

**AHFC Senior Citizens Housing Development Program****FY2013 Request: \$4,500,000****Reference No: 6334****AP/AL:** Appropriation**Project Type:** Construction**Category:** Health/Human Services**Location:** Statewide**House District:** Statewide (HD 1-40)**Impact House District:** Statewide (HD 1-40)**Contact:** Les Campbell**Estimated Project Dates:** 07/01/2012 - 06/30/2017**Contact Phone:** (907)330-8356**Brief Summary and Statement of Need:**

AHFC's Senior Citizens Housing Development Program (SCHDF) uses corporate (AHFC) funds for grants to municipalities and public or private non-profit corporations, in conjunction with other agencies, for the development of senior citizen housing. Funds can be used for: the purchase of building sites, site preparation, materials, construction, and rehabilitation of existing housing. Organizations qualified to apply include municipalities and public or private nonprofit corporations. Additional components include smaller grants (up to \$25,000) for nonprofit senior organizations to pay for preparation of plans and project feasibility studies, appraisals, site preparation and other pre-development activities.

<b>Funding:</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>	<b>FY2017</b>	<b>FY2018</b>	<b>Total</b>
Gen Fund	\$4,500,000						\$4,500,000
<b>Total:</b>	<b>\$4,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,500,000</b>

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
<u>One-Time Startup:</u>	<u>0</u>	<u>0</u>
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

FY2012 - \$4,500,000 GF; FY2011 - \$4,500,000 AHFC Div; FY2010 - \$4,500,000 AHFC Div; FY2009 - \$6,000,000 AHFC Div; FY2008 - \$4,500,000 AHFC Div; FY2007 - \$3,000,000 AHFC Div; FY2006 - \$2,000,000 AHFC Div; FY2005 - \$2,000,000 AHFC Div; FY2004 - \$2,000,000 AHFC Div; FY2003 - \$1,375,200 AHFC Div and \$600,000 AHFC Bond Proceeds; FY2002 - \$1,472,200 AHFC Div; FY2001 - \$2,253,500 AHFC Div; FY2000 - Program Not Funded (Funded: Talkeetna Senior Housing - \$278,000 AHFC Div).

**Project Description/Justification:****The purpose of the program is to:**

Provide funds for the development of senior citizen housing and accessibility modification to seniors' residences. To date, this program has funded 1,209 senior units and provided accessibility modifications to over 150 homes.

**The projected outcomes are:**

To fund three development projects or about 30 units, modifications for accessibility for approximately 40 units and to provide technical assistance grants for building capacity in organizations that develop senior housing.

**Senior Citizen’s Housing Development Program** utilizes State General Funds (GF) for grants to municipalities and public or private non-profit corporations, in conjunction with other agencies, for the development of senior citizen housing. Funds can be used for: the purchase of building sites, site preparation, materials, construction, and rehabilitation of existing housing. Organizations qualified to apply include municipalities and public or private nonprofit corporations. Additional components include smaller grants (up to \$25,000) for nonprofit senior organizations to pay for preparation of plans and project feasibility studies, appraisals, site preparation and other pre-development activities.

**Project Description:**

These funds are used to support the development of housing for the fastest growing segment of the Alaskan population: persons 60 years of age and older. The 2000 Census showed that Alaska has the second highest growth rate of senior population in the U.S. Only Nevada has a higher growth rate. The number of seniors in Alaska is projected to increase 117% from 2005-2030 (79,430 people). This program targets the housing needs of both low-income and middle-income seniors as well as assisting homeowners to improve accessibility in their homes insuring safety and the ability to stay in their residence. A statewide needs assessment done in 2006 showed that there are \$1 billion of senior housing needs to address the growth in the senior population through 2030.

This request is based on the estimated demand for senior housing during the application cycle for the SCHDF program, home modification, and senior pre-development grants. Program funds are used only to fund the development “gap”, i.e., the amount necessary to make the project financially feasible or the difference between all other funding sources which can be expected to be contributed (including loan funds) and the cost to develop the project.

Any remaining unused funds will be made available under the next funding cycle. Requested funds are to be used to support senior housing with gap funds for acquisition, rehabilitation, accessibility modifications, and/or new construction of senior housing and pre-development grants. Awards are made on a competitive basis.

**FY2011 Development Awards:**

Fairbanks - Raven Landing II*	20	units - \$3,437,625 – TDC = \$7 M*
Anchorage – Chugiak-Eagle River Sr.**	21	units - \$ 492,429 – TDC = \$492 K*

\*Total Project Costs include demolition and relocation costs.

\*\*Rehabilitation project.

**FY2010 Development Awards:**

Anchorage – Lumen Park	20	units - \$1,780,000 Award – TDC \$5.2 M
Soldotna – Silverwood	6	units - \$1,252,805 Award – TDC \$1.5 M
Homer – Swatzell Terrace	4	units - \$567,195 Award – TDC \$1.1 M

**FY2009 Development Awards:**

Ketchikan – Pioneer Heights	10	units - \$1,489,304 Award – TDC \$3.8 M
Houston – Blueberry Pointe	6	units - \$1,254,477 Award – TDC \$2.4 M
Togiak – Togiak Sr. Hsg.	6	units - \$399,779 Award – TDC \$2.4 M
Anchorage – Eklutna Estates	59	units - \$2,132,283 Award – TDC \$23.4 M

**FY2008 Development Awards:**

Cooper Landing – Ravens View	6 units	- \$729,143	Award – TDC	\$1.9 M
Ninilchik – Tovarish Manor II	6 units	- \$396,716	Award – TDC	\$1.54 M
Meadow Lakes – Birch Creek Villas	8 units	- \$613,800	Award – TDC	\$2.22 M
Willow – Willow Parkway	6 units	- \$705,650	Award – TDC	\$1.92 M
Fairbanks - Raven Landing	20 units	- \$1,118,356	Award – TDC	\$4.33 M

**FY2007 Development Awards:**

Wasilla - Birches II	28 units	- \$281,000	Award – TDC	\$4.5 M
Palmer - Chugach Estate	31 units	- \$849,000	Award – TDC	\$7.3 M
Anchor Point -	4 units	- \$497,000	Award – TDC	\$1.2 M
Sitka - Monastery St.	24 units	- \$352,288	Award –	* \$1.3 M
Homer - Pioneer Vista II	9 units	- \$519,399	Award – TDC	\$2.2 M
* Rehab Cost				