



ANCHORAGE COALITION TO
END HOMELESSNESS

MEETING NOTES

Emergency Cold Weather Shelter Plan Task Force Kickoff

Monday Sept 12, 2022

11:30 am – 1:30 pm

ACEH 3427 E Tudor Road, Suite A

Meeting Objective: Coordinate progress for development of emergency shelter plan

Meeting Agenda:

- Welcome
- Status of Immediate Unsheltered Response
- Engagement with Persons with Lived Experience
- Communications with Public
- Administration Proposed Plan Updates
- Facilities and Site Evaluations
- Data
- Operations Issues/Plans
- Menu of Potential Options
- Wrap Up & Next Steps
- Adjourn

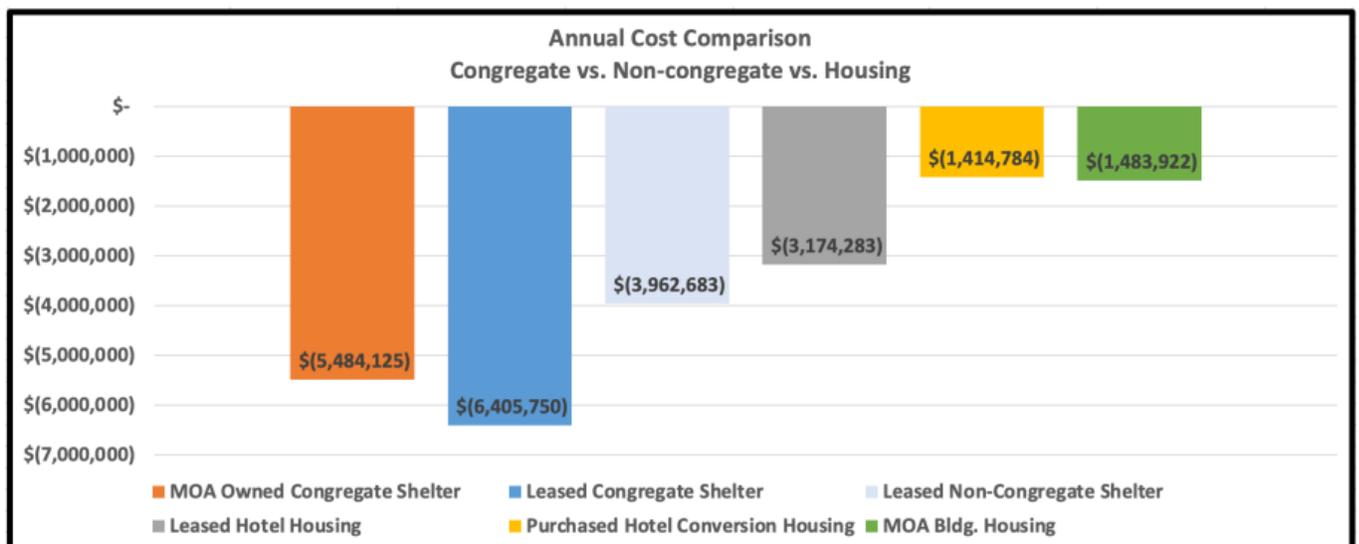
Meeting Summary:

- *Facilities and Site Evaluations*
 - Review of current list (“Yes”):
 - Arctic Recreation: ~150 capacity, scheduled events through winter, not an immediate solution
 - Benson DMV: Adequate size, haven’t heard back on this yet
 - Review of current list (“Maybes”):
 - 5150 Fairbanks Street: vacant, old GCI center, second floor has office cubicles offering privacy in congregate shelters, waiting to hear from building manager
 - 1330 E. 2nd Ave: 17,00 sq ft, foreheads shower room not enough for large numbers of people, downtown, not ready right away)
 - The following hotels have moved from the “Maybe” list to the “No” list:
 - Aptel will continue as a hotel and Rasmuson Foundation has shifted its attention back to the Barrett Inn on Spenard Road.
 - The owner of the Alex Hotel will continue running the hotel as is.
 - Undeveloped vacant land could be used to place portable shelters. Potential options include Denali/ E 40th, 30 acres at Arctic Recreation Center, Tudor/Elmore evidence lot, and Alaska Mental Health Trust land. Land sites have not yet been fully evaluated.
 - If portables are being considered and land is recommended sooner, it would be

beneficial for the municipality to begin setting up electricity on the site.

- The following additions to the list were made:
 - Red Cross Gym (235 E. 8th Ave): Intended for emergency use, not currently sheltering anyone
 - Former Alaska Native Charter School: Meg to follow up with the Pacific Northern Academy Board of Trustees to learn more about the safety of the building due to its long-term vacancy
 - **Action:** Meg to report back to the task force on follow up of the charter school
- Based on John’s evaluation, sprung structures at the Tudor/Elmore site are not feasible. It was suggested that, when speaking with the municipality, asking “What were the design criteria used to determine the foundation design and what are the minimum criteria for any location where the structure might be placed?”
- **Action:** The Facilities Subcommittee will revise the site list to categorize locations with and without locker rooms
- *Operations Issues and Plans*
 - The Operations Subcommittee met twice to discuss the necessary components for congregate shelter (staffing, ratio, security, shower, laundry, meals, transportation, equipment, administrative costs, and medical components). Based on this discussion and information from another project, an annual cost comparison was developed for a variety of scenarios (MOA-owned congregate shelter, leased hotel housing, leased congregate shelter, leased non-congregate shelter, purchased hotel conversion housing, and MOA building housing).
 - Assumptions:
 - All capacities limited to 150 persons/location
 - 24/7 access to services
 - Meals and showers available, delivered on site
 - Staffing on 3-hr basis (as opposed to 12-hr) with morning, swing, and overnight shifts

Annual Cost Comparison: Congregate vs. Non-Congregate vs. Housing



- MOA-owned congregate shelter and leased congregate shelter:
 - Requires 1:30 staffing ratio (day and night)
 - Not eligible for rental income
 - Est. annual cost:
 - \$6,387,500.00 for MOA owned congregate shelter
 - \$6,405,750.00 for leased congregate shelter
- Leased non-congregate shelter:
 - Not eligible for rental income
 - Est. annual cost: \$3,962,683.00
- Leased hotel housing:
 - Eligible for emergency rental income (\$657/unit, set rate by Alaska Housing Finance Corporation)
 - AHFC's fair market rate used to estimate cost. With kitchens, those rates could go up.
 - Est. annual cost: \$3,174,283.00
- Purchased hotel conversion housing:
 - Presumes building already purchased, no upfront capital costs
 - Presumed that ~20% of income set aside for maintenance and operations
 - Eligible for emergency rental income
 - Roommate occupancies
 - Est. annual cost: \$1,414,784.00
- MOA bldg. housing:
 - Roommate occupancies
 - Staffing based on building configuration
 - Est. annual cost: \$1,483,922.00
- Additional services considered necessary, but not calculated into the per day rate:
 - Basic medical/wound care/medical case management
 - Medication management
 - Non-critical transportation
 - E.g., Access to mainstream services, such as going to get a license, or getting connected to shelter
 - Cleaning fees
 - Likely to be additional cleaning fees based on management of building
 - Laundry
- Supportive services
 - Assumed day rate is \$100/person
 - This will be dependent on the services provided
 - Question: Is this calculated typical cost, or expectation of what feds will pay?
 - A: Feds won't pay for shelter in a significant way. This number is based on what other shelters have shared about typical cost at full census.
 - This is an operating cost estimate at full census.
 - Some costs will be constant regardless of census, some are dependent on number of people. Running a shelter at 50% capacity doesn't mean the cost is cut in half.
- Final tab shows "back up for staffing cost comparison"
 - There is a significant cost difference between non-congregate vs. congregate personnel (personnel + cost increase significantly for congregate facility)

- Assumed a fringe benefit of 35%, but this will depend on provider too
 - This modeling shows how housing can bring money in. Driving the system toward ultimate sustainability means investing in housing.
 - There's a reason people in the system push for housing.
- Communications Topics
 - Survey of individuals with lived experience
 - Team visited Guest House, Covenant House, and Karluk Manor and spoke to roughly 40 individuals with lived experience and deployed the survey.
 - One more meeting taking place at Brother Francis.
 - Found that people preferred to sit down and talk than fill out the survey. Also a reminder of why this task force exists.
 - Good data so far, group will report out in more detail at the Wednesday meeting.
 - Additional community engagement meetings
 - Downtown, Spenard, and Fairview Community Councils
 - Comments largely centered around use of rec centers and Mayor's proposed plan. People requesting more information about the Mayor's plan.
 - Upcoming meetings at Midtown, Mountain View, Taku-Campbell, and Turnagain Community Council, as well as HPRS Advisory Council
 - General communications strategy:
 - Focus on community councils, institutions and businesses near proposed facilities, and HOAs in these areas.
 - Comms team to meet again this week to figure out a second round of communications based on the narrowed list of properties.
 - Outstanding questions:
 - Is there any opposition to building the Golden Lion into the group's communications strategy?
 - It is being built in as a potential housing option.
 - Comms team to build it back in.
 - Initial list had 6 properties. Group has narrowed this down to 3 properties:
 - Arctic Recreation Center, Benson DMV, and Golden Lion.
 - Barratt Inn is potentially still in play as well.
 - MOA-based buildings to include in list:
 - Boeke, Dempsey, Spenard Rec Center, Fairview Rec Center
 - **Action:** Group will get any updates to comms group by EOD Tuesday, so the comms group has the most recent list.
- Wrap Up & Next Steps
 - Discussion about structure for sharing this information in a report.
 - Plan to share a preliminary report by the end of this week.
 - Report will ultimately go to the HPRS Advisory Council for approval and then will be published.
 - Proposed structure of the report:
 - Introduction
 - Issue
 - Method
 - Recommendations at the end

- Upcoming Meetings/Presentations
 - 9/19: Task Force meeting
 - 9/21: Present draft recommendations to Assembly Committee
 - 9/22: Present draft recommendations to COC Advisory Council
 - 9/23: Assembly Work Session
 - 9/27: Anchorage Assembly Meeting