

**AHFC Senior Citizens Housing Development Program**

**FY2019 Request: \$2,000,000**  
**Reference No: 6334**

**AP/AL:** Appropriation

**Project Type:** Construction

**Category:** Development

**Location:** Statewide

**House District:** Statewide (HD 1-40)

**Impact House District:** Statewide (HD 1-40)

**Contact:** Les Campbell

**Estimated Project Dates:** 07/01/2018 - 06/30/2023

**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.

<b>Funding:</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>Total</b>
1250 Maint Cap	\$2,000,000	\$2,000,000	\$2,000,000				\$6,000,000
<b>Total:</b>	\$2,000,000	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$6,000,000

<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
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

- Sec1 Ch1 SLA2017 P7 L16 SB23 \$1,750,000
- 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

**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.

This project 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 - FY2017**

<u>Project</u>	<u>Units</u>	<u>Award</u>	<u>Total Development Cost</u>
<b>FY 2017 Development Awards</b>			
Cook Inlet Housing Authority	56	\$250,000	\$14,800,000
Deep Green Housing	36	\$750,000	\$7,600,000
<b>FY 2016 Development Awards</b>			
Deep Green Housing	42	\$300,000	\$8,600,000
Kenai Peninsula Housing Initiative	5	\$600,000	\$1,300,000
<b>FY 2015 Development Awards</b>			
GMD Development	41	\$2,760,000	\$8,300,000
Kenai Peninsula Initiatives	5	\$738,000	\$1,980,000
<b>FY2014 Development Awards:</b>			
Cook Inlet Housing Authority	34	\$2,761,923	\$9,200,000
Deltana Community Services	6	\$738,077	\$16,500,000
<b>FY2013 Development Awards:</b>			
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

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FY2012 Development Awards:			
Fairbanks – Raven Landing III	20	\$3,495,970	\$5,900,000
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:			
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

\* Rehabilitation Cost