

# Whispering Winds Senior Apartments



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[www.amgland.com](http://www.amgland.com)



[www.tpchousing.com](http://www.tpchousing.com)

# Why Senior Housing?

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- Mat-Su Borough: 2<sup>nd</sup> fastest growing senior population in the nation
- 1,000 new units needed by 2030 to keep up with demand
- Senior population to grow 41.3% between 2015 & 2020
- Average life expectancy of older Alaskans is increasing
  - 78.7 in 1990 compared to 82.4 by 2030
  - Longer lifespans = greater long-term costs to manage and support seniors
- Female seniors (62%) outnumber male seniors (38%)

# Project Location





# Whispering Winds Senior Apartments

## Project Details



- 84 unit senior apartment community
  - 38 1BR units (607 SF)
  - 46 2BR units (805 SF)
- Restricted to seniors 55 years and older
- 24-hour on-site resident management
- 2,470 SF community building
- Security features
- Elevator
- Fully equipped units designed for tenants with visual & sensory impairments

# Whispering Winds Senior Apartments

## Rent Schedule

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- Affordable Units
  - 1 BR (607 SF): \$753 - \$925
  - 2 BR (805 SF): \$902 - \$1,109
- Market Rate Units
  - 1 BR (607 SF): \$975
  - 2 BR (805 SF): \$1,150
- 1 pet allowed per unit (under 40 lbs.)

# Whispering Winds Senior Apartments

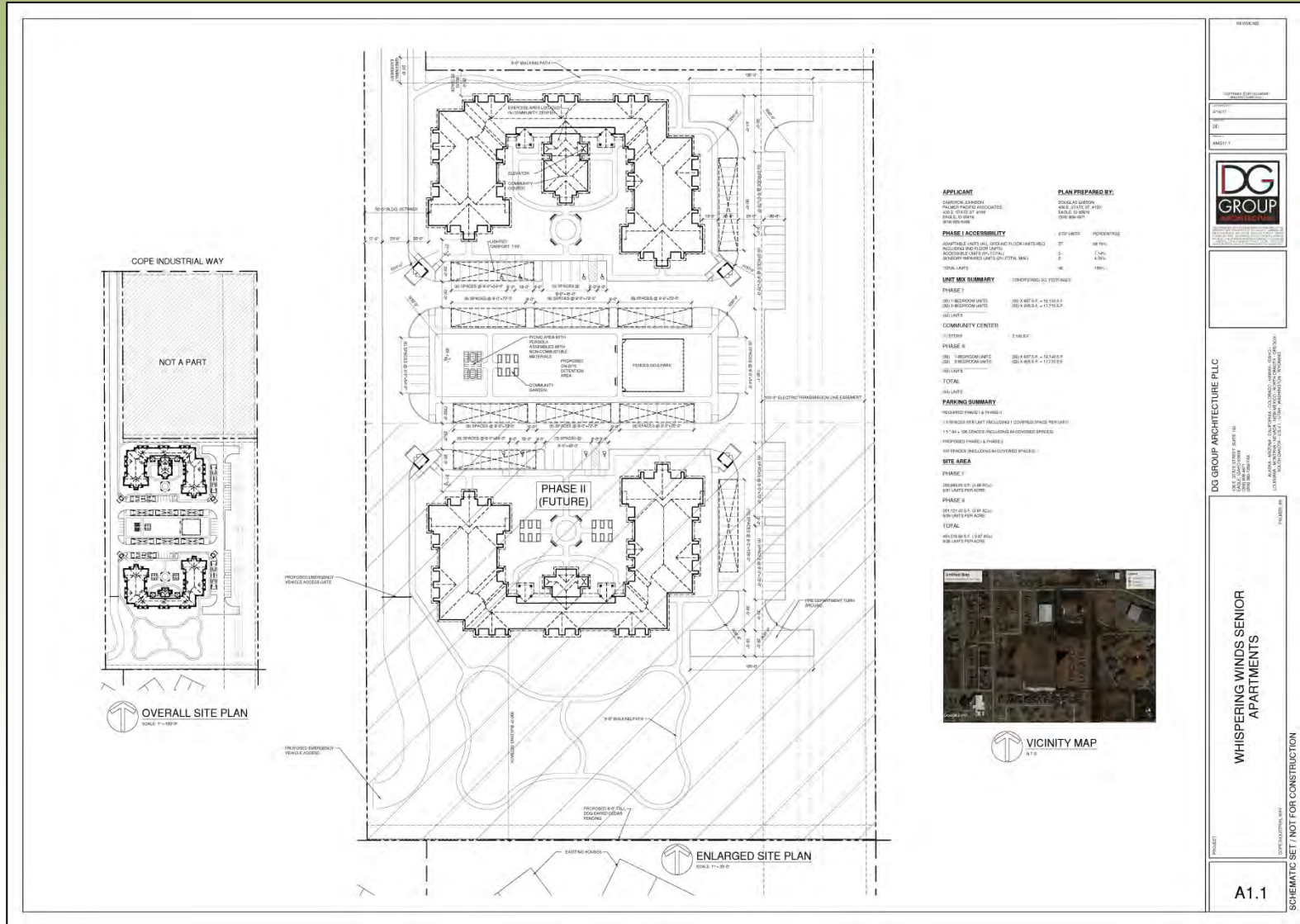
Aerial Rendering





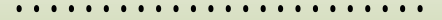
# Whispering Winds Senior Apartments

## Site Plan



# Whispering Winds Senior Apartments

## Unit Floor Plans



**One Bedroom**



**Two Bedroom**





# Whispering Winds Senior Apartments

## Project Amenities

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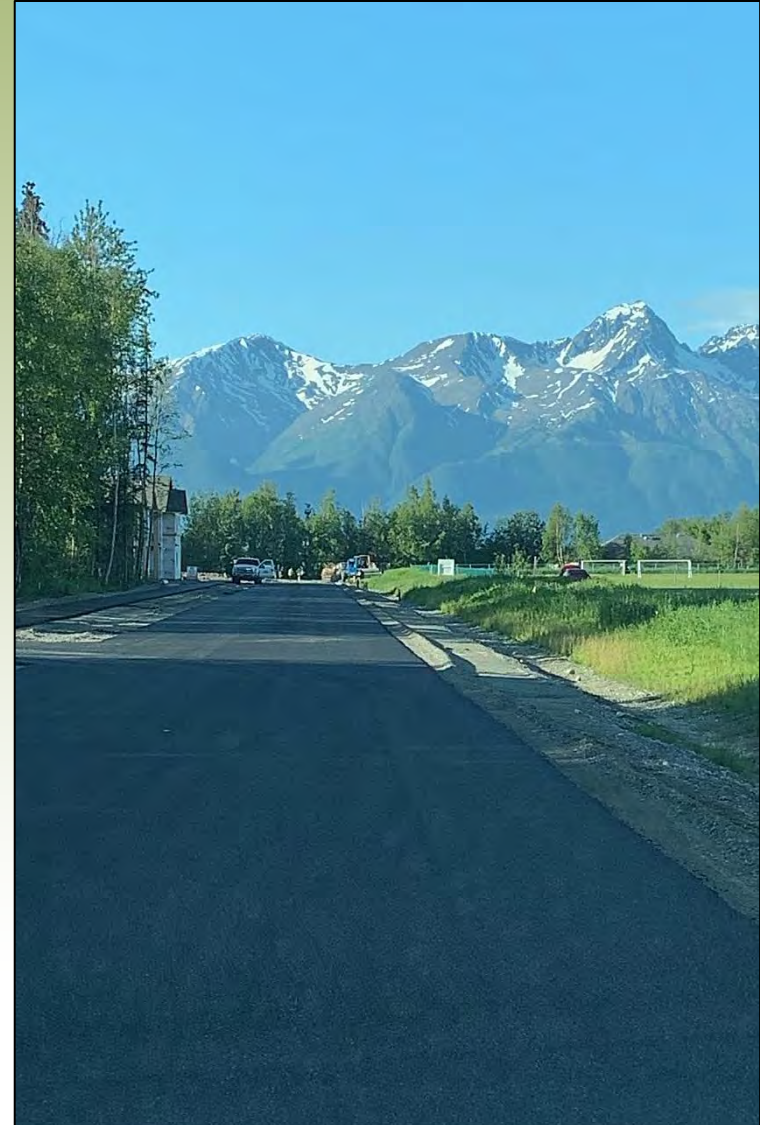
- Covered parking
- Community garden
- Business center
- Community gathering room with kitchen
- Theater room
- Fenced dog park
- Walking trails
- Picnic tables and BBQ area
- Pool table
- Secure & heated mailroom



# Whispering Winds Senior Apartments

## Phase I Photos

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# Whispering Winds Senior Apartments

## Phase I Photos

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# Whispering Winds Senior Apartments

## Unit Amenities

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- Energy-Star Construction
- Refrigerator & Range with Oven
- Dishwasher, Microwave & Disposal
- Washer/Dryer
- Exterior Private Storage
- Private Patio or Balcony
- Green building features including solar thermal panels and solar photovoltaic panels
- In-floor radiant heat

# Whispering Winds Senior Apartments

## Construction Schedule

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- Phase I
  - Construction commenced June 2018
  - Completed construction August 2019
  
- Phase II
  - Construction began May 2019
  - Complete construction June 2020



# Palmer Senior Center

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Located just 2 blocks from Whispering Winds

# Palmer Senior Center

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- \$24 annual membership dues
- Full cafeteria
- Library
- Exercise Room
- Activities include yoga, Zumba, bingo, game days, and health & wellness classes





# Vista Rose Senior Apartments

Recently completed 78-unit project in Wasilla .....





# Vista Rose Senior Apartments

1250 Lucille Street

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- 78 new units
  - One and Two bedrooms
  - Washer/Dryer in each unit
  - Every unit ADA accessible
- 4,000 SF Community Center
  - Exercise Room
  - Business Center
  - Rec Room & Kitchen
  - Elevator
- Covered Parking (1/unit)
- Central courtyard space with benches
- Community garden with raised planters
- Picnic tables with BBQ under pergola
- Fenced-in dog park
- Energy-efficient construction and design

# Thank You!



For more information please contact  
Valley Residential Services  
907-357-0256