

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Catholic Social Services****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades

# Catholic Social Services - Purchase of Replacement Property for Clare House

**State Funding Requested: \$300,000****House District: 25 / M**

One-Time Need

**Brief Project Description:**

The Clare House (CH) Replacement Project will provide an increased number of emergency shelter and transitional housing beds for the growing population of homeless women with children and expectant mothers in Anchorage. The Eagle's Nest hotel located at 4110 Spenard Road is a suitable replacement property currently on the market.

**Funding Plan:**

Total Project Cost:	\$2,550,000
Funding Already Secured:	(\$600,000)
FY2012 State Funding Request:	(\$300,000)
Project Deficit:	\$1,650,000

*Funding Details:*

1,100,000 CDBG (2011)

600,000 Sale of current facility at 420 W. 54th Avenue (2011)

450,000 Foundation Grants (2011)

100,000 Private Donations (2011 &amp; 2012)

**Detailed Project Description and Justification:**

**Project Description:** The Clare House (CH) Replacement Project will provide an increased number of emergency shelter and transitional housing beds for the growing population of homeless women with children and expectant mothers in Anchorage. The project will allow flexibility for longer stays made necessary by the lack of affordable housing in Anchorage and the long waits for subsidized housing and/or housing choice vouchers.

**Community Need:** CH is only able to accommodate 45 women and children per night, sleeping in one of two large rooms, fitted with bunk beds in living units separated by a short wall. Families basically live in cubicles. This lack of privacy leaves little room for quiet and meaningful time for parenting and planning. However crowded, Clare House residents are very grateful to be at Clare House, the waiting list to get in is approximately 78 families long. Families on the waiting list often need to spend the night in their cars, camp, sleep at a hotel or find some type of emergency shelter — most often unsuitable for children.

The physical structure was built in 1969, and was acquired by CSS in 1984. Over its 25 years of service, CH has provided critically needed shelter and case management services. During fiscal year 2010, 537 women with children and expectant

mothers utilized 13,795 bed nights. Approximately 40% of Clare House residents report being victims of domestic violence. According to the recent study conducted by UAA's Justice Center this number is most likely much higher. UAA reports that more than 47 percent of the 871 Alaska women surveyed in May and June report that they've been victims of threats and/or physical domestic violence in a romantic or intimate relationship. The report notes that rates of violence may be significantly higher among those not interviewed — including non-English speakers and women in prison or shelters.

Clare House is located at the end of an industrial zone at 420 West 54th Avenue; an inconvenient and hazardous setting. Most job interviews, appointments with other agencies and doctor appointments require one or two bus transfers; the nearest bus stop is 1/2 mile away down a road heavily travelled by large trucks. Women often walk in the dark and cold with their children to the bus stop on Arctic Blvd., 54th Avenue doesn't have sidewalks and isn't pedestrian friendly.

CH lacks meeting rooms for group activities such as positive parenting classes and group counseling sessions, does not have a space large enough to accommodate everyone at meal times, and does not have adequate space for an indoor play area. CSS wants to reduce the wait list for families desperately needing shelter and provide more comprehensive services that will stabilize families. This is very difficult in the current structure that accommodates 45 people in only 7,500 sq. ft.

Replacement Facility & Project Funding: The Eagle's Nest hotel located at 4110 Spenard Road is a suitable replacement property currently on the market and is approximately 17,000 sq. ft. The property includes a 31 room hotel (capacity of 120), a four-plex apartment unit, and a 9,660 sq. ft. excess land parcel with single family zoning. The purchase price is \$1,700,000.

Catholic Social Services anticipates increasing our \$700,000 Clare House operating budget by 10% due to increased utility and facility maintenance costs for the Eagle's Nest facility. These expenses will be offset by revenue from rent generated by the four-plex located on site and renting 12 of the units in the main building as transitional housing.

**Project Timeline:**

Purchase by 9/30/11  
 Remodel, Reconstruction and Upgrades starts by 12/1/11  
 Estimated completion date for Remodel, Reconstruction and Upgrades by 4/30/12  
 FF&E purchase by 5/30/12

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

Catholic Social Services

**Grant Recipient Contact Information:**

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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:*

10:25 AM 5/27/2011