

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Fairbanks Resource Agency****Federal Tax ID: 92-0035250****Project Title:****Project Type: Maintenance and Repairs**

# Fairbanks Resource Agency - FRA 8-plex Accessible Residence Construction

**State Funding Requested: \$200,000****House District: Fairbanks Areawide (7-11)**

One-Time Need

**Brief Project Description:**

FRA's project includes the construction of an accessible and affordable 8-plex apartment building for long-term residency by adults with physical and cognitive disabilities who will require on-site staff support.

**Funding Plan:**

Total Project Cost:	\$1,918,000
Funding Already Secured:	(\$1,718,000)
FY2013 State Funding Request:	<u>(\$200,000)</u>
Project Deficit:	\$0

**Detailed Project Description and Justification:**

In November 2011, FRA was the successful recipient of HUD Section 811 grant award for the for the proposed 8-plex residential project. Supplemental funding is needed to meet construction and occupancy costs, including paving of parking lot and sidewalks for accessibility, landscaping, furnishings and equipment. The proposed Totem Park Project is the construction of a single 2-story apartment building with 8 units, providing an independent living residence for a total of 8 very-low income residents who experience disabilities. The new building will include 8 one-bedroom units, a laundry room, a community room with staff office space, and a garage. The project design will include a single main entrance into a vestibule that will offer additional security for residents, as well as an arctic entry to improve building energy efficiency. For the proposed project, a vertical wheelchair lift will connect the first and second floors. This lift will be located close to the building entry as well as the community gathering spaces.

Eight residents will benefit from the availability of affordable one-bedroom apartments that allow for increased privacy and personal space. Many very low income individuals with disabilities have been required to live in congregate settings or to share the cost of housing with several housemates. The potential to live in one's own affordable apartment is seen as a significant benefit to many individuals in the target population.

The 2-story residence will have apartments on both floors. Photographs of two completed FRA Section 811 projects will provide a visual conception of the proposed 8-plex apartment complex.

There will be a garage connected to the residence to park the agency vehicle for resident transportation and for storage of the grounds-keeping equipment and operating supplies. An accessible route will connect the site parking and walks, building entries, common areas, and apartments.

The property is located on two wooded lots in an established neighborhood with a mix of middle-income housing and several newer, higher-income homes. Access to the project is one block off a main, paved thoroughfare with public

transportation and sidewalks, and it is near shopping and other amenities. The project will incorporate universal design features, along with energy efficient and eco-friendly methods and materials. The site has ready access to all city utilities, including water, sewer, and electrical services.

#### Special Project Features and Amenities

The project will provide full kitchens in each apartment. Each apartment will have a compact washer and dryer. Each apartment will have a bedroom that provides adequate space for access in a wheelchair and furnishings according to individual needs.

4

Adequate storage space and closet organizers in each apartment will assist individuals who use wheelchairs and other medical equipment to have more living space. Incorporating technology, as individually needed after the construction of the housing, such as monitors, call buttons, and tracks for lift equipment, will assist both residents and staff in meeting the needs of residents while maintaining their independence.

A common space or multi-purpose room is also featured in the design, which will include a staff office area and resident space for group meetings and social gatherings. It will offer space for a computer, furnishings for meetings or entertaining, a small kitchen area, and an accessible half-bath with a toilet and sink.

Other common areas and amenities in the project include an exterior patio/deck. An outdoor area for a patio/deck will be designed to encourage summer gatherings and gardening activities. The patio/deck will also provide accessible access to a gardening area where raised planters will offer garden activity to residents who use a wheelchair.

#### Parking, Patio and Walkway

The project will feature a paved parking area to serve residents' families, friends, and other visitors, as well as the agency support staff providing supportive services during three daily work shifts. The parking area and front entry to the apartment building will be designed to promote accessibility, ease of visiting, and egress for residents, staff, and guests. An accessible, wooden walkway around the apartment building will connect the deck with the gardening area, facilitate ease of enjoying the outdoor area around the building, and provide for additional emergency egress.

### Project Timeline:

#### FY13 FRA Proposed 8-plex Construction Timeline

January 1, 2012 Predevelopment planning

March 1, 2012 Completion of design plan and HUD documentation

May 15, 2012 HUD initial closing

June 1, 2012 Construction begins

November 30, 2012 Final inspection, HUD occupancy notification received

December 1, 2012 Occupancy by residents

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

FRA and the Andrew J Flodin Apartments Foundation Boards of Directors

### Grant Recipient Contact Information:

Name: Emily Ennis  
 Title: FRA Executive Director  
 Address: 805 Airport Way  
 Fairbanks, Alaska 99701  
 Phone Number: (907)456-8901  
 Email: emily@fra-alaska.net

Total Project Snapshot Report

2012 Legislature

TPS Report 58714v1

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:*

**OBAMA ADMINISTRATION AWARDS ALMOST \$3.8 MILLION FOR HOUSING FOR VERY LOW-INCOME PERSONS WITH DISABILITIES IN FAIRBANKS AND ON KENAI PENINSULA**

*Awards Expected to Generate Up To 78 Construction & Service Jobs*

ANCHORAGE - The U.S. Department of Housing and Urban Development today competitively awarded a total of \$3,779,200 to the Fairbanks Resource Agency and Kenai Peninsula Housing Initiative, Inc. in Alaska to produce accessible housing, provide rental assistance, and facilitate supportive services for very low-income persons with disabilities.

The Fairbanks Resource Agency will use its \$1,889,600 grant - \$1,718,000 in capital advance funds and \$171,600 in rent subsidies - to construct and operate the 8-bedroom Totem Park complex for persons with developmental disabilities. Kenai Peninsula Housing Initiative Inc. will use its \$1,889,600 grant - \$1,718,000 in capital advance funds and \$171,600 in rent subsidies - to construct and operate the 8-bedroom Tyee Court in Soldotna chronically mentally ill, developmentally disabled or physically disabled. The two grants were among 92 grants HUD awarded today under the Section 811, Supportive Housing for Very Low-Income Persons with Disabilities program. Every \$1 million in Section 811 awards is estimated to generate 20 construction and service jobs and these two awards are expected to generate up to 78 jobs.

"The Obama Administration is committed to helping our senior citizens and persons with disabilities find a decent, affordable place to live that is close to needed healthcare services and transportation," said HUD Secretary Shaun Donovan. "Recent bipartisan changes to these two supportive housing programs will allow us to better serve some of our more vulnerable populations who would otherwise be struggling to find a safe and decent home of their own."

"In any time, but certainly in these times there is a pressing need in communities large and small across the country for accessible and affordable housing that helps some of our most vulnerable citizens live full and independent lives," said HUD Northwest Regional Administrator Mary McBride. "Our Section 811 program provides critical resources to our non-profit sector to expand the supportive housing stock and, thanks to recent legislative changes, to expand the numbers of people we can help to remain active members of the communities they call home."

Enacted earlier this year with strong bipartisan support, the Frank Melville Supportive Housing Investment Act provided needed enhancements and reforms in HUD's Section 811 program. Nonprofit grant recipients will now receive federal assistance that is better leveraged and better connected to state and local health care investments, allowing greater numbers of vulnerable elderly and disabled individuals to access the housing they need even more quickly.

As a result of today's awards, Section 811 Capital Advances will provide \$137 million nationwide to assist very low-income persons with disabilities through 92 projects in 35 states. An additional \$12.6 million will be available for project rental assistance contracts. Most of the housing supported through the Section 811 Program will be newly constructed, typically small apartment buildings, group homes for three to four persons, or condominium units that are integrated into the larger community. Residents will pay 30 percent of their adjusted income for rent and the federal government will pay the rest.

The program provides housing for households with one or more very low-income individuals with a disability. At least one person must be 18 years or older and have a physical or developmental disability or chronic mental illness. The program provides persons with disabilities the opportunity to live independently in their communities by increasing the supply of rental housing with the availability of supportive services.

Under the Section 811 program, HUD provides these funds to non-profit organizations in two forms:

- **Capital Advances.** This is funding that covers the cost of developing, acquiring, or rehabilitating the development. Repayment is not required as long as the housing remains available for occupancy by very low-income elderly persons for at least 40 years for (under Section 202) or very low-income persons with disabilities (under Section 811).
- **Project Rental Assistance Contracts.** This is funding that goes to each development to cover the difference between the residents' contributions toward rent and the cost of operating the project.

Residents must be "very low income" with household incomes less than 50 percent of their median for that area. However, most households that receive Section 811 or Section 202 assistance earn less than 30 percent of the median for their area. Generally, this means that a one-person household will have an annual income of about \$13,500.

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*copied from HUD /Alaska website 01/11/12*



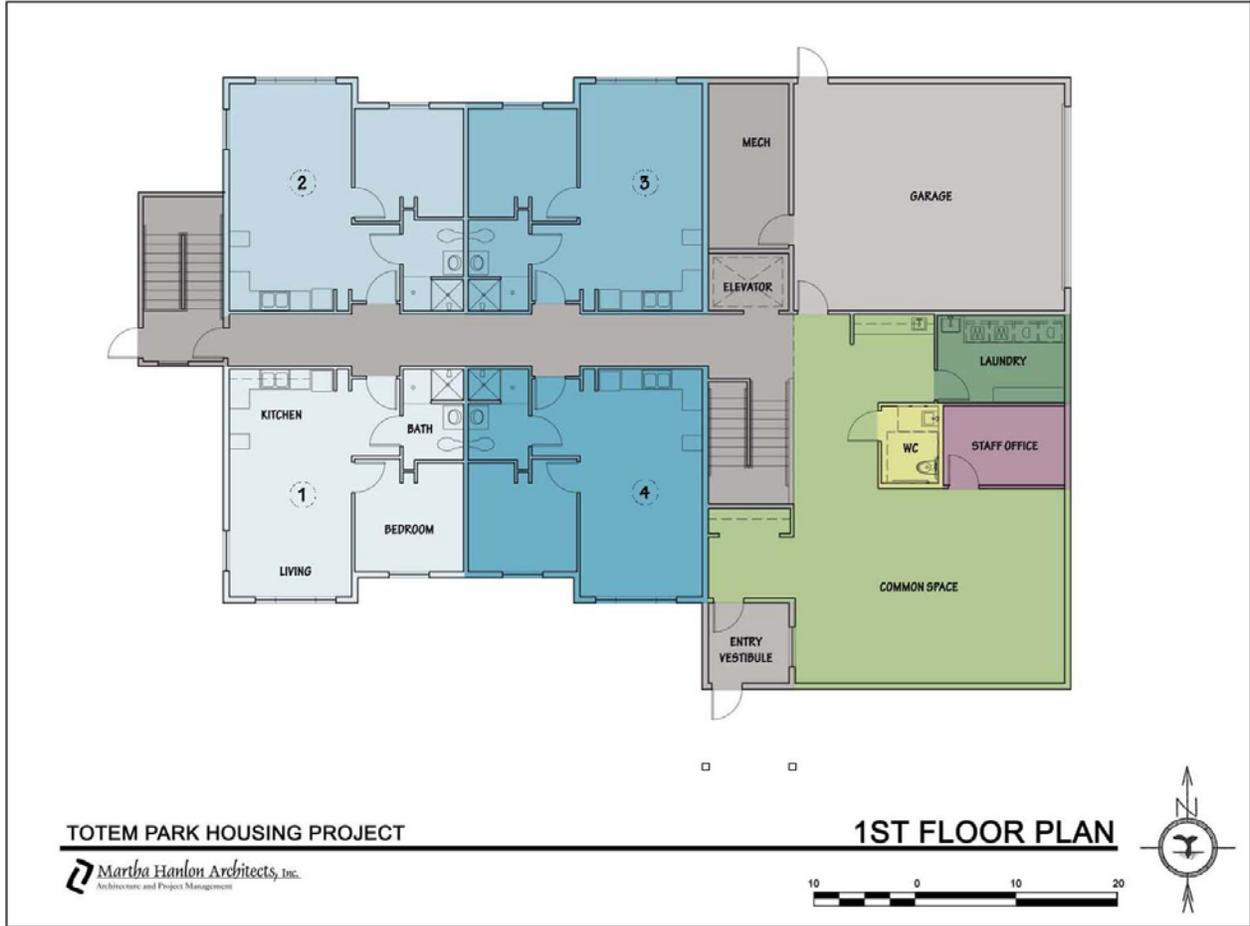
TOTEM PARK HOUSING PROJECT

 *Martha Hanlon Architects, Inc.*  
Architecture and Project Management

SITE PLAN

SCALE: 1"=40'-0"





TOTEM PARK HOUSING PROJECT

*Martha Hanlon Architects, Inc.*  
 Architecture and Project Management

1ST FLOOR PLAN





TOTEM PARK HOUSING PROJECT

 *Martha Hanlon Architects, Inc.*  
Architecture and Project Management

2ND FLOOR PLAN



Fairbanks Resource Agency

**Totem Park Housing Project**  
June, 2011

**CONCEPT PLANNING PROGRAM SQUARE FOOTAGE ANALYSIS**

Description	Size	Unit/S.F.	#	Total S.F. Area	Notes
One-Bedroom Apartments		600	8	4800 SF +/-	Based on NP Project parameters
Common Room	20 x 24	480	1	480 SF +/-	Based on NP Project parameters
Staff Office	10 x 12	120	1	120 SF +/-	
Staff/Guest Toilet	6 x 9	54	2	108 SF +/-	
Laundry	8 x 13	104	1	104 SF +/-	
				5,612 SF +/-	
Circulation	add	20%		1,122 SF +/-	
<b>Sub-total Basic Program Spaces</b>				<b>6,734 SF +/-</b>	
<b><u>SUPPORT SPACES</u></b>					
Boiler Room	10 x 10	100	1	100 SF +/-	
Mechanical Room - HRV	10 x 10	100	1	100 SF +/-	
Electrical Room	6 x 4	24	1	24 SF +/-	
Entry Vestibules	8 x 8	64	2	128 SF +/-	
Garage	26 x 22	572	1	572 SF +/-	
<b>Sub-total Support Spaces</b>				<b>924 SF +/-</b>	
<b>Basic Program Spaces</b>				<b>6,734 SF +/-</b>	
<b>Support Spaces</b>				<b>924 SF +/-</b>	
<b>TOTAL ESTIMATED PROGRAM AREA</b>				<b>7,658 SF +/-</b>	















ATTACHMENT D  
LETTERS OF SUPPORT



## Fairbanks North Star Borough

809 Pioneer Road

P.O. Box 71267

Fairbanks, Alaska 99707-1267

907/459-1000

[www.co.fairbanks.ak.us](http://www.co.fairbanks.ak.us)



June 7, 2011

Emily F. Ennis, Executive Director  
Fairbanks Resource Agency  
305 Airport Way  
Fairbanks, Alaska 99701

Dear Ms. Ennis;

We are in support of Fairbanks Resource Agency's HUD Section 811 proposal for eight (8) dwelling units to supply housing for very low-income persons with disabilities. Clearly the Fairbanks area is in need of more affordable housing for this group of residents in our community. In fact the Fairbanks North Star Borough Regional Comprehensive Plan, adopted in September 2005, is in support of providing this type of resource. Under the Chapter "Community and Human Resources" Action B states: "Encourage measures that provide residents access to safe and affordable housing. Provide for specialized housing to meet the need of persons with disabilities, low income, elderly and other special populations that is integrated within the general community. This housing should not be congregated or clustered in any specific area."

We believe this project will work to help implement the Borough's Regional Comprehensive Plan. Thank you for giving us the opportunity to comment on your proposal.

Sincerely,

Bernardo Hernandez  
Director of Community Planning

cc: Luke Hopkins, Mayor  
Jeff Jacobson, Chief of Staff



Emily Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks, Alaska 99701  
RE: Support for FAA's Application for Section 811 - Supporting Housing

Dear Emily,

It is with pleasure that I provide a letter of support for FRA's proposed 8-plex project that will provide affordable and accessible housing in Fairbanks for individuals with cognitive and physical disabilities who are very low income.

Through funding from the US Department of Housing and Urban Development's section 811-Supportive Housing grant, the opportunity to increase the supply of accessible and affordable housing for individuals with disabilities is of critical importance. FRA is to be commended for its willingness to undertake a project of this significance to meet the needs of the Fairbanks community.

As you know, my brother Joe has been a resident and program participant of FAA since 1984. He had grown up in institutional facilities starting at the age of 9. My mother was a single parent with 4 young boys and Alaska had no services available for kids with developmental disabilities. It broke my mother's heart to have to relocate them to Portland Oregon in 1959, the year Alaska became a state, at the time institutional care was considered state of the art for Alaskans.

As you know my career has taken me to several cities away from Fairbanks over the last 24 years. I have always asked Joe if he would like to leave his home in Fairbanks and the programs he participates in at FRA and he has always said no. The contact FRA staff maintains with me and I them, provides comfort and assurance knowing my brother is in a good place for him. I am at ease knowing that Joe is in a progressive and sound program based on his level of need.

I have observed the challenges FRA has taken on over the years to assist families, children, and adults with disabilities to live as normal a life as possible. I have always been impressed with the challenges FRA has accepted to benefit adults with disabilities in Fairbanks, particularly in the area of housing.

**Sincerely,**

Don Brandon  
Director,  
Northwest ADA Center  
University of Washington's School of Rehab Medicine

To Whom It May Concern:

My name is Debra Mutchler and I have lived in the Fairbanks Resource Agency Residential Facility for the past 10 years. In that time I have had room mates and it has not always worked out. I have also lived by myself and while living by myself I was much happier. I like to do things a certain way and having a room mate does not allow me to do those things. I also like my privacy.

I would like to have my own apartment with out a room mate while receiving support from direct service providers. I feel that I would be able to maintain my independence while receiving residential services. I am looking forward to the new facility and would like to move in upon completion.

Thank you,

Debra Mutchler

*Debra Mutchler*

*6-16-2011*



June 7, 2011

Emily F Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks Alaska 99701

RE: Support for FRA's Application for Section 811 – Supporting Housing

Dear Emily,

I am happy to provide this letter of support for FRA's proposed 8-plex project that will provide affordable and accessible housing in Fairbanks for individuals with cognitive and physical disabilities who are very low income.

Fairbanks continues to have a shortage of affordable, accessible housing stock, and your proposal provides the opportunity to increase the supply of this housing for individuals with disabilities. We strongly support and greatly appreciate FRA's initiative in addressing this issue through this project, which will clearly benefit the Fairbanks community.

We appreciate that the proposed project addresses supportive housing, including on-site services that will ultimately lead to increased independence and community participation. We also appreciate the availability of this housing for low-income Alaskans with disabilities who do not require these services but due to their disability require accessible housing, currently not readily available in the area.

Given the project's affordability and accessibility features, the 8-plex will assure a long-term residence for individuals with disabilities who have found it difficult to maintain appropriate housing and who often face the risk of homelessness.

The community development work pursued by FRA over the past 10 years has had a measurable and positive impact on Alaskans with disabilities throughout the Fairbanks and North Pole communities. We appreciate FRA's willingness to partner with community-based organizations that provide services and supports to persons who experience disabilities in the community and look forward to collaborating with you should you receive this funding.

In closing, I wholeheartedly support your grant application that will benefit individuals with disabilities and meet the needs of the Fairbanks community.

Sincerely,

James C. Beck  
Executive Director

JB:kjmn

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Fax: 907.262.4936  
Toll Free: 888-260-9336

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# The TRUST

The Alaska Mental Health Trust Authority

June 15, 2011

Emily Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks, Alaska 99701

Re: Fairbanks Resource Agency HUD Section 811 Capital Application

Ms. Ennis,

It is with pleasure that I provide a letter of support for Fairbanks Resource Agency's (FRA) proposed supported housing project that will provide affordable and accessible housing in Fairbanks for individuals with cognitive and physical disabilities who are very low income. The Trust is able to highly recommend FRA for receipt of a Section 811 fund award.

Through funding from the US Department of Housing and Urban Development's Section 811-Supportive Housing grant, the opportunity to increase the supply of accessible and affordable housing for individuals with disabilities in Alaska is of critical importance. The Trust is also committed to improving housing options in the state for people who fall into categories of our beneficiaries through a targeted funding and technical assistance focus area. Our goals are to assist our housing and social services partners in developing sustainable, adaptive supportive housing programs across the state. FRA has been an active partner in maintaining housing for our beneficiaries and is to be commended for its willingness to undertake a project of significant effort to meet the needs of the Fairbanks community.

The proposal addresses the need for supportive housing for individuals with cognitive and physical disabilities through the provision of on-site services that increase independence and access to community life. The project will include staff support based on individual tenant needs to assist with activities of daily living, managing medical and financial resources, and transportation to appointments, employment, and social and recreational activities. Given the project's affordability and accessibility features, the 8-plex will assure a long-term residence for individuals with disabilities who have found it difficult to maintain appropriate housing and who often face the risk of homelessness.

Over the past ten years, FRA has demonstrated its ability to provide affordable and accessible apartments and homes in Fairbanks and North Pole communities that are well designed and fit into the neighborhoods. The agency has received six prior Section 811



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grant awards that have resulted in four homes and two apartment complexes that provide residences and supportive services up to 35 individuals with significant disabilities. Along with construction and renovation activities, FRA successfully manages its properties to assure well-maintained residences and compliance with on- going HUD requirements.

In closing, I wholeheartedly support your grant application that will benefit individuals with disabilities and meet the needs of the Fairbanks community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Jessee". The signature is fluid and cursive, with the first name "Jeff" and last name "Jessee" clearly distinguishable.

Jeff Jessee, CEO  
Alaska Mental Health Trust Authority



NeighborWorks®  
HomeOwnership Center

P. O. Box 71168  
Fairbanks, AK 99707  
Tel. (907) 451-7230  
Fax (907) 451-7236  
Mortgage License #AK266203

June 5, 2011

Emily F Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks Alaska 99701

RE: Support for FRA's Application for Section 811 – Supportive Housing

Dear Emily,

It is with pleasure that I provide a letter of support for FRA's proposed 8-plex project that will provide affordable and accessible housing in Fairbanks for individuals with cognitive and physical disabilities who are very low income.

Through funding from the US Department of Housing and Urban Development's Section 811 Supportive Housing grant, the opportunity to increase the supply of accessible and affordable housing for individuals with disabilities addresses a local and statewide priority. FRA is to be commended for its willingness to undertake a project of significant effort to meet the needs of the Fairbanks community.

The proposal addresses the need for supportive housing for individuals with cognitive and physical disabilities along with needed on-site services that increase independence and access to community life. It is important that the project includes provision of staff support based on individual tenants needs to assist with activities of daily living, managing medical and financial resources, and transportation to appointments, employment, and social and recreational activities. Given the project's affordability and accessibility features, the 8-plex will assure a long-term residence for individuals with disabilities who have found it difficult to maintain appropriate housing and who often face the risk of homelessness.

Over the past twelve years FRA has demonstrated its ability to provide affordable and accessible apartments and homes in the Fairbanks and North Pole communities that are well designed and fit into the neighborhoods. The agency has received six prior Section 811 grant awards that resulted in four homes and two apartment complexes to provide residences and supportive services for up to 35 individuals with significant disabilities. Along with construction and renovation activities, FRA successfully manages its properties to assure well-maintained residences and compliance with ongoing HUD requirements.

In closing, I wholeheartedly support the HUD Section 811 grant application that will benefit individuals with disabilities and meet the needs of the Fairbanks community.

Sincerely,

A handwritten signature in blue ink that reads "Laura Burke".

Laura Burke  
Executive Director





**Sean Parnell, Governor**  
State of Alaska

**GOVERNOR'S COUNCIL ON DISABILITIES AND SPECIAL EDUCATION**

P.O. Box 240249 • Anchorage, Alaska 99524-0249 • Phone: 907-269-8990 • Fax: 907-269-8995 • Toll Free 888-269-8990

June 13, 2011

Emily Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks, Alaska 99701

RE: Support for Fairbanks Resource Agency's Application for Section 811 Supported Housing

Dear Ms. Ennis,

On behalf of the Governor's Council on Disabilities and Special Education, I am pleased to provide a letter of support for your proposed 8-plex project, which will provide accessible, affordable housing in Fairbanks for low-income individuals with cognitive and physical disabilities.

As you know, the Governor's Council on Disabilities and Special Education gathers input throughout the year from individuals with disabilities and their families statewide. Accessible, affordable housing for individuals with disabilities is consistently identified as a major area of need across Alaska. The Council is in the process of finalizing its' new 5-Year State Plan (2012-2017). Although the State Plan is currently out for public comment and not yet finalized, one of The Council's areas of emphasis is specifically on Housing. The objective of the Housing area of emphasis focuses on advocating for state-level public programs, policies, or practices that increase accessible and affordable housing for people individuals with disabilities. This objective is directly related to your application for funding from the United States Department of Housing and Urban Development's Section 811-Supportive Housing: 1) to increase the availability of accessible housing options and 2) stimulate the development of a full array of housing options.

Your willingness to provide supportive housing for individuals with cognitive and physical disabilities is to be commended. Fairbanks Resource Agency will make a major difference for individuals with disabilities who have found it difficult to maintain appropriate housing and who often face the unfortunate risk of homelessness.

In closing, the Council wholeheartedly supports your grant application that will not only benefit individuals with disabilities, but will also meet the needs of the community of Fairbanks.

Sincerely,

A handwritten signature in black ink, appearing to read "Millie Ryan".

Millie Ryan, Executive Director  
Governor's Council on Disabilities and Special Education



## CITY OF FAIRBANKS

Jerry Cleworth, Mayor

800 CUSHMAN STREET  
FAIRBANKS, ALASKA 99701-4615

OFFICE: 907-459-6793

FAX: 907-459-6787

[jcleworth@ci.fairbanks.ak.us](mailto:jcleworth@ci.fairbanks.ak.us)

June 6, 2011

Emily F. Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks, AK 99701

RE: Support for FRA's Application for Section 811 Housing

Dear Emily:

It is with pleasure that I provide a letter of support for FRA's proposed 8-plex project that will provide affordable and accessible housing in Fairbanks for individuals with cognitive and physical disabilities who are very low income.

Through funding from the US Department of Housing and Urban Development's Section 811-Supportive Housing grant, the opportunity to increase the supply of accessible and affordable housing for individuals with disabilities is of critical importance. FRA is to be commended for undertaking a project of significant effort to meet the needs of the Fairbanks community.

The proposal addresses the need for supportive housing for individuals with cognitive and physical disabilities through the provision of on-site services that increase independence and access to community life. The project will include staff support based on individual tenant needs to assist with activities of daily living, managing medical and financial resources, transportation to appointments, employment, and social and recreational activities. Given the project's affordability and accessibility features, the 8-plex will assure a long-term residence for individuals with disabilities who have found it difficult to maintain appropriate housing and who often face the risk of homelessness.

Over the past ten years, FRA has demonstrated its ability to provide affordable and accessible apartments and homes in Fairbanks that are well designed and fit into the neighborhoods. The agency has received six prior Section 811 grant awards that have resulted in four homes and two apartment complexes that provide residences and supportive services for up to 35 individuals with significant disabilities. FRA also successfully manages its properties to assure well-maintained residences and compliance with on-going HUD requirements.

In closing, I wholeheartedly support your grant application that will benefit individuals with disabilities and meet the needs of the Fairbanks community.

Sincerely,

Mayor Jerry Cleworth  
City of Fairbanks



## Fairbanks North Star Borough

Office of the Mayor

809 Pioneer Road

P.O. Box 71267

Fairbanks, Alaska 99707-1267

907/459-1300

Fax: 907/459-1102

Email: [mayor@co.fairbanks.ak.us](mailto:mayor@co.fairbanks.ak.us)

June 7, 2011

Emily F. Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks, AK 99701

RE: Letter of Support for FRA's Application for Section 811 Housing

Dear Emily:

It is with pleasure that I provide a letter of support for FRA's proposed 8-plex project that will provide affordable and accessible housing in Fairbanks for individuals with cognitive and physical disabilities who are very low income.

Through funding from the US Department of Housing and Urban Development's Section 811-Supportive Housing grant, the opportunity to increase the supply of accessible and affordable housing for individuals with disabilities is of critical importance. FRA is to be commended for undertaking a project of significant effort to meet the needs of the Fairbanks community.

The proposal addresses the need for supportive housing for individuals with cognitive and physical disabilities through the provision of on-site services that increase independence and access to community life. The project will include staff support based on individual tenant needs to assist with activities of daily living, managing medical and financial resources, transportation to appointments, employment, and social and recreational activities. Given the project's affordability and accessibility features, the 8-plex will assure a long-term residence for individuals with disabilities who have found it difficult to maintain appropriate housing and who often face the risk of homelessness.

Over the past ten years, FRA has demonstrated its ability to provide affordable and accessible apartments and homes in Fairbanks that are well designed and fit into the neighborhoods. The agency has received six prior Section 811 grant awards that have resulted in four homes and two apartment complexes that provide residences and supportive services for up to 35 individuals with significant disabilities. FRA also successfully manages its properties to assure well-maintained residences and compliance with on-going HUD requirements.

In closing, I wholeheartedly support your grant application that will benefit individuals with disabilities and meet the needs of the Fairbanks community.

Sincerely,

Luke Hopkins, Mayor

# ALASKA STATE LEGISLATURE

**Session:**

**State Capitol Building  
Room 428  
Juneau, Alaska 99801-2186  
Phone (907) 465-3004  
Fax: (907) 465-2070  
Toll Free: (877) 465-3004**



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Fax: (907) 452-1146  
Toll Free: (877) 465-3004**

## REPRESENTATIVE STEVE THOMPSON DISTRICT 10

June 13, 2011

Emily F. Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks, AK 99701

RE: Support for FRA's Application for Section 811 Housing

Dear Emily:

It is with pleasure that I provide a letter of support for FRA's proposed 8-plex project that will provide affordable and accessible housing in Fairbanks for individuals with cognitive and physical disabilities who are very low income.

Through funding from the US Department of Housing and Urban Development's Section 811-Supportive Housing grant, the opportunity to increase the supply of accessible and affordable housing for individuals with disabilities is of critical importance. FRA is to be commended for undertaking a project of significant effort to meet the needs of the Fairbanks community.

The proposal addresses the need for supportive housing for individuals with cognitive and physical disabilities through the provision of on-site services that increase independence and access to community life. The project will include staff support based on individual tenant needs to assist with activities of daily living, managing medical and financial resources, transportation to appointments, employment, and social and recreational activities. Given the project's affordability and accessibility features, the 8-plex will assure a long-term residence for individuals with disabilities who have found it difficult to maintain appropriate housing and who often face the risk of homelessness.

Over the past ten years, FRA has demonstrated its ability to provide affordable and accessible apartments and homes in Fairbanks that are well designed and fit into neighborhoods. The agency has received six prior Section 811 grant awards that have resulted in four homes and two

E-Mail: [Representative.Steve.Thompson@legis.state.ak.us](mailto:Representative.Steve.Thompson@legis.state.ak.us)  
Website: [www.akrepublicans.org/thompson/](http://www.akrepublicans.org/thompson/)

apartment complexes that provide residences and supportive services for up to 35 individuals with significant disabilities. FRA also successfully manages its properties to assure well-maintained residences and compliance with on-going HUD requirements.

In closing, I wholeheartedly support your grant application that will benefit individuals with disabilities and meet the needs of the Fairbanks community.

Sincerely,

A handwritten signature in blue ink that reads "Steve M. Thompson". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Representative Steve Thompson  
Alaska State Legislature

E-Mail: [Representative.Steve.Thompson@legis.state.ak.us](mailto:Representative.Steve.Thompson@legis.state.ak.us)  
Website: [www.akrepublicans.org/thompson/](http://www.akrepublicans.org/thompson/)

June 10, 2011

Emily F Ennis, Executive Director  
Fairbanks Resource Agency  
805 Airport Way  
Fairbanks, Alaska 99701

RE: FRA's Application for Section 811 - Supportive Housing

Dear Emily,

I would like to lend my support to FRA's ongoing efforts to provide affordable and accessible housing for low income individuals who experience cognitive and physical disabilities in our community. As a public health nurse and more recently a guardian of a disabled adult, I'm aware of the profound shortage of available low income housing for the disabled in Fairbanks, especially housing where onsite supportive services are available. Individuals who experience a disability have difficulty finding and maintaining appropriate housing and support services that assure shelter, safety, assistance with activities of daily living and life skills, employment support, medical and financial oversight, and access to social and recreational opportunities. FRA has a proven track record designing, managing and maintaining apartments and homes for the disabled in Fairbanks and North Pole. FRA is also recognized in our community for providing skilled, caring support services that promote the independence and full lives of a very vulnerable population.

The HUD Section 811 program is an opportunity to increase the availability of low income long-term residency and much needed support services for high risk individuals in our community. FRA is to be commended for its willingness to undertake this significant and critically important project. Thank you for years of service and effort to meet the needs of individuals with disabilities in our community. I wholeheartedly endorse your grant application.

Sincerely,



Sheree Dohner  
Post Office Box 81724  
Fairbanks, AK 99708

**Totem Park Housing Project**

Prepared for Martha Hanlon and Associates

**Construction Cost Estimate**

Concept Estimate

June 16, 2011

<b>Item</b>	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Line Cost</b>	<b>Total Cost</b>	<b>Unit Cost</b>
<b>Summary (Level 2)</b>						
A SUBSTRUCTURE	7,540	GSF	\$8.07		\$60,812	
B SHELL	7,540	GSF	\$34.16		\$257,573	
C INTERIORS	7,540	GSF	\$25.83		\$194,771	
D SERVICES	7,540	SF	\$62.51		\$471,344	
E EQUIPMENT & FURNISHINGS	7,540	GSF	\$2.89		\$21,820	
F SPECIAL CONSTRUCTION AND DEMOLITION	-	GSF	\$0.00		\$0	
G SITEWORK	7,540	GSF	\$55.23		\$416,469	
Z MARKUPS	7,540	GSF	\$54.98		\$414,552	
<hr/>						
<b>Total Estimated Cost</b>	<b>7,540</b>	<b>GSF</b>	<b>\$243.68</b>		<b>\$1,837,340</b>	

**Totem Park Housing Project**

**Construction Cost Estimate**

Prepared for Martha Hanlon and Associates

Concept Estimate

June 16, 2011

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
<b>Detail (Level 3)</b>						
<b>A SUBSTRUCTURE</b>	<b>7,540</b>	<b>GSF</b>			<b>\$60,812</b>	<b>\$8.07</b>
<b>A10 Foundations</b>	<b>7,540</b>	<b>GSF</b>			<b>\$60,812</b>	<b>\$8.07</b>
Footings	316	LF	\$28.26	\$8,931		
ICF	316	LF	\$81.15	\$25,643		
Pier at Canopy	2	EA	\$250.00	\$500		
Slab on Grade	4,720	SF	\$5.45	\$25,738		
<b>A20 Basement</b>	<b>-</b>	<b>NONE</b>			<b>\$0</b>	<b>\$0.00</b>
<b>B SHELL</b>	<b>7,540</b>	<b>GSF</b>			<b>\$257,573</b>	<b>\$34.16</b>
<b>B10 Superstructure</b>	<b>7,540</b>	<b>SF</b>			<b>\$85,811</b>	<b>\$11.38</b>
<b>Roof Construction</b>	<b>5,902</b>	<b>SF</b>				
Pre-Manufactured wood Trusses, Plywood, Overbuild at Dormers, Batt Insulation	5,902	SF	\$6.89	\$40,680		
<b>Floor Construction</b>	<b>2,820</b>	<b>SF</b>				
TJI, 3/4" T&G Subfloor, Underlayment	2,820	SF	\$9.42	\$26,561		
<b>Stair Framing &amp; Railings</b>	<b>630</b>	<b>SF</b>				
Wood Framed Stairs	630	SF	\$11.00	\$6,930		
Handrails	90	LF	\$20.00	\$1,800		
Guardrails	48	LF	\$120.00	\$5,760		
Balcony Rails	34	LF	\$120.00	\$4,080		
<b>B20 Exterior Closure</b>	<b>6,006</b>	<b>SF</b>			<b>\$136,715</b>	<b>\$22.76</b>
Exterior Walls, 6" Wood Framing, Rigid Insulation 2", Batts, Air Barrier, Vapor Barrier and GWB	6,006	SF	\$9.15	\$54,962		
Fiber Cement Siding with Trim	6,006	SF	\$4.75	\$28,529		
Exterior Doors, IHM	2	LV	\$3,171.50	\$6,343		
Garage Doors	1	EA	\$4,200.00	\$4,200		
Exterior Windows	488	SF	\$85.00	\$41,480		
Exterior Accessories	6,006	SF	\$0.20	\$1,201		
<b>B30 Roofing</b>	<b>5,902</b>	<b>SF</b>			<b>\$35,047</b>	<b>\$5.94</b>
Asphalt Shingle Roofing	5,902	SF	\$5.94	\$35,047		

**Totem Park Housing Project**

Prepared for Martha Hanlon and Associates

**Construction Cost Estimate**

Concept Estimate

June 16, 2011

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
<b>Detail (Level 3)</b>						
<b>C INTERIORS</b>	<b>7,540</b>	<b>GSF</b>			<b>\$194,771</b>	<b>\$25.83</b>
<b>C10 Interior Construction</b>	<b>7,540</b>	<b>SF</b>			<b>\$94,674</b>	<b>\$12.56</b>
Partitions	2,349	SF	\$9.22	\$21,669		
Interior Doors	32	LV	\$1,200.00	\$38,400		
Cabinet, Base With Counters	72	LF	\$240.00	\$17,280		
Cabinet, Upper	72	LF	\$150.00	\$10,800		
Vanities	27	LF	\$125.00	\$3,375		
Toilet Accessories - Staff	9	SETS	\$350.00	\$3,150		
<b>C20 Stairs</b>	<b>-</b>	<b>NONE</b>			<b>\$0</b>	<b>\$0.00</b>
Included in Structure						
<b>C30 Interior Finishes</b>	<b>7,540</b>	<b>SF</b>			<b>\$100,097</b>	<b>\$13.28</b>
Flooring (Carpet, Sheet Vinyl)	7,540	SF	\$6.00	\$45,240		
Wall Finishes (Paint)	29,031	SF	\$1.50	\$43,547		
Ceilings (Paint)	7,540	SF	\$1.50	\$11,310		

**Totem Park Housing Project**

**Construction Cost Estimate**

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June 16, 2011

Prepared for Martha Hanlon and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
<b>Detail (Level 3)</b>						
<b>D SERVICES</b>	<b>7,540</b>	<b>GSF</b>			<b>\$471,344</b>	<b>\$62.51</b>
<b>D10 Conveying</b>	<b>1</b>	<b>EA</b>			<b>\$40,000</b>	<b>\$40,000.00</b>
ADA Wheel Chair Lift	1	EA	\$40,000.00	\$40,000		
<b>D20 Plumbing</b>	<b>35</b>	<b>FIX</b>			<b>\$107,299</b>	<b>\$3,065.69</b>
Fixtures	27	FIX	\$530.00	\$14,310		
showers	8	EA	\$1,600.00	\$12,800		
Plumbing Roughin	35	FIX	\$1,319.69	\$46,189		
Water Heaters 199 MBH	2	EA	\$17,000.00	\$34,000		
<b>D30 HVAC</b>	<b>7,540</b>	<b>SF</b>			<b>\$130,832</b>	<b>\$17.35</b>
Ventilation						
Heat Recovery Ventilator	6,410	CFM	\$6.49	\$41,601		
Air Distribution System	7,540	SF	\$4.14	\$31,249		
Heat Generation	452	MBH	\$39.68	\$17,950		
Heat Distribution	7,540	SF	\$4.56	\$34,377		
Test & Balance	7,540	SF	\$0.75	\$5,655		
<b>D40 Fire Protection</b>	<b>7,540</b>	<b>GSF</b>			<b>\$30,160</b>	<b>\$4.00</b>
Wet Pipe Sprinkler System	7,540	SF	\$4.00	\$30,160		
<b>D50 Electrical</b>	<b>7,540</b>	<b>SF</b>			<b>\$163,053</b>	<b>\$21.63</b>
Service - Transformer by Utility						
Main Feed and Meter Center 600A	600	AMP	\$35.27	\$21,160		
Panelboards and Feeders 100A	9	EA	\$3,783.78	\$34,054		
Lighting						
General Lighting	7,540	EA	\$7.95	\$59,927		
Exterior Lights	3	EA	\$650.00	\$1,950		
Branch Wiring						
Convenience Outlets	189	EA	\$125.41	\$23,702		
Communications And Security						
Comm - Outlets	118	EA	\$150.00	\$17,700		
Fire Detection & Alarm	18	EA	\$120.00	\$2,160		
TV Outlets	16	EA	\$150.00	\$2,400		

**Totem Park Housing Project**

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Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
<b>Detail (Level 3)</b>						
<b>E EQUIPMENT &amp; FURNISHINGS</b>	<b>7,540</b>	<b>GSF</b>			<b>\$21,820</b>	<b>\$2.89</b>
<b>E10 Equipment</b>	<b>7,540</b>	<b>SF</b>			<b>\$20,112</b>	<b>\$2.67</b>
Refrigerator	8	EA	\$954.00	\$7,632		
Built-In Electric Cooktop 30" 4 Burner	8	EA	\$600.00	\$4,800		
Undercounter Dishwasher	8	EA	\$490.00	\$3,920		
Exhaust Fan, Residential Range Hood	8	EA	\$470.00	\$3,760		
<b>E20 Furnishings</b>	<b>7,540</b>	<b>SF</b>			<b>\$1,708</b>	<b>\$0.23</b>
Mini Blinds	488	SF	\$3.50	\$1,708		
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>	<b>-</b>	<b>NONE</b>			<b>\$0</b>	<b>\$0.00</b>
<b>F10 Special Construction</b>	<b>-</b>	<b>NONE</b>			<b>\$0</b>	<b>\$0.00</b>
<b>F20 Selective Building Demolition</b>	<b>-</b>	<b>NONE</b>			<b>\$0</b>	<b>\$0.00</b>

**Totem Park Housing Project**

**Construction Cost Estimate**

Concept Estimate

June 16, 2011

Prepared for Martha Hanlon and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
<b>Detail (Level 3)</b>						
<b>G SITEWORK</b>	<b>7,540</b>	<b>GSF</b>			<b>\$416,469</b>	<b>\$55.23</b>
<b>G10 Site Preparation</b>	<b>1.0</b>	<b>LS</b>			<b>\$52,896</b>	<b>\$52,896.00</b>
Clearing	1	LS	\$7,500.00	\$7,500		
Earthwork						
Building Excavation 3'	629	CY	\$7.00	\$4,405		
Backfill Buildings	996	TONS	\$13.00	\$12,954		
Parking And Drives, 3' Exc/Fill	7,960	SF	\$3.52	\$28,037		
<b>G20 Site Improvements</b>	<b>7,540</b>	<b>SF</b>			<b>\$150,573</b>	<b>\$19.97</b>
AC Paving, Parking	884	SY	\$21.00	\$18,573		
Curbs	160	LF	\$25.00	\$4,000		
Walkways	920	SF	\$100.00	\$92,000		
Grass Area	8,000	SF	\$2.00	\$16,000		
Landscaping, Minimal	1	LS	\$20,000.00	\$20,000		
<b>G30 Site Mechanical Utilities</b>	<b>1,150</b>	<b>LF</b>			<b>\$213,000</b>	<b>\$185.22</b>
Water To Building 6"	575	LF	\$160.00	\$92,000		
Sewer To Building - Allow	575	LF	\$120.00	\$69,000		
Fuel Storage	2,000	GAL	\$26.00	\$52,000		
<b>G40 Site Electrical Utilities</b>	<b>-</b>	<b>NONE</b>			<b>\$0</b>	<b>\$0.00</b>
Electrical To Building, By Utility, Not Included In The Estimate						
Communication To Building, By Utility, Not Included In The Estimate						
<b>G90 Other Site Construction</b>	<b>-</b>	<b>NONE</b>			<b>\$0</b>	<b>\$0.00</b>

**Totem Park Housing Project**

Prepared for Martha Hanlon and Associates

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Concept Estimate

June 16, 2011

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
<b>Detail (Level 3)</b>						
<b>Z MARKUPS</b>	<b>7,540</b>	<b>GSF</b>			<b>\$414,552</b>	<b>\$54.98</b>
<b>Z10 Contractor Markups</b>					<b>\$183,278</b>	
Management & Site Facilities	8.0%			\$113,823		
OH&P	4.0%			\$61,464		
Mob/Demob	0.5%			\$7,990		
<b>Z20 Contingency</b>					<b>\$231,274</b>	
Estimating Contingency	10%			\$160,607		
Escalation (2012/2012 Construction)	4%			\$70,667		
<b>Total Estimated Cost</b>	<b>7,540</b>	<b>SF</b>			<b>\$1,837,340</b>	<b>\$243.68</b>

## FAIRBANKS RESOURCE AGENCY

805 AIRPORT WAY • FAIRBANKS, ALASKA 99701 • (907) 456-8901 • FAX 452-5171

February 6, 2012

Senator Joe Thomas  
Representative David Guttenberg  
Representative Bob Miller

Dear Senator Thomas and Representatives Guttenberg and Miller:

Thank you for the opportunity to submit a request for project funds through the FY2013 capital budget. We are requesting \$200,000 supplemental funds to augment a US Department of Housing and Urban Development Section 811 construction award of \$1,716,000.00 for FRA's Totem Park Project. The funds will be used to construct an 8-plex in Fairbanks that will provide a accessible and affordable residence for very low income adults who experience physical and cognitive disabilities.

Fairbanks Resource Agency has provided services to the community for the past 43 years through a variety of programs for individuals with disabilities. The 8-plex will be located off College Road at 2980 Mack Boulevard. The apartment complex will address the continuing shortage of accessible, affordable housing within the Fairbanks North Star Borough.

The agency has long understood the need for affordable and accessible housing in the Fairbanks area. FRA has provided residential support services for over 40 years to adults who experience physical and cognitive disabilities. In the 1980's FRA recognized the need for affordable and accessible housing and begin seeking property for construction, realizing existing construction would not allow needed renovations at an economic cost. The agency constructed its first residence in 1994, and in 1995 sought US Department of Housing and Urban Development Section 811 construction funding to build affordable, accessible residences. The Totem Park Project, to be located at 2890 Mack Boulevard, is FRA's seventh successful HUD award.

I sincerely appreciate your consideration of our request for the FRA Totem Park Project to be located 2980 Mack Boulevard and your continued support of services for seniors and their families in our community.

Sincerely,



Emily F. Ennis  
Executive Director.

EFE/njm