

THE ASSEMBLY’S HOUSING VISION

The Municipality of Anchorage has affordable, abundant, and diverse housing opportunities, so everyone who wants to live here can find a home that fits their needs and preferences.

We Want More Housing!

Cottage houses	Duplexes, 3- and 4-plexes	Supportive housing	Housing for seniors	Starter homes	Condominiums
Affordable rentals	Multi-generational housing	Walkable neighborhoods	Innovative design	New ownership models	Apartments

GUIDING PRINCIPLES

- Attainable home ownership
- Housing quality, choice, stability and accessibility
- Quality rental options
- Community where everyone belongs
- Distinct neighborhoods
- Economic prosperity
- Engage the whole community in solutions
- Innovation & collaboration
- Government that works

GOALS

1. Increase the supply of housing units for sale and for rent.
2. Diversify the housing market: housing types, sizes, price points, locations, accessibility, and ownership models.
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units.
4. Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents.
5. Make the Municipality a better partner in the development process.

ASSEMBLY TOOLBOX FOR IMPLEMENTING STRATEGIES

- **Policy** – code changes, resolutions, policy direction; remove barriers that the Municipality has control or influence over.
- **Investment** – incentivize desired end products; disincentivize other choices; direct investment (funding, budget decisions); indirect investment (tax exemptions, fee reductions or waivers).
- **Communication** – two-way feedback with the community about their needs and steps the Assembly can take to address those needs; education on existing issues and the Assembly’s work to address the issues.
- **Advocacy** – build relationships across all levels of government, champion policies and needed investments in housing and community infrastructure
- **Convening and Collaboration** – bring together partners and stakeholders for problem-solving and action; engage the community in solutions; facilitate and negotiate multi-stakeholder agreements.

Anchorage needs an estimated
9,600 housing units
over the next 10 years:
St. Mary's 90+ units will help

4,600

of these are existing units
that need replacement or renovation
due to housing condition.

230

New units are needed
due to expected
population growth

4,770

new units are needed,
due to population growth
and severe overcrowding.



Saint Mary's Episcopal Church

- 19-acre campus; **9 excess acres can house 90+ families**
- Successfully developed and operates the 15-unit Thomas Center for Senior Leadership
- History of community engagement and support
- Saint Mary's Creative Playschool – the oldest in Alaska
- Desire to use 9 excess acres for affordable housing after a 3-year congregational discernment
- Working with Campbell Park Community Council
- Community garden, orchard, FISH food warehouse
- No NIMBY!

Thomas Center for Senior Leadership

15-unit senior housing community



SALT . Agnew::Beck . DOWL

May 2022

**Total Planning Budget:
\$208,000**

**Trinity Mission Real Estate
Development Grant: \$200,000**

**Final Report To Trinity:
August 1st, 2024**



**TRINITY
CHURCH
WALL
STREET**



Proposed Concept Building 1

Existing St. Mary's Church

T.C. Garden, Path & Greenhouse

Existing Thomas Center

Garden

Proposed Concept Building 3

Orchard

Proposed Concept Building 2

Campbell Creek Trail

Conceptual Master Plan: **COMPLETE!**

www.dreamingourfuture.com/nextsteps

- Planning coordinated by SALT, completed by DOWL and Agnew::Beck, developed with elevations and zoning information
- Municipal zoning discussion should facilitate our approval
- 90 units with existing zoning → **90 Anchorage families!**
- More with rezoning?
- Utilities are available to the site

Tudor Road



St Mary's Church

Thomas Center

Lake Otis Pkwy



DOWL Conceptual Level Cost Estimates:
Est. \$30 - \$40 million for 90 units (more possible, rezoning?)
\$333K - \$444k per unit @ 90 units

- Earthwork: \$4.1M
- Utilities: \$2.2M
- Wetland Mitigation: \$100K
- Civil and Landscape Design: \$100K
- **Total Infrastructure: \$6.5M**
- Total potential project costs including construction of buildings could be in range of \$30 myn -- \$40 myn



Assembly and Saint Mary's can work together

- Participate in appropriate Municipal housing **planning meetings**
- Federal **\$6.5million grant opportunities** for infrastructure
- Work with other faith communities for more development opportunities – the real payoff is **proof of concept**
- More units possible with **rezoning?**
- Explore a federal **Faith In Housing Act** (see outline) – our project can be a specific opportunity
- **Help meet Anchorage affordable housing needs!**



Proposed Concept Building 3

Proposed Concept Building 2

Proposed Concept Building 1

Orchard

Campbell Creek Trailhead

Existing Thomas Center

T. C. Garden, Path & Greenhouse

Existing St. Mary's Church

Garden

Thank you!



Questions?

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