

AHFC Senior Citizens Housing Development Program

FY2020 Request: \$1,750,000
Reference No: 6334

AP/AL: Appropriation
Category: Development
Location: Statewide
Impact House District: Statewide (HD 1-40)
Estimated Project Dates: 07/01/2019 - 06/30/2024

Project Type: Construction
House District: Statewide (HD 1-40)
Contact: James Wiedle
Contact Phone: (907)330-8359

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:	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
1108 Stat		\$500,000		\$500,000			\$1,000,000
Desig							
1139 AHFC	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$10,500,000
Div							
Total:	\$1,750,000	\$2,250,000	\$1,750,000	\$2,250,000	\$1,750,000	\$1,750,000	\$11,500,000

<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 Ch1 SLA2018 P9 L23 SB142 \$1,000,000
- 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
- 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

Project Description:

These 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 a cost of \$1 billion to address the growing housing needs of the senior population over the next thirty years.

This request is based on the estimated demand for senior housing during the application cycle for the SCHDP 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.

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 - FY2018

FY2018 Development Awards:

Deep Green Housing	-42 units	Total Development Cost (TDC)	\$1,242,413 Award, TDC \$9.8M
Kenai Peninsula Housing Initiatives	-6 units		\$ 757,587 Award, TDC \$1.5M

FY2017 Development Awards:

Cook Inlet Housing Authority	-56 units	Total Development Cost (TDC)	\$250,000 Award, TDC \$14.8M
Deep Green Housing	-36 units		\$750,000 Award, TDC \$7.6M

FY2016 Development Awards:

Deep Green Housing	- 42 Units	Total Development Cost (TDC)	\$300,000 Award, TDC \$8.6M
Kenai Peninsula Housing Initiatives	- 5 Units		\$600,000 Award, TDC \$1.3M

FY2015 Development Awards:

GMD Development	- 41units	Total Development Cost (TDC)	\$2,760,000 Award TDC\$ 8.3 M
Kenai Peninsula Initiatives	- 5units		\$ 1,980,000 Award TDC\$ 738K

FY2014 Development Awards:

Cook Inlet Housing Authority	- 34 units -	Total Development Cost (TDC)	\$2,761,923 Award TDC \$ 9.2 M
Deltana Community Services	- 6 units -		\$ 738,077 Award TDC \$ 16.5 M

FY2013 Development Awards:

Kodiak - Near Island Elderly	- 32 units -	Total Development Cost (TDC)	\$2,000,000 Award TDC \$ 9.2 M
Anchorage - Coronado Park	- 6 units -		\$ 865,000 Award TDC \$ 16.5 M
Soldotna - Silverwood II	- 6 Units -		\$1,146,500 Award TDC \$ 1.5 M

FY2012 Development Awards:

Fairbanks – Raven Landing III	- 20 units -		\$3,495,970 Award TDC \$ 5.9 M
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FY2011 Development Awards:

Fairbanks - Raven Landing II*	- 20 units -		\$3,437,625 Award TDC = \$ 7 M*
Anchorage – Chugiak-Eagle River Sr.*	- 21 units -		\$ 492,429 Award 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 \$5.20 M
Soldotna – Silverwood	- 6 units -		\$1,252,805 Award TDC \$1.50 M
Homer – Swatzell Terrace	- 4 units -		\$567,195 Award TDC \$1.10 M

FY2009 Development Awards

Ketchikan – Pioneer Heights	- 10 units -	\$1,489,304 Award	TDC \$3.80 M
Houston – Blueberry Pointe	- 6 units -	\$1,254,477 Award	TDC \$2.40 M
Togiak – Togiak Sr. Hsg.	- 6 units -	\$399,779 Award	TDC \$2.40 M
Anchorage – Eklutna Estates	- 59 units -	\$2,132,283 Award	TDC \$23.40 M

FY2008 Development Awards:

Cooper Landing – Ravens View Housing	- 6 units -	\$729,143 Award	TDC \$ 1.90 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 \$ 4.50 M
Palmer - Chugach Estates	- 31 units -	\$849,000 Award	TDC \$ 7.30 M
Anchor Point	- 4 units -	\$497,000 Award	TDC \$ 1.20 M
Sitka - Monastery St.	- 24 units -	\$352,288 Award	\$1.3 M*
Homer - Pioneer Vista II	- 9 units -	\$519,399 Award	TDC \$ 2.20 M

* *Rehabilitation Cost