

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Haines Assisted Living, Inc.****Federal Tax ID: 20-5805082****Project Title:****Project Type: Other**

# Haines Assisted Living, Inc. - Haines Veteran's Home Feasibility Study, Planning, Site Acquisition, and Debt Reimbursement

**State Funding Requested: \$500,000****House District: 5 / C**

Future Funding May Be Requested

**Brief Project Description:**

Funding will be used to do preliminary studies, design, and planning of an assisted living facility for both senior veterans and those returning from combat who are in need of rehabilitation.

**Funding Plan:**

Total Project Cost:	\$500,000
Funding Already Secured:	(\$0)
FY2012 State Funding Request:	<u>(\$500,000)</u>
Project Deficit:	\$0

**Detailed Project Description and Justification:**

Haines Assisted Living, Inc. has been phenomenally successful in providing a state of the art assisted living facility for, not only those in the Chilkat Valley, but also for southeast Alaska as a whole. The current facility in Haines combines state of the art care with the independence and privacy that one would expect in their own home.

Now, after hearing of the great need for veteran's facilities across the state, Haines Assisted Living would like to provide an assisted living facility for our senior veterans as well as those who are returning from combat and in need of rehabilitation. Using the current assisted living facility as a model, various funding sources will be pursued in order to keep project costs and, therefore, costs to the resident down.

The funding requested will allow the initial groundwork to be laid for a shovel ready project by 2012. Initial feasibility studies, design and planning will be done as well as the land acquisition for a facility that could house up to 20 residents. The work has already begun and part of the request is to reimburse HAL for the expenses it is already incurring.

We owe it to our veterans to provide them a state of the art assisted living facility where they can receive the care that they need right in their own back yards. Our veterans are some of our greatest resources who have made some of the greatest sacrifices for us. Allowing them to stay home and be cared for is the least we can do.

**Project Timeline:**

Expenditures will begin immediately with planning and design to be completed in 2012.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

Haines Assisted Living, Inc.

**Grant Recipient Contact Information:**

Name:	Dan Austin
Title:	General Manager
Address:	219 Union St. Haines, Alaska 99827
Phone Number:	(907)766-3616
Email:	st.vincentdepaul.juneau@gci.net

Has this project been through a public review process at the local level and is it a community priority?  Yes  No

<b>LAND ACQUISITION</b>		<b>COMMENT</b>
Suitable building lot or lots.	\$ 265,000.00	Available lot is "shovel Ready" Likely appraised value.
<b>DEVELOPMENT COSTS</b>		
Market & Feasibility Study	\$ 8,000.00	Research mix of Assisted Living and Rehabilitation needs and suitability.
Pro Forma & Business Plan	\$ 12,000.00	Sustainable operating plan.
Environmental Phase I	\$ 10,000.00	To meet federal funding requirements.
Soils Report	\$ 10,000.00	To meet federal funding requirements.
Survey	\$ 2,500.00	Preliminary and As Built.
Arch./Engr.	\$ 70,000.00	Design/Build Contract phase I.
Legal	\$ 15,000.00	Const. development phase only. Does not include federal funding Opinion Letter.
Permits, Bonds	\$ 5,000.00	Zoning, access etc.
Appraisal	\$ 10,000.00	To meet federal funding requirements.
Grant Admin./Compliance	\$ 23,500.00	10% of construction development phase . CIP admin, Accounting fees etc.
Project Management (1 yr.)	\$ 66,000.00	Contracted consultant. Grant writing, compliance. Contracts admin. Includes travel.
Other Consultant Fees	\$ 3,000.00	Independent RFP Review. Cost estimates.
	\$ 235,000.00	
<b>TOTAL</b>	<b>\$ 500,000.00</b>	

Haines Assisted Living, Inc.

219 Union St.

Haines, Alaska 99827

(907) 766-3616

### Haines Veteran's Home

The Haines Veteran's Home will complete phase III of an innovative project that demonstrates how to overcome barriers to sustainable development in rural Alaska. The Haines Veteran's Home will join Haines Assisted Living (HAL) and St. Lucy's Senior Living (SLSL) as an alternative for local elders to placement in facilities far from friends and home. Senior Vets and other Vets who may need assisted living and rehabilitation for any length of time, will have a small, resident-centered, caring community modeled on the success of Haines Assisted Living.

A suitable building lot is available adjacent to the site of Haines Assisted Living and St. Lucy's Senior Living. Improvements to all three properties are continuing this building season. Placing the Haines Veteran's Home here integrates all three phases of this unique senior project and maximizes the advantages of economies of scale for operation and supportive services.

It is estimated that the single story facility will be from five to ten units (up to two residents per unit) with considerable common area dedicated to recreation and/or rehabilitation activities. Critical to sustainable operations are engineering and design elements proven by construction experience with Haines Assisted Living—the only LEED Certified (Leading Environment and Energy Design) building of its kind in rural Alaska. The HAL complex rates 92% energy efficient.

Feasibility and Marketing studies will precede Architectural and Engineering work during the period July—December 2011. The expectation is that a Design/Build Guaranteed Maximum Price Contract will be executed by 12/31/2011.

This CIP funding request will purchase the building lot and provide the construction development funds needed to have a shovel-ready project for

presentation to various funders—U.S. HUD, VA, Foundations, HSS, local donors, etc.

Using Haines Assisted Living as a model, a variety of funding sources will be pursued. In the case of HAL, ten separate sources combined to fund a \$5.5 million project that currently provides assisted living to up to eight residents. Another five independent living apartments will be completed on March 15.

Haines Veteran's Home will allow us to fulfill our responsibility to the Veterans of Southeast Alaska with a caring home in the beautiful land they fought to keep free.

James Studley, President



## HAINES BOROUGH, ALASKA

P.O. BOX 1209 • HAINES, ALASKA 99827  
Administration 907.766.2231 • (fax) 907.766.2716

Tourism 907.766.2234 • (fax) 907.766.3155  
Police Dept. 907.766.2121 • (fax) 907.766.2128  
Fire Dept. 907.766.2155 • (fax) 907.766.3373  
May 26, 2011

Honorable Governor Sean Parnell  
120 Fourth St., Floor 3  
Juneau, Alaska 99801

Dear Governor Parnell,

I write today in support of a capital appropriation that will help us repay the debt we owe to those whose sacrifice allows us to enjoy the freedoms we cherish.

The Haines Veterans Home project will follow the innovative model developed by Haines Assisted Living and St. Lucy's Senior Living over almost a decade of research, planning and construction. These projects have combined the creativity of rural Alaskans, appropriate technology, and shared commitment to meet the challenge of providing critical services to small communities in the most cost-effective way. Like Haines Assisted Living (HAL), a LEED certified building, the Veteran's home will be constructed following the most stringent energy and environmental standards. And, like HAL, its resident service system, its heating, lighting, food preparation and maintenance systems will all be designed to render the lowest life-cycle costs while ensuring the highest quality resident care.

Most important, senior Alaska Veterans and disabled Veterans of any age will have a small, community-supported home in the beautiful, welcoming town of Haines. Many, like the residents of Haines Assisted Living, will be able to stay in their home region instead of moving to institutions far away.

Our most respected Elder, Dr. Walter Soboleff, who recently passed away, said, "I don't want to die away from Southeast. We need a Veterans' home here for all the folks of our region who have served their country."

Thank you for your consideration of this appropriation request.

Sincerely,  
  
Janice Hill  
Mayor