

SB

150

HOUSE COMMITTEE REPORT

(5)

Date Referred: March 29, 1990

FURTHER REFERRALS:

FINANCE

Date of Committee Action: 4/27/90

The CRA Committee considered:

CSSSSB 150(C&RA)

CS SSSB NO. 150 (C&RA)

SENIOR HOUSING OFFICE/OLDER AK COMM

"An Act establishing a senior housing office and loan program in the Department of Community and Regional Affairs; directing the Older Alaskans Commission to assist the senior housing office; and authorizing the issuance of bonds for senior housing."

RECOMMENDATIONS:

- [] be replaced with _____ [] the same title
- [] be replaced with _____ [] a new title
- [] have attached amendment(s)
- do pass
- [] do not pass
- [] no recommendation
- [] individual recommendations
- [] additional referral to the _____ Committee

ADOPTS: _____ letter of intent

ATTACHES NEW FISCAL NOTE(S):
(Dept)

APPROVES PREVIOUS:

(Date/Dept)

fiscal impac _____

fiscal note(s) C&RA

zero fiscal note

zero fiscal note(s) AK Housing Corp.

[] zero with analysis _____

[] zero fn/analysis Older AK Comm

SIGNING DO PASS:

SIGNING:

(Check approp. column)

Do Not
Pass No Rec Amend

<u>Eugene A. Kubina KUBINA</u>			
<u>Cheri Davis C. DAVIS</u>			
<u>Richard Foster RICHARD FOSTER</u>			
<u>Eileen P. MacLean MACLEAN</u>			

Eileen P. MacLean
Chairman's Signature

FISCAL NOTE

REQUEST:

Revision Date: 2/23/90 Agency Affected: _____
 Title: Establishing a Senior Housing Office and Loan Program BRI: Alaska Housing Finance Corporation
 Sponsor: Senator Duncan Components: _____
 Requestor: Senator Pourchot

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 91	FY 92	FY 93	FY 94	FY 95	FY 96
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0	0	0	0	0	0
CAPITAL	0	0	0	0	0	0
REVENUE	0	0	0	0	0	0

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL	0	0	0	0	0	0

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS : (Attach a separate page if necessary)

Prepared by: Robert Sullivan Phone: 5649315
 Division: APFC Mortgage department Date: 2/23/90
 ACKNOWLEDGED BY [Signature]
 Approved by Commissioner: _____ Date: 2/23/90
 Agency: _____

Distribution (by preparer):
 Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)

) Changes in _____ (_____)
 have no fiscal impact.
 This fiscal note is
 appropriate.

FISCAL NOTE

REQUEST:

Revision Date: _____
 Title: Establishing Senior Housing
 Office Loan Program
 Sponsor: Senator Duncan
 Requestor: _____

Agency Affected: Community & Regional Affairs
 BRU: Housing
 Components: Housing Construction and
 Housing Loan

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 91	FY 92	FY 93	FY 94	FY 95	FY 96
PERSONAL SERVICES	79.2	80.3	81.4	82.6	83.9	85.3
TRAVEL	30.0	30.0	30.0	30.0	30.0	30.0
CONTRACTUAL	50.0	50.0	60.0	60.0	70.0	70.0
SUPPLIES	0.0	5.1	5.1	5.1	5.1	5.1
EQUIPMENT	2.0	1.0	0	0	0	0
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	166.2	169.4	176.5	175.7	189.0	190.4
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND	166.2	169.4				
FEDERAL FUNDS						
OTHER			176.5	175.5	189.0	190.4
TOTAL						

POSITIONS:

FULL-TIME	2	2	2	2	2	2
PART-TIME						
TEMPORARY						

ANALYSIS : (Attach a separate page if necessary)

There is no fiscal effect for FY 90.

Please see attachment.

Prepared by: Hank Hodae
 Division: Rural Development Division

Phone: 563-1073
 Date: 3/12/90

Approved by Commissioner: [Signature]
 Agency: Department of Community & Regional Affairs

Date: 8 March 90

Distribution (by preparer):
 Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)

Position Title Loan Examiner III		No. of Positions 1	Range/Step 19A	Org. Unit GGH
Time Status Full	Staff Months 12 Months	Location Anchorage		Election District
Type of Expenditure		Amount		
1	2	3		
Salary	40.1			
Benefits	12.8			
Premium Pay				
Other				
Total Personal Services	52.9			
Travel		30.0		
Contractual		14.7		
Commodities		5.0		
Equipment		2.0		
Other		0		
Total Cost		51.7		
Funding Source for Total Cost				
Federal Receipts	1002			
G. F. Match	1003			
General Fund	1004	104.6		
I-A Receipts	1006			
CIP Receipts	1061			
Other				
Justification CSSB 150 Senior Housing Office in FY 91 will require this additional staff person. Position will be responsible for program coordination and meeting with a large constituency, gathering information, responding to requests, attending meetings, and attending to other issues relating to developing a senior housing office, including the implementation and processing of the senior citizen housing loan program.				

**Request For
New Position**

Agency Department of Community & Regional Affairs
 BRU Housing Assistance
 Component Housing Construction

Page 3 of 4
 Revised Date

FY 91

FISCAL NOTE

REQUEST:

Revision Date: _____ Agency Affected: Administration
 Title: An Act establishing a senior housing and loan program in Department* BRU: Older Alaskan Commission
 Sponsor: Duncan Components: _____
 Requestor: _____

* of Community and Regional Affairs

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 91	FY 92	FY 93	FY 94	FY 95	FY 96
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	0	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES	0	0	0	0	0	0
GRANTS, CLAIMS	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
TOTAL OPERATING	0	0	0	0	0	0
CAPITAL	0	0	0	0	0	0
REVENUE	0	0	0	0	0	0

FUNDING: (Thousands of Dollars)

GENERAL FUND	0	0	0	0	0	0
FEDERAL FUNDS	0	0	0	0	0	0
OTHER 1034	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

POSITIONS:

FULL-TIME	0	0	0	0	0	0
PART-TIME	0	0	0	0	0	0
TEMPORARY	0	0	0	0	0	0

ANALYSIS: (Attach a separate page if necessary)

The duties which this bill adds to the Older Alaskans Commission Statute do not require any additional resources.

Prepared by: Connie J. Sine, Executive Director *CJS* Phone: 465-3250
 Division: Older Alaskan Commission Date: 3/7/90
 Approved by Commissioner: Frank S. Baxter *Frank S. Baxter* Date: 3/9/90
 Agency: Department of Administration

Distribution (by preparer):
 Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)

Alaska State Legislature



SENATOR JIM DUNCAN

P. O. Box V JUNEAU, ALASKA 99811-3100
(907) 465-4766

COMMITTEES:
FINANCE
VICE CHAIR -
HEALTH EDUCATION
& SOCIAL SERVICES
BUDGET & AUDIT
BANKING &
ECONOMIC
DEVELOPMENT

MEMORANDUM

DATE: March 30, 1990

TO: Eileen MacLean, Chair
House Community & Regional Affairs Committee

FROM: Senator Jim Duncan

RE: CS SS SB 150 (C&RA), establishing a senior housing office and loan program in the Department of Community and Regional Affairs; and authorizing the issuance of bonds for senior housing.

CS SB 487 (B&ED), making appropriations to the Alaska Housing Finance Corporation for the senior housing bond account and to the senior housing revolving fund in the Department of Community and Regional Affairs.

I request that you schedule my Senior Housing Bills, CS for SS SB 150 (C&RA), establishing a senior housing office and revolving loan fund, and CS SB 487 (B&ED) making appropriations to AHFC and the Department of Community and Regional Affairs to establish the Senior Housing Bond Account and Revolving Loan Fund for a hearing as soon as possible. I believe these bills establish a workable mechanism to provide more senior housing in the State of Alaska.

Working with the Alaska Housing Finance Corporation, the Department of Community and Regional Affairs, and the Older Alaskan's Commission, I believe we have arrived at a very workable, financially feasible solution for financing and operation of a Senior Housing Office and Loan Program in this state. I believe the placement of the Senior Housing Office and Revolving Loan Program in the Rural Development Division of the Department of Community and Regional Affairs demonstrates our commitment to rural as well as urban senior housing projects.

Major provisions in CS SS SB 150 (C&RA) are as follows:

Section 1. (Page 1, line 12) Sec. 18.56.083. **Bonds for Senior Housing.** (a) Authorizes AHFC to issue up to \$30,000,000 in senior housing bonds for senior housing projects of which AHFC approves. (b) Requires Community and Regional Affairs to compile and submit to AHFC for approval lists of senior housing projects which they have determined to be desirable and financially feasible. (c) The bond proceeds are deposited in the loan fund as determined necessary by AHFC. (d) Establishes a Senior Housing Bond Account in AHFC. Allows AHFC to pledge funds and security interest assignments in the Bond Account and assets in the Senior Housing Revolving Loan Fund for the payment of the bonds. If necessary, AHFC may also use money in the Bond Account for payment of the bonds.

Section 2. (Page 2, Line 10) AS 44.21.230(a)(9) **Older Alaskan's Commission.** Requires the OAC to give assistance to the senior housing office. This is to ensure coordination of OAC's senior programs and use of their expertise in the development of senior housing in this state.

Section 3. (Page 3, Line 11) AS 44.21.230(b) **Older Alaskan's Commission.** Adds housing to the issues upon which the OAC may collect facts and statistics, and perform studies.

Section 4. (Page 4, Line 6) Sec. 44.47.585. **Senior Housing Office.** (a) Establishes a Senior Housing Office in Community and Regional Affairs to coordinate senior housing programs and administer the loan program. This was the primary recommendation of the Older Alaskan's Commission in its "Senior Housing Report" released in September, 1989. The Office would provide assistance to senior citizens in need of housing. In addition, it would encourage private sector involvement in senior housing through dialogue with and coordination with potential developers. The Senior Housing Office would be charged with ensuring that residences constructed through the Senior Housing Revolving Loan Program conform to the special needs of senior citizens. (b) The Senior Housing Office is required to consult with the Older Alaskan's Commission so the housing needs of senior citizens can be met efficiently and effectively.

(Page 5, Line 10) Sec. 44.47.587. (a) Establishes the **Senior Housing Revolving Fund** in Community and Regional Affairs and provides that the proceeds of bonds sold by AHFC will be deposited in the Fund for specific projects only. Provides that AHFC can pledge amounts in the Revolving Loan Account for security on Senior

Housing Bonds issued by AFFC. Loans can be made for conventional mortgages, building materials, renovations and improvements of individual or congregate residences, to cooperatives, and for construction of senior housing. **b)** Requires CRA and AHFC to jointly establish guidelines in regulations for determining financial feasibility and the need for projects.

(Page 6, Line 3) **Sec. 44.47.589. Interest Rate.** Specifies the interest rate to be charged to borrowers on the senior housing loans to be the cost of funds plus two percent for construction loans, and the cost of funds plus 1/2 of one percent for permanent loans. The funds generated through this increased interest rate will be used to offset the cost of the senior housing loans program as soon as there has been enough lending activity in the fund to support the office.

(Page 6, Line 9) **Sec. 44.47.591. Conditions on Loans (a)** Requires the Department of Community and Regional Affairs (C&RA) to adopt regulations establishing acceptable security on loans from the Senior Housing Revolving Loan Fund. **(b)** Requires C&RA to develop regulations intended to reasonably preserve the use of facilities constructed as senior housing with senior housing loan funds for senior citizens.

(Page 6, Line 21) **Sec. 44.47.593. Transfer and Assignment of Certain Assets.** (a) Directs C&RA to transfer repayments of bond principal to AHFC. (b) Directs C&RA to assign to AHFC a security interest in property financed with bond proceeds.

(Page 7, Line 2) **Sec. 44.47.595. Fire Insurance.** Requires loan recipients to purchase and maintain fire insurance.

(Page 7, Line 7) **Sec. 44.47.597. Loan Origination and Servicing.** Allows the Senior Housing Office to enter into loan servicing agreements with private financial institutions or regional native housing authorities.

(Page 7, Line 22) **Sec. 44.47.599. Appraisals.** Allows the Senior Housing Office to have appraisals done on property as necessary.

(Page 8, Line 1) **Sec. 44.47.601. Toll-Free Telephone Number.** Requires the Senior Housing Office to maintain a toll free number.

(Page 8, Line 6) **Sec. 44.47.605. Contracting for Services.** Allows the Senior Housing Office to contract for services of professional appraisers, engineers, architects, planners, etc., as necessary to carry out the loan program.

(Page 8, Line 10) Sec 44.47.609. **Definitions.** (2) The definition of senior housing is copied from the definition of senior housing in the current Senior Citizen's Housing Development Fund (AS 44.47.620), except the different forms a cooperative may take are listed beginning on line 16 with "residential horizontal property regimes", and running through "residential condominiums organized under AS 34.08" on line 19.

CS SB 487 (B&ED) accomplishes the following:

Section 1. \$10 million is appropriated from AHFC's Revolving Loan Fund to capitalize a Senior Housing Bond Account established in AHFC.

Section 2. Retains within the Senior Housing Revolving Loan Fund all funds received or accrued to the fund for the Fiscal Year beginning July 1, 1990, except for the interest due on the bonds which is appropriated to AHFC in Section 3.

Section 3. The interest due and payable on the bonds issued by AHFC will be transferred from the revolving loan account in C&RA to the bond account in AHFC for Fiscal Year 1991. Note that payments on the bond principal are transferred from the Senior Housing Revolving Loan Account in Section 44.47.593 of SB 150.



Central Alaska Retired Teachers Association

Volume 1 V, Number 2

December 1989

SURVEY SHOWS RETIRED TEACHERS WANT SENIOR HOUSING HERE

Of the twenty-four CARTAs who returned the middle income housing survey that was included with the September/October newsletter, only one said "not interested" in senior housing in Anchorage. Most were looking forward to the future. Three indicated need within the next 1-3 years; nine said in 3-6 years; eleven were looking forward beyond six years.

Judging from these responses—a pretty fair return from the approximately 200 newsletters mailed, Central Alaska retired teachers are definitely interested in having appropriate Anchorage-area housing available for middle and upper income senior citizens and would themselves participate. Not only are they interested. They are also flexible and would accept several possible variations.

About half desire rentals, half condominiums to be purchased. Some marked both, indicating either would be acceptable. Three preferred separate village-type units. Two-bedroom apartments were chosen by nineteen. Extra storage and heated parking received high marks.

Location preference was not conclusive: downtown (9), east Anchorage (7), midtown (6), south Anchorage (3), Turnagain (2), out of town but within Municipality (2). Several marked more than one choice. Fifteen wanted a view, with mountains highly preferred. The other location question asked near what facilities the housing should be located. Respondents were asked to mark any that applied; most marked several. The results: shopping area (14), grocery store (14), public transportation (12), drug store (11), medical facilities (8), library (6), park (6), theaters (5), athletic facility (3), educational facilities (2). Two respondents marked "all of the above."

Amenities desired within the retirement housing

complex were identified as follows: maintenance personnel (20); some food service (17), with one meal a day (10), two meals (5), three meals (2); coin-op laundry (16); transportation (15); athletic room (14); security personnel (14); library (12); resident manager (12); swimming pool (12); meeting rooms (10); first aid room (9); arts and crafts area (9); card/game room (8); beauty parlor (7); general store (6).

Twenty indicated willingness to purchase units outright and pay \$50-\$75,000 (8), \$75-\$100,000 (10), \$100-\$150,000 (2). The same number were willing to pay rent: \$500-\$750 (8), \$750-\$1000 (10), \$1000-\$1500 (2).

Continued on page 3

PUT THESE 1990 CARTA MEETINGS ON YOUR CALENDAR—AND COME !!!

Jan 13—Regular meeting. Program is

Medigap Insurance: How Do You Choose, with guest speaker to answer questions.

Feb 10—White Elephant Auction for scholarship fund.

Bring items to sell and money to buy!

Mar 17—ASRTA / CARTA joint luncheon meeting at the Hilton Hotel. Speaker to be announced.

Apr 21—Regular meeting. Election of officers for upcoming year. Program to be announced.

May 12—Regular meeting. Installation of officers.

Note: The March and April meetings are the third Saturday of the month. The March meeting date was changed to coincide with the AARP training workshop. The Senior Center was not available for CARTA on the regular April meeting date.

JEAN MCLANE underwent surgery November 20th, but we hear he is doing well. It's put our Sunshine Committee in a position to receive our sunshine himself. You can drop him a note at 1911 Kuskokwim, Anchorage 99504 or call him at 279-3166.

GENEVA and BUCK SMITH travelled "outside" in their fifth-wheel for two months. They visited friends and relatives and enjoyed relaxing days in Idaho, Washington, California, Arizona, New Mexico and Nevada. They left their pickup and trailer in Las Vegas where they plan to return in April for the Alaskans Convention. They also visited their daughter in Hawaii for two weeks.

MARLOU and DICK SMITH will be visiting family in the San Diego area during January 1990.

RITA and JOHN STRACHAN recently returned from a two week visit to Ireland--great horse country and thousands of castles and ruins. Their 17-day trip included trail riding, horseback lessons in Donegal, a visit to the Waterford factory, scenic trips to the Ring of Kerry, Connemara country, and, of course, the famous Blarney castle. They planned to spend the holidays with grandchildren in Sedro Wooley, Washington. A family reunion after Christmas in San Francisco is also planned to celebrate Rita's 50th birthday and to ring in 1990. Relatives and friends from Alaska, Hawaii, the east coast, and the west coast are all planning to help Rita enjoy turning half a century.

ALICE THOMPSON has been sightseeing in New York and Washington, D.C., then a visit to a sister in Ohio, followed by a flight to Mexico for fun in the sun. She'll be back to Anchorage in January.

MARIE TVEIT's new address is PO Box 96474, Houston, Texas, 77213-6474.

MCDONAGH APPOINTED TO TEACHERS RETIREMENT SYSTEM BOARD

CARTA has been notified by the office of Governor Cowper that one of its members, Roxy McDonagh, has been appointed to the Teachers Retirement System Board to replace Merritt Olson. CARTA will look forward to regular reports from her to keep the membership advised about the administration of the retirement fund.

NO ANSWERS YET FROM GOVERNOR OR COMMISSIONER ON AD HOC PRPA

Letters and copies of the last CARTA newsletter featuring the Post Retirement Pension Adjustment problem went to Governor Cowper and Commissioner Andrews saying in part:

According to information made available to the Central Alaska Retired Teachers Association, it is the plan of this administration to deny teacher retirees an ad hoc post-retirement pension adjustment justified by an increase in cost of living. Such an action is unconscionable and appears to us to be illegal.

To date no reply has been received from either the Governor or the Commissioner.

Volunteers Needed

Weekday mornings and afternoons for two hour shifts in Dining Room, Recreation, Gift Shop.
Contact Liz Illg in Volunteer Services 562-2281

OUR LADY OF COMPASSION CARE CENTER
LONG TERM AND REHABILITATIVE CARE

4900 Eagle Street Anchorage, Alaska 99503

WHITE HOUSE CONFERENCE ON AGING NOT YET ORDERED BY THE PRESIDENT

Under the Older Americans Act, the President may call for a 1991 White House Conference on Aging. Prior to the conference, the national aging network will be involved in a year of pre-conference related events.

The Alaska Older Alaskans Commission hopes that it will be possible to convene an Alaska Conference on Aging, perhaps in late spring 1991, and is asking Governor Cowper for a one-time allocation from the FY91 budget.

HOUSING SURVEY, cont.

Many marked both purchase and rental figures although they preferred one or the other in an earlier question. There was a greater spread on acceptable monthly maintenance and service fees. Several noted it would depend on what is included. Preferences were \$150-\$200 ((10), \$200-\$250 (5), \$250-\$300 (4), over \$350 (1), no idea (1), no preference marked (2).

PUBLIC OPINION MESSAGE

DEAR: SENATOR DUNCAN

Karlame

NAME: KAYE CORY DAKER
TITLE:
ADDRESS: BOX 55659
CITY: NORTH POLE
PHONE: 489-2455
BILL NO: SB 150
SUBJECT: SENIOR HOUSING OFFICE/OLDER AK COMM
MESSAGE: SB 150 / SB 407: MEMBERS OF SANTA SENIOR CENTER ASSOCIATION INC.
SUPPORT SB 150 AND SB 407. CAPITAL MONEY FROM AHFC INTO SENIOR HOUSING
REVOLVING FUND AS BASIS FOR SELLING BONDS. URGENT NEED FOR SENIOR HOUSING
IN NORTH POLE AREA. PLEASE SPREAD ON RECORD. EOM/MJO

ZIP: 99705

POMID: 07075258
DATE: 03/01/90
TIME: 07:52:58
LIONAME: FAIRBANKS LIO

COPIES: REPRESENTATIVES REPRESENTATIVES SENATORS

BARNES	BOUCHER	ADAMS
BOYER	BROWN	BINKLEY
COLLINS	COTTEN	COGHILL
DAVIDSON	DAVIS, C.	ELIASON
DAVIS, M.	DONLEY	FAHRENKAMP
ELLIS	FINKELSTEIN	FAIKS
FOSTER	FURNACE	FISCHER
GOLL	GRUENBERG	FRANK
GRUSSENDORF	HANLEY	HALFORD
HOFFMAN	HUDSON	JONES
JACKO	KOPONEN	KELLY
KUDINA	LARSON	KERTTULA
LEMAN	MACLEAN	PEARCE
MARTIN	MENARD	POURCHOT
MILLER	NAVARRE	RODEY
PETTYJOHN	PHILLIPS	STURGULEWSKI
RIEGER	SHARP	SZYMANSKI
SHULTZ	SHACKHAMMER	UEILING
TAYLOR	ULMER	ZHAROFF
WALLIS	ZAWACKI	

Radio Program 1/17/90

**LEGISLATIVE PRIORITIES
OF
THE PIONEERS OF ALASKA**

1. During this session of the Legislature the Pioneers are most interested in protecting the Senior programs presently in place. We prefer the \$250.00 monthly bonus program remain as it is, however, rather than see it suffer major setbacks, the Grand Igloo supports an annuity program as introduced by Senator Kerttula.

2. The Pioneers support a requirement of 65 years of age as a minimum for admission to the Pioneer Home system, and removal of the word 'destitute' as is presently used in giving priority for admission.

3. The Pioneers support full state funding to cover property tax exemptions for Seniors.

4. The Pioneers support in-Home Support Care and Senior Housing. Re: HB 218; SB 150.

5. The Pioneers support Health Care legislation. Re: HB 47.

6. Also, it has been noted, from a recent news article that Sen Uehling has prefiled legislation that would give Medicare eligible Senior an option to choose to receive health care under Medicaid at home rather than in a Long Term Care facility. The Pioneers certainly support this concept.

The Pioneers have taken no position regarding a State Income Tax or the Governor's proposal on an Education Endowment.

The Pioneer's registered lobbyist is Bill Ray, 165 Behrends Ave, Juneau, AK, 99801, Tel: (907) 586-1225

Bob Huffman, Chm.
Legislative Committee
Pioneers of Alaska



ALASKA STATE LEGISLATIVE COMMITTEE

CHAIRMAN
Mr. R. W. Bob Paul
130 Seward Street #705
Juneau AK 99801
(907) 586-2085

VICE CHAIRMAN
Mrs. Marie C. Mackenzie
7620 Crescent
Anchorage AK 99508
(907) 562-4895

SECRETARY
Miss Ann L. ...
771 ...
...
(907) 562-...

SENIOR CITIZEN HOUSING
POSITION PAPER

BACKGROUND/PROBLEM

Since 1980, Alaska's senior population has grown by 66% to more than 19,000 residents according to the Department of Labor. It is one of the fastest growing age groups in the state. If Alaska's population continues to grow older as projected, the senior population could double soon after the year 2000. Many seniors who formerly would have retired Outside are now remaining in Alaska.

Affordable, secure, accessible housing facilities with attendant supportive services are meager at best, and totally unavailable in most rural and urban Alaska communities. Thus, the strong desire of older Alaskans to remain independent as long as possible in their own homes must give way to some other housing solution when they can no longer maintain a private residence.

It is socially and economically advantageous to all Alaskans to effectively address senior citizen housing needs.

PROPOSED SOLUTION

Mechanisms must be established to enable and encourage seniors and their families, profit or non-profit organizations and government agencies to work cooperatively in meeting the needs. Development of alternative approaches, home equity conversions and provision of methods for realistic financing are but a few of the topics which must be addressed. Appropriate lands on which to locate necessary facilities need to be made available.

Physical housing, as such, is not the only aspect to be addressed in meeting senior needs. Greater support must be provided for adult family care, weatherization, day care, respite care, case management, and other services which make it possible for a senior to stay in his or her own home as long as possible.

In summary, necessary lands, financing methods, mechanisms for cooperative action and supportive services must be made available if we are to solve senior citizen housing problems in Alaska.

PROPOSED LEGISLATION

SB 150 would create a senior housing office in the Department of Community and Regional Affairs, and a revolving loan fund for all types of senior housing.

HB 218 would expand the Alaska Housing Finance Corporation's authority to include loans to build congregate housing for seniors, and to cooperatively establish a pilot program of such housing.

These bills currently in the Alaska Legislature would constitute a start in addressing senior housing problems, and the AARP ALASKA STATE LEGISLATIVE COMMITTEE supports passage of this legislation.

SENATE STATE AFFAIRS COMMITTEE TESTIMONY
October 19, 1989

My name is Amos J. Alter. I live at 303 Distin Ave. in Juneau. I speak in recognition of a serious need for affordable housing alternatives for Alaska's elderly people. In addition to recognizing the need I speak in support of actions to provide housing for middle and low income persons.

As a member of the State Legislative Committee of the American Association of Retired Persons, a group with an Alaska membership of about 32,000 persons, I speak in support of the concept of making those resources available to seniors which enable them to stay in their own homes as long as possible thereby avoiding the high costs to society incurred by institutionalization. Among other things such resources should include a variety of housing alternatives, congregate, group new or converted facilities, additions to existing housing, non-profit, public or private participation. State and local governments and individuals as well as the private sector should be encouraged to cooperate in meeting the need.

A sizable proportion of the senior citizen community is able and willing to make reasonable payment for housing. Incentives such as funding through revenues, low interest loans, land grants for sites and coordination and leadership in developing viable alternatives are all needed. There is a singular lack of housing alternatives for those middle income persons ineligible for low rent housing and yet unable to meet housing needs beyond a private home. Residential and assisted living alternatives for these persons in their own communities would allow them to remain in Alaska. As they are allowed to remain in Alaska they would continue to contribute to their communities economically as well as socially. A retired person spending retirement income in the community is a significant part of the economic base of that community.

In summary it is to the advantage of all Alaskans to provide housing alternatives for the elderly which keep seniors independent as long as possible. AARP supports those actions which will expedite and provide affordable housing alternatives for all Alaskan elders regardless of their income.

Senate passes measures aimed at encouraging senior housing

By BRIAN S. AKRE
THE ASSOCIATED PRESS

Legislation that would create a state Senior Housing Office and a loan fund intended to spur development of housing for the elderly has been passed by the Senate.

The legislation is in two bills that were approved Wednesday and sent to the House. A primary goal of the legislation is to encourage development of medium-size apartment complexes with common dining facilities and other services favored by the elderly.

"Many existing projects of this type are not available to middle- or upper-income seniors since they are funded through federal programs which include income restrictions," Sen. Jim Duncan, D-Juneau and prime sponsor of the bills, said in a news release.

Senate Bill 150, approved without opposition, would create the Senior Housing Office to study and plan for the housing needs of Alaska's elderly. The idea came from recommendations of a recent Older Alaskans Commission report on elderly housing needs.

The office would seek funding to develop housing alternatives, provide housing-related financial information to the elderly and public education about alternatives to nursing homes and large housing projects.

The bill also would authorize the



Alaska Housing Finance Corp. to issue up to \$30 million in bonds for senior housing projects. The state Department of Community and Regional Affairs would submit to AHFC a list of projects determined to be desirable and financially feasible.

Proceeds from the bond sales would go into a revolving loan fund managed by the department. Loans from the fund could be made for a variety of housing needs, including conventional mortgages, renovations to individual and group homes, cooperatives and construction of new senior housing.

The new housing office would be within the department, but the law would require the office to work with the commission.

The department estimates it would cost \$166,200 in fiscal 1991 to operate the office with two full-time employees. The office costs would be paid through the general fund for the

first two years, then the money would come from the revolving loan fund.

Senate Bill 487, approved 16-2, would allow the use of \$10 million from AHFC revolving loan funds as security for the senior housing bond sales.

"The result will be a lower interest rate for construction and renovation of senior housing," Duncan said. "This means more affordable housing for seniors."

Duncan said rents and fees would be enough to repay the loan fund.

"The seniors across this state have said they support this legislation," he said.

Sen. John Binkley, R-Bethel, and Sen. Rick Halford, R-Chugiak, voted against SB487. Binkley objected to dedicating the \$10 million in unrestricted AHFC capital.

"It's an additional \$10 million that is not available for AHFC to pay back the \$1.6 billion we have put into AHFC," he said. "We have not seen a penny of that put back."

Binkley also said it is misleading to suggest the \$10 million will ensure lower rents.

"It probably would have been better to take the \$10 million and appropriate it to specific projects for housing for seniors, rather than using it for collateral on more debt to build housing that seniors really can't afford."

THE FOLLOWING DOCUMENT HAS
NOT BEEN FILMED BUT IS
AVAILABLE IN THE ORIGINAL
FILE

SENIOR HOUSING REPORT



**Alaska's senior citizen housing today,
what seniors will need for tomorrow,
and what the State can do to help**

**Prepared by the Older Alaskans Commission
for the Alaska Legislature and Governor Steve Cowper**

September 1989