

AHFC Senior Citizens Housing Development Program

FY2018 Request: \$1,000,000
Reference No: 6334

AP/AL: Appropriation
Category: Development
Location: Statewide
Impact House District: Statewide (HD 1-40)
Estimated Project Dates: 07/01/2017 - 06/30/2022

Project Type: Construction
House District: Statewide (HD 1-40)
Contact: Les Campbell
Contact Phone: (907)330-8356

Brief Summary and Statement of Need:

AHFC's Senior Citizen's Housing Development Program (SCHDP) uses 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.

Funding:	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Total
1139 AHFC Div	\$1,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$11,000,000
Total:	\$1,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$11,000,000

<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
One-Time Startup:	0	0
Totals:	0	0

Prior Funding History / Additional Information:

- Sec1 Ch2 SLA2016 P7 L31 SB138 \$1,750,000
- Sec26 Ch2 SLA2016 P42 L15 SB138 \$1,750,000
- Sec1 Ch18 SLA2014 P62 L4 SB119 \$4,500,000
- Sec1 Ch16 SLA2013 P77 L14 SB18 \$4,500,000
- Sec1 Ch17 SLA2012 P131 L3 SB160 \$4,500,000
- Sec1 Ch5 SLA2011 P98 L29 SB46 \$4,500,000
- Sec7 Ch43 SLA2010 P34 L31 SB230 \$4,500,000
- Sec1 Ch15 SLA2009 P20 L22 SB75 \$4,500,000
- Sec13 Ch29 SLA2008 P157 L22 SB221 \$6,000,000
- Sec4 Ch30 SLA2007 P103 L21 SB24 \$6,000,000
- Sec1 Ch82 SLA2006 P83 L14 SB4 \$3,000,000
- Sec1 Ch3 SLA2005 P65 L25 SB18 \$2,000,000
- Sec1 Ch159 SLA2004 P33 L31 SB16 \$2,000,000
- Sec1 Ch82 SLA2003 P34 L28 SB14 \$2,000,000
- Sec1 Ch1 SLA2002 P4 L47 SB12 \$1,975,200
- Sec1 Ch61 SLA2001 P24 L23 SB10 \$1,472,200
- Sec1 Ch135 SLA2000 P21 L13 SB8 \$2,253,500
- Sec100 Ch2 SLA1999 P53 L8 SB32 \$278,000
- Sec131 Ch139 SLA1998 P55 L10 SB4 \$2,050,000
- Sec82 Ch100 SLA1997 P56 L34 SB107 \$3,300,000

Sec100 Ch123 SLA1996 P57 L35 SB2 \$1,750,000
 Sec135 Ch103 SLA1995 P35 L31 SB268 \$750,000

Project Description/Justification:

AHFC’s Senior Citizen’s Housing Development Program (SCHDP) provides grant funds 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. 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.

The FY18 request is based on the estimated demand for senior housing during the application cycle for the rental development, home modification, and 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.

Project Description:

SCHDP funds are used to support the development of housing for the fastest growing segment of the Alaskan population. The 2000 Census showed that Alaska has the second highest growth rate of seniors in the U.S. Only Nevada has a higher growth rate of seniors in the U.S over the age of 85. 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 and helps senior homeowners improve accessibility in their homes, insuring safety and the ability to stay in their residence. A statewide needs assessment done in 2006 estimated that it would cost \$1 billion to address the growing housing needs of the senior population over the next thirty years.

The projected outcomes are:

- To fund three development projects or about 30 units;
- Modifications for accessibility for approximately 50 units; and
- To provide technical assistance grants for building capacity in organizations that develop senior housing.

SCHDP Awards: FY2007 - FY2016

<u>Project</u>	<u>Units</u>	<u>Award</u>	<u>Total Development Cost</u>
FY 2016 Development Awards			
Deep Green Housing	42	\$300,000	\$8,600,000
Kenai Peninsula Housing Initiative	5	\$600,000	\$1,300,000

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6334****FY 2015 Development Awards**

GMD Development	41	\$2,760,000	\$8,300,000
Kenai Peninsula Initiatives	5	\$738,000	\$1,980,000

FY2014 Development Awards:

Cook Inlet Housing Authority	34	\$2,761,923	\$9,200,000
Deltana Community Services	6	\$738,077	\$16,500,000

FY2013 Development Awards:

Kodiak - Near Island Elderly	32	\$2,000,000	\$9,200,000
Anchorage - Coronado Park	6	\$865,000	\$16,500,000
Soldotna - Silverwood II	6	\$1,146,500	\$1,500,000

FY2012 Development Awards:

Fairbanks – Raven Landing III	20	\$3,495,970	\$5,900,000
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FY2011 Development Awards:

Fairbanks - Raven Landing II*	20	\$3,437,625	\$7,000,000
Anchorage – Chugiak-Eagle River Sr.**	21	\$492,429	\$492,000

*Total Project Costs include demolition and relocation costs.

**Rehabilitation project.

FY2010 Development Awards:

Anchorage – Lumen Park	20	\$1,780,000	\$5,200,000
Soldotna – Silverwood	6	\$1,252,805	\$1,500,000
Homer – Swatzell Terrace	4	\$567,195	\$1,100,000

FY2009 Development Awards

Ketchikan – Pioneer Heights	10	\$1,489,304	\$3,800,000
Houston – Blueberry Pointe	6	\$1,254,477	\$2,400,000
Togiak – Togiak Sr. Hsg.	6	\$399,779	\$2,400,000
Anchorage – Eklutna Estates	59	\$2,132,283	\$23,400,000

FY2008 Development Awards:

Cooper Landing – Ravens View Housing	6	\$729,143	\$1,900,000
Ninilchik – Tovarish Manor II	6	\$396,716	\$1,540,000
Meadow Lakes – Birch Creek Villas	8	\$613,800	\$2,220,000
Willow – Willow Parkway	6	\$705,650	\$1,920,000
Fairbanks - Raven Landing	20	\$1,118,356	\$4,330,000

FY2007 Development Awards:

State of Alaska Capital Project Summary
FY2018 Governor

Department of Revenue
Reference No: 6334
Released December 15, 2016

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Wasilla - Birches II	28	\$281,000	\$4,500,000	
Palmer - Chugach Estates	31	\$849,000	\$7,300,000	
Anchor Point	4	\$497,000	\$1,200,000	
Sitka - Monastery St.*	24	\$352,288	\$1,300,000	
Homer - Pioneer Vista II	9	\$519,399	\$2,200,000	
<i>* Rehabilitation Cost</i>				