentum is building, but more assistance is needed.

Please do your part to help the Mountain View neighborhood move forward. Thank you for your time and attention to this request.

Sincerely,



Leslie Ellis
President

LE/gth

*C: Karen Rehfeld; Director, Office of Management and Budget
Heather Brakes; Deputy Legislative Liaison
Jewel Jones; CEO, Anchorage Community Land Trust*

PS. Since you are a member of Credit Union 1, you can look forward to receiving a special invitation to our grand opening party on June 16th. Save the date!



April 29, 2010

Governor Sean Parnell
State of Alaska
PO Box 11001
Juneau, Alaska 99811

Dear Governor Parnell:

I am writing to urge your continued support and approval of our request in the capital budget. The Anchorage Community Land Trust is the nonprofit organization founded in 2003 with the generous support of the Rasmuson Foundation to assist with the revitalization of the Mountain View community and further the vision of the arts and culture district. Our research shows that more than 100 cities in the United States have planned or implemented a cultural district – positioning the arts at the center of urban revitalization efforts.

Mountain View is one of the most culturally diverse neighborhoods in Anchorage and we appreciate the interest you have shown in our work as evidenced by your visit and community tour arranged by our Executive Director Jewel Jones. The investment in new affordable housing by Cook Inlet Housing Authority alone amounts to over \$75 million and the new Credit Union 1 branch opening here in June is just the beginning of private sector investment on the way to making this a “community of choice” but we have a long way to go.

The funding included in the capital budget for ACLT is *the* critical component needed to continue making the commercial corridor a thriving and vibrant area. Our agency goals include supporting Mountain View residents as they participate and provide input regarding their community; supporting opportunities to make Mountain View a vital and safe neighborhood; helping to create a successful retail core with thriving businesses and a fully employed workforce; and supporting a center for artistic expression and cultural exchange.

I appreciated your letter of December 11, 2009 that you would keep an open mind about a potential request supporting the Arts center if it reached your desk. The additional funding added by the legislature to accelerate our efforts to other properties in the commercial core will keep our work moving forward. Thank you for your support of our efforts to revitalize this underserved community.

Sincerely,

A handwritten signature in cursive script that reads "George Cannelos".

George Cannelos, Board Chair
Anchorage Community Land Trust

Cc: Karen Rehfeld, Director, Office of Management and Budget

STATE CAPITOL
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Governor Sean Parnell
STATE OF ALASKA

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Governor@alaska.gov

RECEIVED
12/14/09

December 11, 2009

Ms. Jewel Jones
3142 Mountain View Drive
Anchorage, AK 99501

Re: Mountain View Multidisciplinary Arts and Culture Center Funding Request

Dear Ms. Jones,

Thank you for your request of capital funding for the Multidisciplinary Arts and Culture Center in Mountain View.

At this late date, I am likely unable to include it in my December 15 budget proposal, which is a starting point for a budget conversation with lawmakers. Because of the good work you and others have done in Mountain View, and because of the potential this request represents, I will keep an open mind about it if legislators bring it forward in their budget.

Thank you, again, for writing.

Sincerely,

A handwritten signature in black ink that reads "Sean Parnell".

Sean Parnell
Governor