

of the apartments.

The total cost of AKP was \$12,044,000. Construction costs totaled \$7,481,400, or \$146,700 per unit. Funding sources included a Washington State Housing Trust Fund loan, Washington State Housing Finance Commission Loan, City of Spokane Lead Safe Program Loan, Federal Low-Income Housing Tax Credits (LIHTC), and Federal Historic Rehab Tax Credits. Public subsidies, in the form of below-market loans, of \$66,654 per unit were used to leverage an additional \$169,502 per unit in equity from the sale of tax credits and other private sources.

While Agnes Kehoe Place does not even begin to make up for the 600 affordable housing units lost in the last decade, it does create safe, quality and affordable housing for 51 families who might have otherwise not have had a place to call home. Once a site of blight and neglect in a historic community, today the building is a neighborhood asset and recognized as valued part of the Hillyard Market Street District, a National Register of Historic Places location.

Loussac Place

Cook Inlet Housing Authority (Alaska)

Anchorage, known for its high cost of living and lack of affordable mixed-income housing, was in need of new affordable housing options for families, seniors, and returning veterans. The answer? Redeveloping a 62-unit public housing development into a 120-unit mixed-income housing community that the *Anchorage Daily News* described as looking "more like a small town than the cramped, military-like barracks that used to be built for low-income renters." Today, Loussac

Place is a source of community pride for not only developers and residents, but the entire community.

In 1967, the Alaska State Housing Authority, which is now known as the Alaska Housing Finance Corporation (AHFC), built the 62-unit public housing property Loussac Manor. In 2011, AHFC began the renovation of the property, but it quickly became apparent that redevelopment was the better option. After a competitive bidding process, Cook Inlet Housing Authority (CIHA) was awarded the contract to redevelop Loussac Manor into Loussac Place, a 120-unit mixed-income housing development complete with one-, two-, three-, and four-bedroom, town-house-style apartments in a range of buildings.

CIHA was the lead developer on the project, but partnered with kpb architects, Olberding White Architects, The Peterson Group, GMC Contracting, Inc. and



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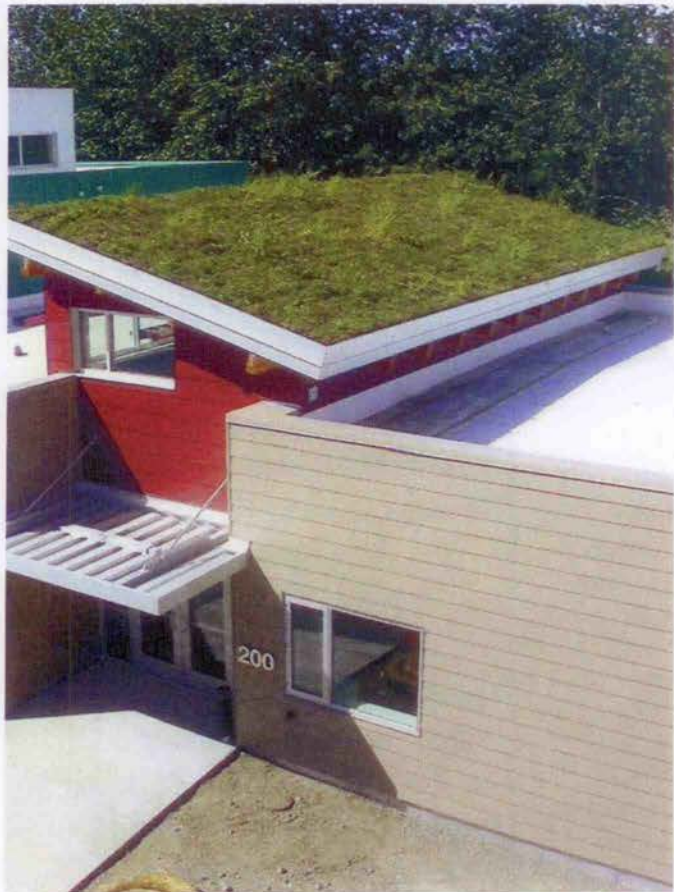
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the Salvation Army recreation center, trails and transit. The redesigned Z.J. Loussac Community Building features a reading and study lounge, computer room, location for maintenance and intake, and a venue for community celebrations and events.

Loussac Place's design team faced several challenges in the redevelopment process, including mandated height restrictions that made it difficult to fit 120 units of townhouse-style apartments without losing the tra-

ditional rooflines, and local code that the required extra onsite parking. The first challenge was solved by incorporating a mix of shed- and flat-roofed buildings that still allowed for a warm, approachable façade; the second was addressed by building least

one garage per unit with larger unit styles including two-car garages. Funding sources for the Loussac Place redevelopment project were Low-Income Housing Tax Credits; State Supplemental Grant Program; first, second, third, and fourth deeds of trust; deferred developer fee; and CIHA Capital Contribution Rasmuson Foundation-Tier II Grant. The total development cost of the project was \$36,823,493.

The Loussac Place redevelopment project made it clear that Anchorage must continue to invest in affordable rental housing for its citizens. Demand far exceeded what was available. More than 400 people applied for the first eight units. As of December 2012, 119 of 120 residents had moved into Loussac Place. A recent widow with children, a senior couple, a recent college graduate, a homeless veteran and a single father frequently traveling for work now all live side-by-side in a community that, if not for CIHA, might not have existed. ■

F-E Contracting to assist in completing the redevelopment. The entire team worked with the spirit of CIHA's mission statement in mind: To create housing opportunities that empower our people and build our community. To this end, every aspect of design connected units to surrounding community services and transportation. Loussac Place was designed with sidewalks, street trees, connections to unit entrances and ample open spaces. Groupings of building around shared open spaces and parking courts create micro-neighborhoods and foster personal connections among smaller associations of neighbors. Neighborhood design also emphasizes connections to offsite amenities like parks,

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