

Introduced By: Mayor John Eberhart  
Finance Committee Review: March 17, 2015  
Date: March 23, 2015

**ORDINANCE NO. 5971, AS AMENDED**

**AN ORDINANCE AUTHORIZING A LIMITED REAL PROPERTY TAX  
EXEMPTION FOR THE RETIREMENT COMMUNITY OF FAIRBANKS -  
RAVEN LANDING EXPANSION PROJECT AND SETTING AN  
EFFECTIVE DATE**

**WHEREAS**, the City, through Ordinance No. 5804 and Resolution No. 4299, as Amended, authorized a limited real property tax exemption to the Weeks Field Development Group for portions of the Weeks Field Community development project (formerly known as the "Fairview Manor Apartments"); and

**WHEREAS**, Resolution No. 4299, as Amended, specified a ten-year exemption from 50% of City property taxes or similar levies for Development Phases 1, 2, & 3, said exemption not applicable to Development Phase 4; and

**WHEREAS**, the tax exemption as provided by Council was performance-based and subject to completion of construction. Phases 1 and 2 have been developed with new, affordable housing with the first facility completed and on the tax roll in 2010, and Phase 3 development has been completed with the Retirement Community of Fairbanks (RCF) / Raven Landing senior housing complex, with the Community Center on the tax roll as of 2014, for a total of eight new facilities plus carports and garages; and

**WHEREAS**, the Phase 4 non-exempt commercial development was intended for Lot 3B Weeks Field Community, a 2.8 acre parcel, according to that certain Purchase and Sale Agreement between the City of Fairbanks and Weeks Field Development Group, dated November 16, 2007, on file with the City Clerk's Office; and

**WHEREAS**, the developer has not been able to attract a commercial project for Phase 4; and

**WHEREAS**, the RCF seeks to expand its senior housing and construct related facilities, and has negotiated purchase of Lot 3B from the developer for this purpose; and

**WHEREAS**, the proposed future expansion will construct thirty-five new senior apartments, at an estimated cost of six million dollars, employing local labor, and will bring the total number of residents to the RCF goal of over 110 senior residents at the Raven Landing complex, achieving a financially sustainable level; and

**WHEREAS**, the RCF and Raven Landing has helped retain Fairbanks seniors and brought significant social benefit and economic value to the community; and

**WHEREAS**, it is the sense of the City Council that granting a limited property tax exemption in support of additional senior housing is in the best interest of the community; and

**WHEREAS**, the City Code of Ordinances Section 74-32 requires that tax exemptions for real property within the City, for which there is not a statutory exemption and for which the City Council intends a discretionary exemption, be so declared by ordinance, as required by A.S. 29.45.050(o).

**WHEREAS**, a Fiscal Note is provided as follows:  
Estimated Tax Impact: The 2.8 acre tract is assessed at \$807,600, taxed at full value. The City tax share is now \$4,764, or \$2,382 if reduced by 50%. The new project cost is estimated at \$6 million, a potential of \$35,400 additional City revenue.

If a 50% reduction is granted and the project is built, City annual tax revenues would approximate \$17,700 (building), for a total of \$20,082 (land and buildings).

**NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA**, as follows:

SECTION 1. That the real property affected by this Ordinance is Lot 3B of the Replat of Lot 3, Weeks Field Community Phase II, Plat Number 2012-32.

SECTION 2. That the commercial, non-exempt development restriction placed on said Lot 3B by Ordinance No. 5804 and Resolution No. 4299, as Amended, is hereby rescinded.

SECTION 3. That the RCF concept drawings and supporting information, attached to this ordinance as Exhibit "A", shall serve as the RFC application for tax exemption.

SECTION 4. That the eligible tax exemption classification under this ordinance is "Deteriorated Property", as described under A.S. 29.45.050(o), including the requirements established thereunder.

SECTION 5. That a ten-year exemption from 50% of City property taxes or similar levies for Development Phase 4, upon said Lot 3B, is hereby specifically approved.

SECTION 6. That this exemption shall take effect only upon completion of construction of the proposed new senior housing, and upon

the issuance of a Certificate of Occupancy by the City of Fairbanks Building Official.

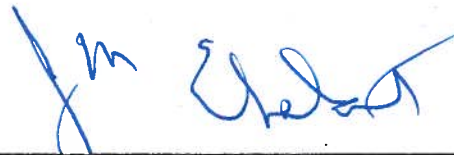
SECTION 7. That this exemption is granted to SWELL, LLC ~~Community Development Inc,~~ as successor in title to Weeks Field Development Group, and their successors and assigns.

SECTION 8. That the applicant has submitted a clear and convincing business and construction plan, and has executed and is executing the plan in accordance with the requirements of the City Council.

SECTION 9. That an executed copy of this ordinance shall be delivered to the Fairbanks North Star Borough.

SECTION 10. That the tax exemption granted hereby is unique to the particular premises and development plan described hereinabove, and does not inure to the benefit of other potential applicants.

SECTION 11. That the effective date of this ordinance shall be the 11th day of April 2015.


  
\_\_\_\_\_  
JOHN EBERHART, Mayor

AYES: Cleworth, Pruhs, Walley, Staley, Matherly, Gatewood  
NAYS: None  
ABSENT: None  
ADOPTED: April 6, 2015

ATTEST:

  
\_\_\_\_\_  
D. Danyielle Snider, CMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Paul J. Ewers, City Attorney

ORDINANCE 5971  
EXHIBIT 'A'

**Background Information on Raven Landing Request**

1. A grassroots organization began in 2003 to build secure and supportive senior housing in Fairbanks that is not limited to extremely low-income seniors. It incorporated as a non-profit in 2004, called Retirement Community of Fairbanks (RCF). The board is composed of local leaders (see attached).
2. Weeks Field Development Group, including C. B. Bettisworth, obtained the Fairview Manor lease and contracted with the City to buy the land. Half the land became Weeks Field Estates, an affordable housing complex. Raven Landing Senior Community is being built on the other half.
3. The City of Fairbanks greatly assisted the startup of Raven Landing Senior Community by granting a ten-year 50% property tax exemption to the first 60 units of senior rental housing and a senior community center, in Ordinance No. 5804, effective May 29, 2010. The land exempted was not to exceed 5 acres.
4. The original business plan was for 96 apartments plus the senior center. The existing 3 apartment buildings currently house 74 residents in 60 apartments. The five acres of land we own are fully occupied. We are now attempting to build our fourth, and probably final, building, consisting of 35 apartments, bringing us essentially to our planned level. The finished complex will house 110 to 120 seniors. This is the number for which the Raven Landing Center is designed.
5. Every building has remained full since it opened, with a current waiting list of 152 who have paid \$100 to secure a place in line; this is growing every week. 20 are on the active list, wanting to move in at once.
6. The Raven Landing Center is hosting many local events each week, from luncheon meetings to weddings to shows to exercise, many at no charge. Regular meals are also open to the public, as well as most activities.
7. Raven Landing currently provides 10 full time and 11 part time jobs, plus temporary help. It buys nearly all its equipment, food, and services from local businesses.
8. Under current ordinances the final building and future outbuildings would not receive the tax exemption. In order to secure funding for them, this startup boost will be needed: another ordinance extending this exemption to the rest of the Raven Landing complex, including the apartments, garages, carports, shop and storage units, and the rest of the original Fairview land. We expect to purchase this from the current owners this year.

## Our Mission

*Raven Landing: A dynamic residence and community center for Fairbanks seniors where diversity, security, healthy living, independence and mutual assistance are core values.*



## **What is the Retirement Community of Fairbanks?**

- Local citizens saw need for middle-income senior housing with components of social activities, security, and regular meals
- Alaskan non-profit incorporated in 2004
- Together with Weeks Field Development Group, planned and built Raven Landing Senior Community, which opened in 2010
- Does not include Weeks Field Estates, the four affordable housing buildings on the west half of the old Fairview Manor site



## **What is the present situation?**

- Three 20-unit apartment buildings now in operation and fully occupied; A fourth building is planned.
- Approximately 75 residents, ages 65 to 92
- Raven Landing Community Center near completion; will serve both non-residents and residents of Raven Landing
- Non-active waiting list over 80 plus about 40 on the active wait list.
- Serving a hot meal 6 days a week, moving incrementally to 3 available meals per day
- Staffed by General Manager, Resident Services Coordinator, Food Services Manager, sous chef, bookkeeper, custodians, and maintenance man
- Financially successful: cash income has exceeded cash expenses and other payments for the apartments from beginning

***Retirement Community of Fairbanks, Inc.  
and the building of  
Raven Landing Senior Community***



**A TIMELINE**

- 2003 – 2004** Needs of Fairbanks seniors recognized  
Retirement Community of Fairbanks, Inc. (RCF) incorporated
- 2004 – 2007** Raven Landing complex designed with architect  
Search for site  
Weeks Field Development Group (WFDG) formed to acquire chosen site  
WFDG reached agreement with City of Fairbanks and leaseholder for purchase of Fairview Manor land
- 2008** Alaska Housing Finance Corporation (AHFC) awarded grant to RCF for first apartment building  
Capital campaign started for Raven Landing Community Center
- 2009** Federal grant (NSP) to WFDG to demolish old Fairview buildings
- 2010** AHFC awarded grant to RCF for second apartment building  
State legislature awarded grant to RCF for Community Center  
April - Begin construction on first apartment building  
Nov. - Move into first apartment building
- 2011** May - Begin construction on second apartment building  
Sep. - Pour foundation for Phase I of Community Center  
Dec. - AHFC awarded grant to RCF for third apartment building  
Dec. - Rasmuson Foundation awarded grant to RCF for Community Center
- 2012** Mar. - Move into second apartment building  
May - Begin third apartment building  
State legislature awarded second grant to RCF for Community Center  
Aug. - Begin construction of Community Center  
Dec - Complete third apartment building
- 2013** Jan - Move into third apartment building  
May - Complete Community Center kitchen and dining room  
Fall – Complete more Community Center areas
- 2015** Build fourth apartment building and/or assisted living facility?

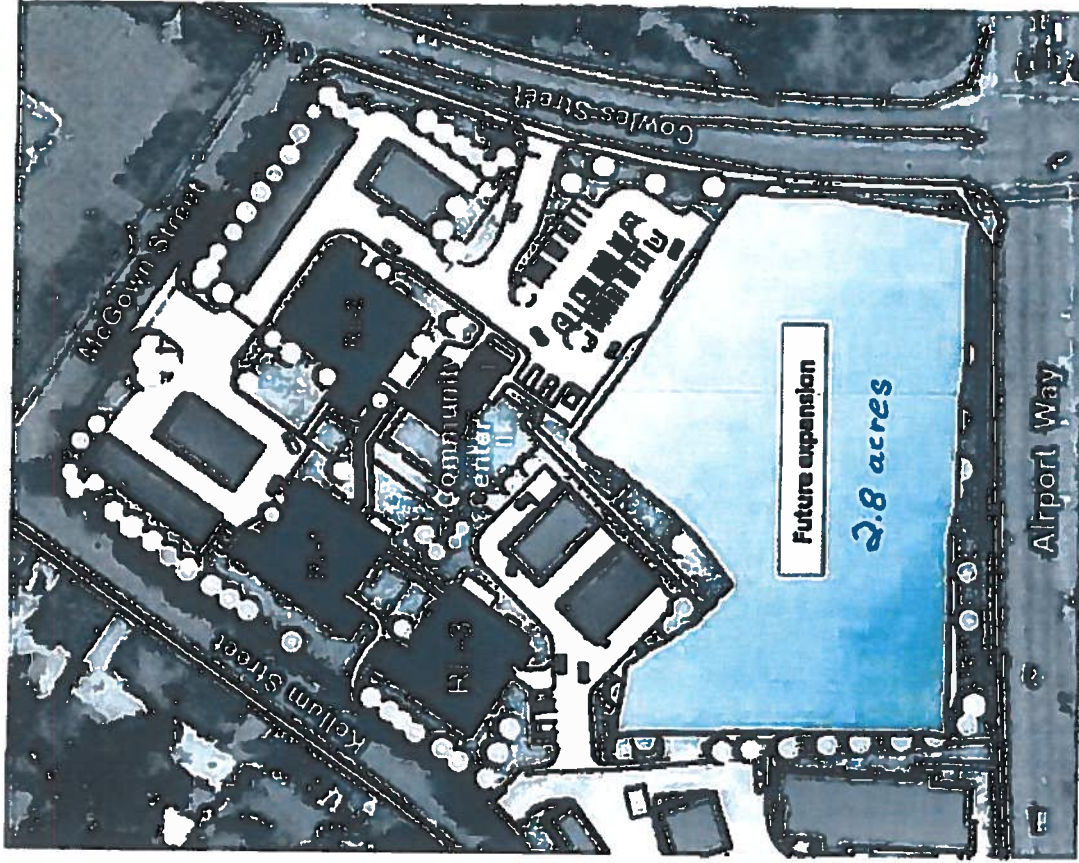
**Raven Landing Senior Community  
Fairbanks, AK 2013**



**Raven Landing buildings  
Apartments**

- RL-1 – finished Nov. 2010
- RL-2 – finished Mar. 2012
- RL-3 0 finished Jan. 2013

**Community Center – finished Oct. 2013  
Other structures are carports and garages**







## **Construction of Raven Landing Senior Community**

### ***Raven Landing Apartments***

2010 – first apartment building

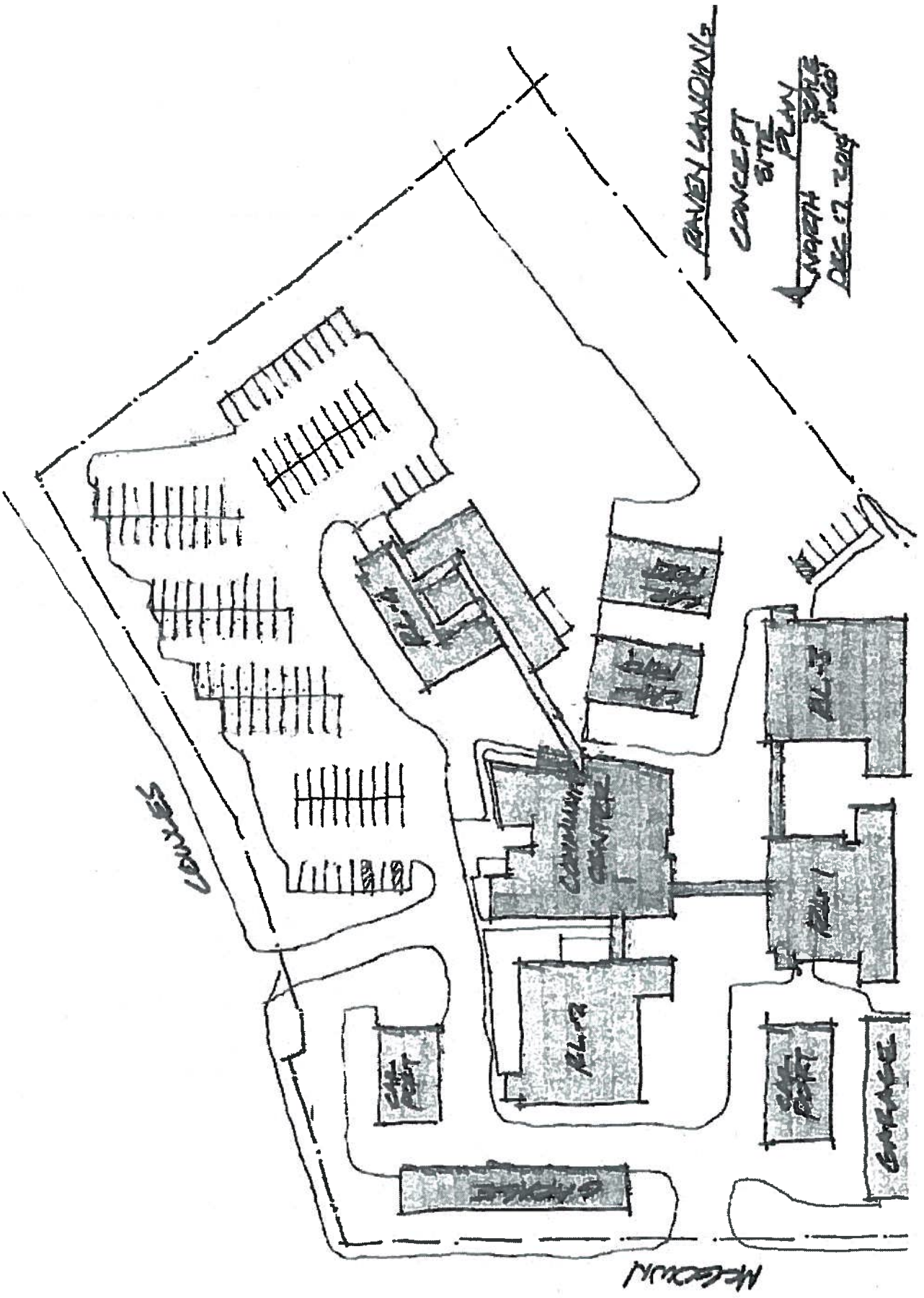


2012 – third apartment building



2011-12 – second apartment building  
(and Community Center foundation)





RAVEN LANDING  
 CONCEPT  
 SITE PLAN  
 NORTH ARROW  
 DEC 17 2019

COURTSES

NEEDHAM

COMMUNITY CENTER

AL-3

AL-1

AL-2

AL-7

GARAGE

AL-4

AL-5

AL-6

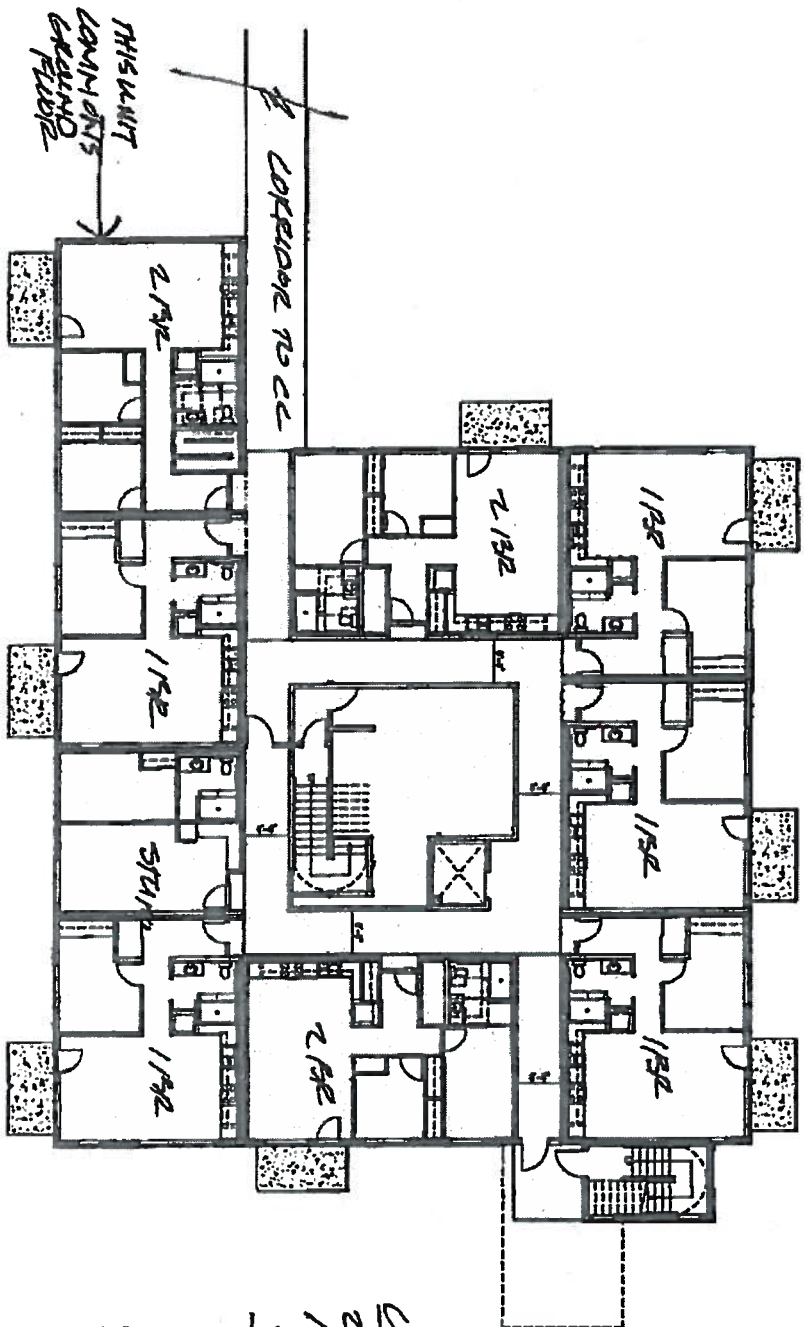
AL-8

AL-9

AL-10

PL-4  
CONCERN PLAN  
DEC 17, 2014

FLOOR 5 2-4  
TOTAL GROSS AREA / FLOOR 9,405 SF  
TOTAL GROSS AREA 57,700 SF



UNIT COUNT/FLOOR	9 UNITS/FLOOR FLOORS 2-4 8 UNITS/FLOOR 1ST FLOOR 75 UNITS
2 BR	3
1 BR	5
STUDIO	1

AL-4  
CONCEPT PLAN  
DEC 17, 2014

COMMUNITYS FLOOR PLAN 1/16" = 1'-0"

