



## PROPOSED COMFORT HOMES

### Housing for Struggling Seniors and Veterans



**Revive Alaska Community Services**

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## Introduction

Revive Alaska Community Services is a multi-faceted 501(c)(3) nonprofit organization established to primarily meet all vulnerable Alaskans' physical, spiritual, and emotional needs. RACS serves as a hub for counseling, comfort, and hope for hurting children, seniors, the working poor, and less privileged in Alaska. We also provide emergency responses during disasters and partner with other local and international agencies for charitable causes locally and worldwide. Our programs include homeless services, food pantry, COVID-19 clinic, racial reconciliation, counseling, and emergency disaster response.

## Homeless and Housing Services

RACS housing program is driven by empathy and compassion. We all need help at one point or another in our lives. Those who are homeless are not only found on the streets, or in mass shelters but some of them are living in their cars, or in makeshift/unhealthy shacks, or couch surfing with family/friends.

Contrary to widespread belief, struggling with rent or mortgage payments or becoming homeless is not always related to mental health and/or drug problems. Homelessness is, more often, caused by issues related to losing one's job/business, not having enough sustainable income, or the deterioration of relationships.

Whereas RACS seeks to provide housing for everyone in need, our focus is on the struggling middle class, seniors, veterans, families with children, single moms with children, and victims of domestic violence with children who are strongly motivated to return to active independent functionality. These our struggling neighbors need a support network that will help them bounce back into participating as active citizens who are able to pay for their food, clothing, and housing on their own.

Among these are aging veterans and other seniors. These people, some of whom are wounded warriors, have served the nation the best they could in their prime but need our help now. All these are on a fixed income and could use a little help given the aftermath of COVID-19 and the continuing inflation. Therefore, Revive Alaska Community Services has developed a unique plan to embark on the Comfort Homes project for the transitional/permanent housing of these struggling seniors and veterans.

## **Comfort Homes Overview**

Revive Alaska Community Services intends to build a drug-free and crime-free, family friendly 28-unit facility for veterans and seniors who are on inadequate fixed incomes and are finding it harder to make ends meet given the rising inflation. Many of them will have families, own their personal vehicles, and may maintain a job.

## **Intake and Screening**

All prospective residents and their families will be properly screened to qualify. The screening process and referral of prospective residents will involve HUD, VA, AHFC, and other agencies. The Comfort Homes complex will be drug-free, and the residents will abide by community and neighborhood rules. Violators will be evicted from housing upon investigation and proof.

## **Management and Oversight**

Revive Alaska Community Services will maintain an office and resident staff within the complex and has purchased two handicap equipped buses for transportation of residents who do not have personal vehicles.

## **Continued Operational Funding**

The operations of the facility will be sustained by funds from subsidized rental payments from residents, VA/HUD vouchers, grants, and public donations. We have received overwhelming support from various groups, and the Anchorage community. Among our notable supporters are various Legion Posts, Arm Vets, Waffles and Whatnot Restaurant, the Federal Surplus program, God's Family Church, the Anchorage Chamber of Commerce, the VA, and our international partner Homeless Entrepreneur, Spain.

## **Engineering and Permitting**

We have completed the pre-application administrative site review, contracted Northern Geotechnical services for soil test, CRW Engineering for engineering design/services, SALT for site design and rendering, NuVision Architects for architectural design, and Paone Construction for project management. We are currently in negotiations with the National Guard for the transportation and hook-up of the buildings.

## Impact on Neighborhood

Comfort Homes is a normal housing facility like the Commodore Park Senior Housing on Jamestown Drive (behind our lot). It is not a public facility like Sullivan Arena or a homeless camp but a private facility where only authorized residents and their families are allowed to reside. There will be no loitering of strange homeless people in the neighborhood. There will be no jeopardy to home values or the security of the neighborhood.

The complex is being professionally engineered with security cameras and managed like any other standard apartment complex. The complex will match the surrounding apartment complexes in landscape and value and will not negatively affect the value of single-family homes.

## Appeal

Please remember, we are a nonprofit organization trying our best to serve the most vulnerable among us. Also, remember that this housing facility is for veterans who have sacrificed their lives for our freedom. Please ask questions that are relevant to this presentation, represent a genuine neighborhood concern and reflect mutual respect and neighborliness.

**Proposed Site Plan and Design Rendering for Comfort Homes at Tract S Independence Park Subdivision (across from/between Valley Park Dr. and Colony Loop).**



