

AHFC Senior Citizens Housing Development Program

FY2022 Request: \$1,750,000

Reference No: 6334

AP/AL: Appropriation
Category: Development

Project Type: Construction

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

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Estimated Project Dates: 07/01/2021 - 06/30/2026

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Brief Summary and Statement of Need:

AHFC's Senior Citizen's Housing Development Program (SCHDP) provides grant funds to municipalities, public or private non-profit corporations, and regional housing authorities in conjunction with other agencies, for the development of senior citizen housing. The two activities funded through this program are rental housing production and accessibility modifications for senior homeowners to extend their independent living years. Funds can be used for accessibility modifications to homes owned by seniors, purchase of building sites, site preparation, materials, construction, and rehabilitation. Organizations qualified to apply include municipalities and public or private nonprofit corporations.

Funding:	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>Total</u>
1139 AHFC Div	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$10,500,000
Total:	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$10,500,000

<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"/> Ongoing
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:

Sec5 Ch1 SLA2020 P67 L16 HB205 \$1,750,000
 Sec1 Ch1 SLA2019 P6 L6 SB2002 \$1,750,000
 Sec1 Ch19 SLA2018 P9 L23 SB142 \$1,000,000
 Sec1 Ch2 SLA2016 P7 L31 SB138 \$3,500,000

Project Description/Justification:

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. AHFC makes SCHDP funds available through a competitive process to municipalities, public or private non-profit corporations, and regional housing authorities in conjunction with other agencies for the development of senior citizen housing. Funding can be used for accessibility modifications to homes owned by seniors, purchase of building sites, site preparation, materials, construction, and rehabilitation.

This funding serves the gap between housing need and availability that continues to grow each

year across Alaska. While funding for senior housing has remained stable in recent years, the Alaska senior population continues to grow. The Alaska Department of Labor and Workforce Development (2019) estimated that the senior population (65+) in Alaska could increase from 23% (low forecast scenario) to up to 58% by 2045 (high forecast scenario). Approximately 6.8 percent of those seniors live in assisted or independent housing facilities. This continued growth places further demands each year on funding from communities throughout the State.

The authorization is based on the estimated demand for senior housing during the application cycle for the SCHDP program, home modification, and senior pre-development grants. This development “gap” funding works to make the cost of a project financially feasible or complete 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.

Senior Citizen's Housing Development Program Awards (2015 – 2020)

<u>Fiscal Year</u>	<u>Applicant</u>	<u>Units</u>	<u>Award</u>	<u>Total Development Cost (TDC) (millions)</u>
2020	Wasilla Area Seniors	40	460,982	10.1
2020	Cook Inlet Housing Development Corp	50	875,000	12.6
2020	Kenai Peninsula Housing Initiatives	6	414,018	1.5
2019	Kenai Peninsula Housing Initiatives	4	580,207	1.1
2019	Deep Green Housing	42	319,793	9.3
2018	Deep Green Housing	42	1,242,413	9.8
2018	Kenai Peninsula Housing Initiatives	6	757,587	1.5
2017	Cook Inlet Housing Authority	56	250,000	14.8
2017	Deep Green Housing	36	750,000	7.6
2016	Deep Green Housing	42	300,000	8.6
2016	Kenai Peninsula Housing Initiatives	5	600,000	1.3
2015	GMD Development	41	2,760,000	8.3
2015	Kenai Peninsula Initiatives	5	1,980,000	0.74

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.