

**AHFC Senior Citizens Housing Development Program**

**FY2023 Request: \$1,000,000**  
**Reference No: 64182**

**AP/AL:** Allocation

**Project Type:** Construction

**Category:** Development

**Location:** Statewide

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

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

**Contact:** James Wiedle

**Estimated Project Dates:** 07/01/2022 - 06/30/2027

**Contact Phone:** (907)330-8359

**Appropriation:** AHFC Senior Citizens Housing Development Program

**Brief Summary and Statement of Need:**

Funding for development of senior citizen housing units and accessibility modifications to seniors' residences.

<b>Funding:</b>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>FY2028</u>	<u>Total</u>
1139 AHFC Div	\$1,000,000						\$1,000,000
<b>Total:</b>	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000

- |   |   |                                       |   |                                  |
|---|---|---------------------------------------|---|----------------------------------|
| <input type="checkbox"/> State Match Required | <input type="checkbox"/> One-Time Project | <input type="checkbox"/> Phased - new | <input type="checkbox"/> Phased - underway  | <input 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	
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

**Project Description/Justification:**

The Senior Citizen's Housing Development Program (SCHDP) targets 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. Funds support development of housing for the fastest growing segment of the state's population. 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% of those seniors live in assisted or independent housing facilities.

SCHDP provides grant funds to municipalities, public or private non-profit corporations, and regional housing authorities in conjunction with other agencies for development of senior citizen housing. To date this program has funded 1,400 senior units and provided accessibility modifications to close to 600 homes.

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 project funding sources expected to be contributed (including loans) and the cost to develop the project. Eligible fund uses include 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.

**Projected Outcomes**

- Fund three development projects or about 30 units;
- Perform accessibility modifications on approximately 50 units; and

Award technical assistance grants for building capacity in organizations that develop senior housing.