

**02/13/14
PRESENTA-
TION:
FAIRBANKS
RESOURCE
AGENCY**

<TARGET><BILL></BILL><SUBJECT>02-13-14 PRESENTATION
FAIRBANKS RESOURCE
AGENCY</SUBJECT><COMM>HHSS28</COMM></TARGET>

THE LINK TO AGING SUCCESSFULLY: FAIRBANKS RESOURCE AGENCY HAS A SOLUTION

January 2014



FRA History

FRA has been caring for individuals with intellectual and developmental disabilities and seniors with disabling conditions in the Fairbanks area for over 45 years.





FRA Senior Services

- **Care Coordination – brokering needed services**
- **Respite Care – giving caregivers a break**
- **Adult Day Center – out of home respite care**
- **Chore Services – in-home services**
- **Family Caregiver Services – support the caregiver**
- **Senior Outreach, Assessment and Referral (SOAR) – public education**
- **Future: Assisted Living – more to come**

Residential Options for Seniors

- **Independent Senior Housing**
 - Able to live independently
 - Raven Landing, South Hall
- **Assisted Living Homes**
 - Requires support with **Activities of Daily Living (ADL)**
 - Fairbanks Pioneer's Home
 - Caring Bridges
- **Nursing Homes**
 - Requires skilled nursing care
 - Denali Center





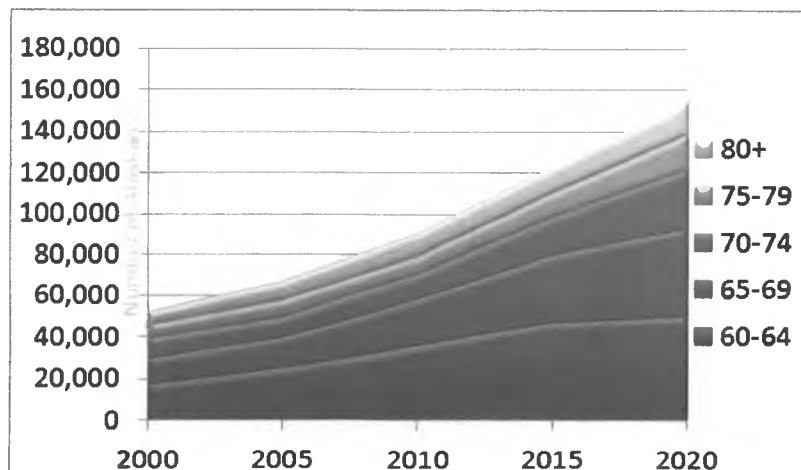
Assisted Living Services

- **Community-based residence in home-like setting**
- **Full-time staff support**
- **Assistance with Activities of Daily Living (ADL)**
- **Accommodation for Alzheimer's disease and related disorders (ADRD)**
- **Social, recreational and therapeutic services**
- **Age-in-place living and continuity of care**

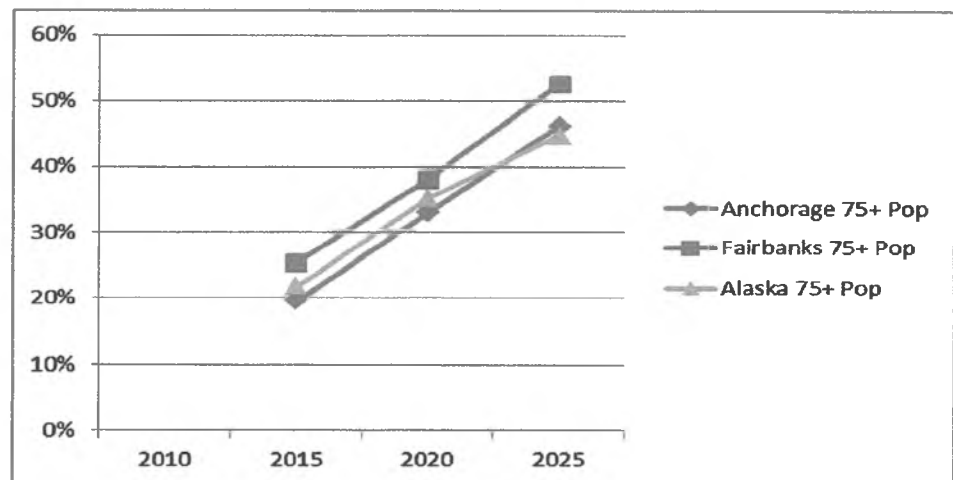
Senior Population Facts

*Alaska Senior Population Rates Increasing Four Times
Rest of Nation*

**Projected Senior-Alaskan
Population By Age**



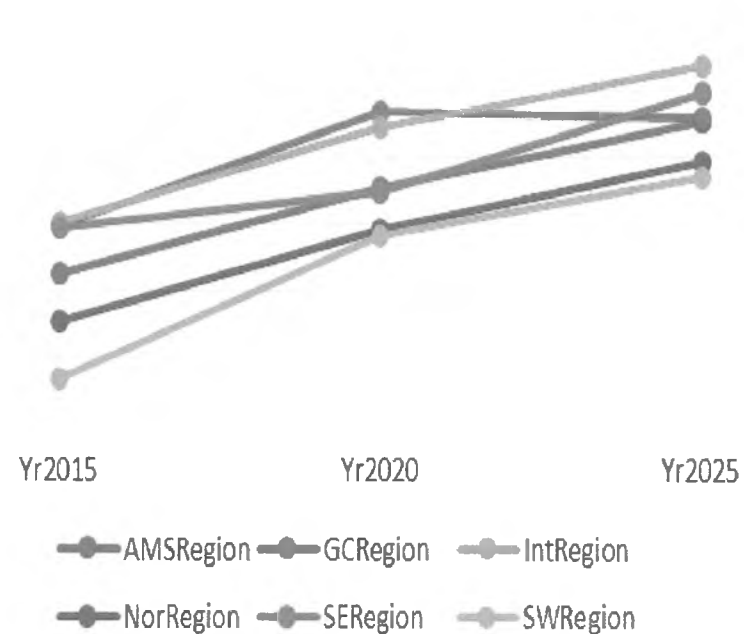
**Comparing Fairbanks, Anchorage, and Alaska
Projected Population Growth by Percentage
for Ages 75+**



Alaska Regional Data

Comparing Alaska's Six Regions Projected Population Growth by Percentage for Ages 75+

Anchorage/Mat-Su Region	Northern Region	
Anchorage Borough	Nome Census Area	60%
Matanuska-Susitna Borough	North Slope Borough	50%
	Northwest Arctic Borough	40%
Gulf Coast Region	Southeast Region	
Kenai Peninsula Borough	Haines Borough	30%
Kodiak Island Borough	Hoonah-Angoon Census Area	20%
Valdez-Cordova Census Area	Juneau Borough	10%
	Ketchikan Gateway Borough	0%
Interior Region	Petersburg Census Area	
Denali Borough	Prince of Wales-Hyder Census Area	
Fairbanks North Star Borough	Sitka Borough	
Southeast Fairbanks Census Area	Skagway Borough	
Yukon-Koyukuk Census Area	Wrangell Borough	
	Yakutat Borough	





Alaska Regional Data

	YEAR 2015	YEAR 2020	YEAR 2025
AMS Region	23%	35%	45%
GC Region	30%	47%	46%
Int Region	30%	45%	54%
Nor Region	15%	29%	39%
SE Region	29%	35%	50%
SW Region	7%	28%	37%
Fairbanks	31%	44%	57%

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

The Fairbanks Area Picture

- **2012 est. seniors needing assisted living: 1,100**
- **2020 est. seniors needing assisted living: 2,000**



Fairbanks Assisted Living Residences

RESIDENCES	CAPACITY	OCCUPANCY**
Pioneers' Home	93	full
Caring Bridges	16	15
Eagles Wings LLC	15	14
Hope Haven	10	8
Let Us Care	5	full
Lilley Lodge	5	4
Rocking Years I	5	4
Rocking Years II	10	9
Wild Iris Comfort Care	5	4
	164	
Borealis Assisted Living Home NEWLY OPENED NOT LICENSED	10	0
Agewise Alaska NEWLY OPENED NOT LICENSED	8	0
**majority of vacancies are private pay	Total Available	
	182	



Challenges to Assisted Living Development

- **Economic risks to developers / owners**
- **High cost of construction and renovation**
- **Workforce shortages**
- **State public rates are considered inadequate**
- **Private pay costs are extremely high**
- **Careful mix of private and public funding is essential**

The Solution

FRA has the solution to address our senior housing needs and public health crisis!

- **Facility design**
- **Development strategy**
- **Sustainable operational plan**
- **Model that can be replicated across the state**





Added Community Benefit

- **Economic boost to our community**
- **New jobs**
- **Purchasing power**
- **Families and seniors remain in Fairbanks**



Next Steps

- Let's have a conversation!
- Where do we go from here?
- What are the next steps?



**“THERE ARE ONLY FOUR KINDS OF PEOPLE IN THIS
WORLD.**

**THOSE WHO HAVE BEEN CAREGIVERS,
THOSE WHO ARE CAREGIVERS,
THOSE WHO WILL BE CAREGIVERS,
AND THOSE WHO WILL NEED CAREGIVERS.”**

ROSALYNN CARTER, FORMER FIRST LADY

- Senior Population Growth
- Economic Drain
- State Policy

Fairbanks Resource Agency

Assisted Living

Seniors Face Public Health Crisis

- FRA can offer an assisted living solution at an average annual cost of \$63,000 per resident compared to Pioneer Home's approximate annual cost of \$119,000 per resident.
- Community Partner Testimony: Fairbanks Memorial Hospital stated that since March, patients waiting for discharge, had a total stay of 360 days in an acute care facility, with average daily cost of \$2000.00, for a total cost of \$720,000.
- As an urban hub for senior care, the greater **Fairbanks community is feeling the pinch** as its own population ages and Elders from rural areas migrate into town.
- Fairbanks' senior population is growing, yet **the number of assisted living units in the area remains stagnant at 175 in 2013** despite 2012's estimated need of 1,100 units and a **2017 projected need of 2,000 units.**
- The **25.4% projected growth in the 75+ population over next 2 years** is the greatest indicator for future assisted living needs.
- Assisted living **need is even greater for seniors living with dementia-related diseases** like Alzheimer's.
- With few options for assisted living facilities that accommodate seniors' increasing needs for daily help, some **resort prematurely to costly nursing home facilities.**
- Alarming, interviews and reports show that seniors who can afford to leave Fairbanks and Alaska join the exodus for quality assisted living options in the lower 48.
- Fairbanks Pioneer Home, which is the closest comparable facility to what FRA proposes, **has an active waitlist of 105 residents** as of 10/04/13. These residents are ready to move-in now should space become available.



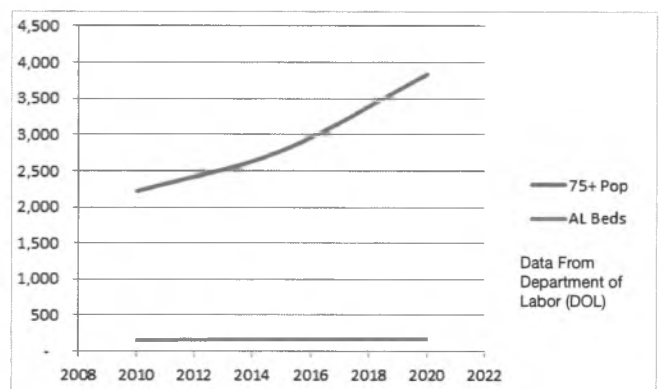
Rendering of Fairbanks Resource Agency's Assisted Living Home exterior. Ample greenspace for walks and enjoying nature.

Alaska State Report

State of Alaska Position: There is an expressed interest in initiating a private/public partnership to build and operate new senior housing developments.

FRA's comments: While assisted living construction in Alaska present challenges for developers and operators with the high cost of construction and low subsidize reimbursement rates, **FRA steps up with a solution to address the need.**

75+ Population Growth Projection vs. Assisted Living Beds in Fairbanks



Recent independent market studies for assisted living housing in Fairbanks (CHI Study July, 2012, conducted by TERRI SULT) (Market Study 2012, conducted by Alaska Housing Finance Corporation through Novogradac & Co LLC, a CPA firm).

