

ALASKA LEGISLATURE COMMITTEE FILES, 1989-1990 8672  
6634 SENATE STATE AFFAIRS

1038



ALASKA STATE LEGISLATIVE COMMITTEE

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**LONG TERM CARE ON THE NATIONAL SCENE**

**RESEARCH & ISSUE PAPER**

The entire American health care system is receiving critical and concerned scrutiny. The United States is the only industrialized nation other than South Africa without health insurance for all citizens. Almost all Americans lack adequate protection for the costs of long term chronic conditions. The "new" definition of long term care refers to a comprehensive range of medical, personal and social services developed and coordinated to meet the physical, social and emotional needs of chronically ill and disabled people of all ages. These services may be delivered in an institution, in the community or in a person's residence.

People of all ages may need long-term care including children and young adults who are physically disabled. Other people in need include the developmentally disabled, chronically mentally ill and those with chronic infectious diseases like AIDS. Older people represent about two thirds of those who require long-term care assistance.

Federal programs that finance long term health and social services include Medicare (limited coverage), Medicaid (strict income eligibility requirements), the Veterans Administration, the Social Services Block Grant Program and Title III and the Older Americans Act. Medicaid is a federal program paying most of the costs. The Medicaid program's eligibility, criteria and services vary widely among the states and contribute to the fragmentation of the long-term care system. Current financing nationally comes primarily from two sources: Private payments by individuals and families and public payments by Medicaid. While the private long-term care insurance shows signs of growth, it is still in its infancy. Recent projections by the Brookings Institute indicate that the proportion of total nursing home care financed through private insurance by the years 2016-2020 will be between 7 and 12 percent at the most.

**ALASKAN LONG TERM CARE**

"Health care still only accounts for about 4 percent of all state and local government spending in Alaska, compared to the average of all states of about 12 percent." (Governors Interim Commission Report.) The role of the state is to assure that a full continuum of long term services is available to the needs of functionally-impaired individuals in the least restrictive setting at affordable cost. The services should include: (1) in-home assistance; (2) community services; (3) long-term care services in specialized housing such as congregate housing; (4) high quality institutional care; and (5) rehabilitative services.

(over)

Costs of long-term care continue to be a focus in the state. The Governors Interim Commission of Health reported that "there is no single explanation for why facility reimbursement rates are higher than in other states." However, there are some factors that appear to be significant. These include: (1) the present high quality of long-term care and the high skill level of staff. (2) Salaries: As an example, nurses aides make \$4.35 per hour in Washington; in Alaska about \$8.50. Pioneer Home rates are about \$9.00 - \$12.00 per hour. Alaskan health care employees are not considered highly paid. (3) Building costs result in debt service with the newer facilities hit the worst. (4) Only Our Lady of Compassion with 224 beds has a facility size comparable to average size institutions in the lower 48. (5) Medicaid state standards and licensing regulations are set at a high level. (6) New OBRA regulations that cover training, screening, reviews, assessments and enforcement will bring added costs. A sensible approach to cost containment appears to be early and appropriate intervention in assisting seniors to retain their independence.

Nursing homes in Alaska unlike those in many states do not have a significant percentage of private pay patients to whom costs can be shifted if Medicaid reimbursements are set too low. The State of Alaska funds long-term care for the elderly in two ways. First, it funds the Pioneer Home directly with an average subsidy of \$40,000 per bed. Second, the state purchases private nursing home services through Medicaid. The state splits the costs of Medicaid care with the federal government; paying \$21,000 per resident. There are no for-profit nursing homes in Alaska. All private facilities are non-profit or municipal entities. Long-term care nationally is 80% profit and 20% non-profit.

At this point, access to long-term care in Alaska is available for those who meet the Pioneer Home eligibility requirements. There can be a 3 year waiting list for nursing care depending on location. Other Alaskans who meet the strict eligibility requirements can use Medicaid, but for many Alaskans, the other major options appear to be impoverishment or leave the state. The latter is a phenomenon which is presently occurring. These are the seniors who are not poor enough for Medicaid, but not wealthy enough to pay nursing home costs. Few older Alaskans are wealthy; only 18% have incomes of \$20,000 or more. There are some private Adult Foster Care Homes, and one private Residential Two is planning to open in the Anchorage area. An informal referral to these homes does exist in Anchorage. But, there is little encouragement or technical assistance to the private sector. Middle class senior interest in obtaining private sector congregate housing is growing across the state.

As of April 30, 1989, 81% of Alaskan nursing beds were filled across the state. Sixty-nine percent of those beds across the state were Medicaid covered which is a reduction of approximately 10-15% in two years. Some contributing factors to this decline could be the severe tightening of eligibility criteria, use of regular medical insurance for skilled nursing care, V.A., growth of charity cases, more available beds and added emphasis on rehabilitative efforts.

There is no question that seniors prefer to remain at home. Nevertheless home and community based services are only in their inception. Numbers of skilled workers will be needed to staff these services. There appears to be broad support for completing the long-term care continuum, but consistent funding must also be provided to allow a broad array of service. Present nursing homes would not be dismantled. Rather, as people age, the acuity of cases going into nursing homes will require even more skilled care. People will move in both directions along the continuum of care if appropriate services are provided.

**MAJOR LONG TERM CARE PROBLEMS IN ALASKA STILL TO BE SOLVED:**

1. Cost containment;
2. Fragmentation of services;
3. Growing long term personnel shortage;
4. Mental health as an unmet need;
5. Diversity of population to be served;
6. Needs of the informal care givers, family and friends;
7. Lack of long-term care options for the middle class;
8. Loss of Public Health Nurses (Numbers now available smaller than before statehood. Budget constrictions mean less competitive salaries.)

(The 1990-91 OAC State Plan addresses many of these problems.)

January, 1990

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman  
Sen. Al Adams  
Sen. Tim Kelly  
Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-465-3712

## Senate State Affairs Committee

### MEMORANDUM

TO: Senate State Affairs Committee Members  
FROM: Senator Pat Pourchot  
RE: Monday, February 26 Committee Hearing  
DATE: February 24, 1990

On Monday, February 26 at 1:30 p.m. in the Beltz Room the Senate State Affairs Committee will hear the following bills:

SB 378, An Act relating to voter qualification and registration for state elections; and relating to computation of time for purposes of AS 15.  
This bill, introduced at the request of the Governor, would allow qualified individuals voting in person before an election official, who have been residents of the state for at least 30 days, but who have failed to register in time for election, to register on election day and to vote in statewide elections for statewide candidates and measures. SB 378 also clarifies that absentee ballots are subject to the same review process and are counted in the same manner as questioned ballots. A clarification of the "computation of time rule" is added to provide that if a deadline for an election activity or requirement falls on a weekend or holiday, the deadline is extended to the first weekday after the weekend/holiday.

SB 370, An Act expanding the Public Employees Retirement Board and the Teachers' Retirement Board to include two physician members to hear disability appeals; dissolving the Public Employees' and Teachers' Disability Review Board; and providing for an effective date.  
This bill, introduced at the request of the Governor, repeals AS 39.36, which was enacted in 1982 to establish the Disability Review Board (DRB) as an advisory board to the Public Employees Retirement Board (PERB), the Teachers' Retirement Board (TRB) and the administrator of the state retirement systems on disability claims. A high percentage of appeals to PERB have been contrary to DRB's advice. This bill would dissolve the DRB and provide for the appointment of physician members to serve on PERB and TRB only for the purpose of hearing appeals involving medical issues.

Proposed CS for SS SB 150, An Act 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.

Senator Duncan has revised the previous proposed CS, to include the following: clarification of AHFC's and the Department of Community and Regional Affairs roles in setting regulations, approving loans and administering loans. This bill sets a \$30 million bond cap, specifies the interest rates on construction loans and permanent loans and clarifies how the Senior Housing Revolving Fund works.

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 Legislature

Sen. Pat Pourchot, Chairman

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Sen. Al Adams  
Sen. Tim Kelly  
Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-465-3712

## Senate State Affairs Committee

### MEMORANDUM

TO: Senate State Affairs Committee Members

FROM: Senator Pat Pourchot

RE: Monday, January 22 Committee Hearing

DATE: January 20, 1990

TELECONFERENCE: Anchorage, Mat-Su, Valdez, Soldotna, Fairbanks, Bethel, Delta Junction, Sitka and Homer. Invited testimony and others as time permits.

On Monday, January 22 at 1:30 p.m. in the Beltz Room the Senate State Affairs Committee will hear the following bills:

SB 5, An Act amending and making effective an annuity program and amendments to the longevity bonus program.

SB 5 establishes an annuity program to replace the existing Longevity Bonus Program. Alaskans would contribute to an individual annuity account by dedicating all or part of their PFDs to that account. Other than omitting the schedule for declining longevity bonus payments, the is essentially the same as SB 56, which the Governor vetoed in 1988. This bill provides that persons who turn 65 on or before January 1, 1991 will continue to receive \$250 per month as long as they reside in Alaska.

In December, 1989 the state issued 19,082 longevity bonus checks as compared to 17,702 in January, 1989. The Governor's proposed FY 91 budget contains a request for \$59.4 million, an increase on approximately \$3.3 million over FY 90 and an increase of nearly \$7.3 million over FY 89. The committee will discuss alternatives to reducing program costs.

SSSB 150, An Act 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.

SSSB 150 authorizes the Alaska State Housing Authority to issue bonds, the proceeds of which would be deposited in the Senior Housing Revolving Fund. It establishes the Fund, which consists of the bond proceeds, legislative appropriations and loan payments. Funds could be used for mortgage loans, as well as construction loans. SSSB 150 establishes a Senior Housing Office in the Department of Community and Regional Affairs to administer a senior housing loan program.

## COMMUNITY NEEDS

Should money become available, several communities already are waiting in line for new senior housing. More than \$23 million in applications are on file at Community and Regional Affairs, says housing section grants administrator Kay Graham. Although the senior housing grant program ran out of money in 1985, communities that have filed applications in hope of future funding include:

- Anchorage; Cook Inlet Housing Authority, 45 units; \$4.5 million.
- Anchorage; Meridian Living (community non-profit organization), 35 units; \$3.5 million.
- Haines; City of Haines, 18 units; \$1.5 million.
- Homer; Homer Senior Citizens Inc., 24 units; \$2.062 million.
- Kake; Tlingit-Haida Housing Authority, 12 units; \$1.2 million.
- Nenana; Interior Regional Housing Authority, 15 units; \$750,000 in state funding to accompany \$1.383 million already approved from HUD.
- Palmer; Alaska State Housing Authority, 45 units (later reduced to 30 units); \$2.7 million.
- St. Mary's; City of St. Mary's, 8 units; \$800,000.
- Stebbins; City of Stebbins, 15 units; \$1.5 million.

- Yakutat; Tlingit-Haida Housing Authority, 14 units; \$1.4 million.

Although no state grant or senior-citizen-only loan funds are available, there may be \$1.2 million in unused grant money that could be reallocated to a new project, Graham says. \$1.2 million in construction grant funds was previously allocated for a Tlingit and Haida Housing Authority project in Angoon. The project called for the city of Angoon to lease land to Tlingit and Haida for the building on a 50-year term, but the city balked at the lease terms as required by HUD (the federal agency was to have assisted in financing the project and paying rental subsidies). The Angoon project apparently is at a standstill, Graham says, and Community and Regional Affairs could take back the \$1.2 million by administrative action and award it to another project or projects by competitive selection.

Just as senior housing advocates are hoping for state financial assistance, they also are looking toward the federal government for help. HUD has been contacted by several communities and private developers looking for funding and operating subsidies for senior housing projects in Alaska, says Anchorage HUD official Arlene Patton. In addition to the Alaska Housing Authority's Palmer application and the Interior Housing Authority's proposal for Nenana, Patton says the Bristol Bay and Aleutian housing authorities have asked about HUD financing.

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As part of this report, the Older Alaskans Commission wrote every city and regional housing authority in the state, asking for information on community needs assessments. Based on the replies to that request and information from HUD and Community and Regional Affairs, we prepared the following list.

### Aleutian Housing Authority

The housing authority already operates a 14-unit senior apartment building at St. Paul and wants to build a 20-unit project at Sand Point. Looking for HUD financing, the authority originally requested money through the public housing authority program, but this year is changing its request to the Indian housing program. The Sand Point project is estimated at \$2.5 million to \$3 million. Officials say the primary reason for going after HUD financing is the accompanying operating subsidy that the federal agency provides. "The project would not operate on its own. They are traditionally low-income families out here." Sand Point was selected for its central location to several Aleutian villages.

### Bristol Bay Housing Authority

The authority currently operates a senior project at Dillingham, and two years ago submitted an application to HUD for funding for Naknek. The Naknek application was rejected due to lack of funding. The village of Togiak recently approached the authority for assistance in developing senior housing for that community.

BILL SUMMARY

SB 150 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

Sec. 1 Authorizes the Alaska State Housing Authority to issue bonds, the proceeds of which would be deposited in the Senior Housing Revolving Fund.

Sec. 2 Establishes a Senior Housing Office in the Department of Community and Regional Affairs to administer a senior housing loan program and to assist seniors in finding housing alternatives.

Establishes a Senior Housing Revolving Fund consisting of legislative appropriations, bond proceeds, and loan payments. Funds could be used for mortgage loans, as well as loans for building materials, renovation, construction, and cooperatives.

Establishes an operating loss reserve account to deal with foreclosures; addresses security for loans, fire insurance, the purchase of loans from private financial institutions and regional native housing authorities, and appraisals; requires a toll-free telephone number; authorizes the establishment of field offices.

Authorizes "character loans" of up to \$2,000 to cooperatives for the improvement or construction of senior housing to be occupied by members of the cooperatives.

Authorizes loans for moderate-cost or rental senior housing to public agencies, corporations, and cooperatives. Specifies that rental rates must be "reasonable". Limits loans to cooperatives to 85% of the appraised value of the housing facility.

Defines "senior housing" per current statute: For persons age 60 or over; includes acquisition, construction, or rehabilitation of land, buildings, improvements, and other nonhousing facilities that are incidental to the housing.

# STATE OF ALASKA

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

STEVE COWPER, GOVERNOR

- P.O. BOX B  
JUNEAU, ALASKA 99811-2100  
PHONE: (907) 465-4700
- 949 E. 36TH AVENUE, SUITE 400  
ANCHORAGE, ALASKA 99508-4302  
PHONE: (907) 563-1073

January 19, 1990

## POSITION PAPER

RE: SSSB 150

SPONSORS: Duncan, Kerttula, Fahrenkamp, Zharoff, Rodey,  
Szymanski, and Sturgulewski.

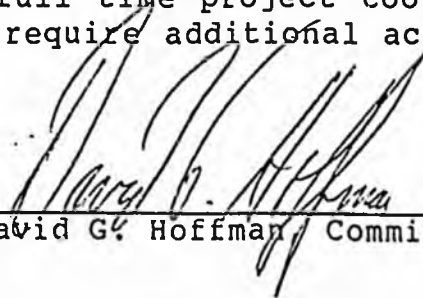
### Program Effects

This bill would establish within the Department of Community and Regional Affairs a senior housing revolving loan fund, from the sale of bonds by the Alaska State Housing Authority. The purpose of the fund will be for mortgage loans, building material loans, renovation loans and loans for the construction of senior citizen housing. Additionally, this bill would establish a Senior Housing Office in the Department of Community and Regional Affairs. This bill would satisfy a growing population's housing needs including helping seniors live independently or semi-independently longer through a wide range of single or group home options.

### Comments

The Department of Community and Regional Affairs supports this bill. The concept is viable and the audience this bill addresses is in need of this type of proposed program. The recently completed Senior Citizen Housing Survey by the Older Alaskans Commission shows a need for public commitment to decent affordable housing options for Alaska's senior citizens.

The Department of Community and Regional Affairs can only fulfill the intent of this bill by receiving full support as proposed in the bill. That includes Alaska State Building Authority sale of bonds and additional staff funding by the legislature. This staff would fulfill the requirements of the Senior Housing Office with a full time project coordinator and processing of the loans would require additional accounting and technical loan staff.

  
\_\_\_\_\_  
David G. Hoffman, Commissioner

-S  
F-5B3, Duncan

*Sylvia L. Short*

Attorney and Counsellor at Law  
705 West 47th Avenue  
Anchorage, Alaska 99503

Telephone ~~271-8887~~  
(907) 562-4992

January 10, 1990

Senator Pat Pourchot  
Alaska State Senate  
P.O. Box V  
Juneau, AK 99811

Re: Middle-income Senior Housing Forum

Dear Senator Pourchot:

Your appearance before the above group on December 28, 1989, was very much appreciated. We are glad that legislators are beginning to understand the dilemma of those who do not qualify for the advantages given the needy and yet are not able to afford some of such benefits on their own.

For your information I enclose a summary of the results of our survey. We all hope you will remember our interest in affordable group housing.

Thank you again for taking the time and trouble to appear before our group.

Sincerely,

  
SYLVIA L. SHORT

Encl.

sent to Sen Pourchot.  
from Sylvia Short: 1.19.90

## MIDDLE INCOME SENIOR HOUSING

### Results of Questionnaire Survey, 1989 SUMMARY

Over 2,000 questionnaires regarding the need and desires for middle-income senior housing in Anchorage, Alaska, were distributed in July, August and September, 1989. A total of eighty-three were returned completed, and the following is a summary of what they checked.

WHEN: There was no consensus as to when such housing would be needed, but all returned questionnaires indicated they would be interested in it in the near future.

TYPES: Almost equal numbers indicated interest in rental, condominium or separate units, and there was a distinct preference for private development over government-operated housing.

SIZE: By far the most indicated they wanted two-bedroom units with an extra room or storage space and enclosed parking area. Less than half wanted separate living-dining-cooking areas and a sizeable number wanted heated parking.

LOCATION: The downtown area rated first, preferably with a view, mountains being preferred with water next. Midtown was the next most popular area.

NEAR: Most wanted to be near a grocery store, public transportation and shopping areas, with medical facilities, a drug store and library next in importance.

AMENITIES: Maintenance personnel was wanted by approximately 3/4ths of those answering, and security personnel by over half. Other amenities rating high were a coin-operated laundry, food service (15 desiring more than one meal), a resident manager, transportation and meeting rooms. In general, all kinds of amenities except a general store were wanted by at least 25% (one out of four).

FEE: The majority indicated they felt a maintenance and service fee of \$150 to \$200, or less, would be appropriate.

COST: Prospective buyers indicated the \$50,000 to \$75,000 range with some 26 indicating they would pay more.

RENTAL: The lowest indicated rent of \$500 - \$750 was checked by 52, some indicating they would prefer to pay even less. 18 were willing to pay over \$750 a month.

### IN GENERAL

It appears that there is real interest in a privately-developed senior housing project. It should have both rental and purchasable units, most with two bedrooms, storage area and enclosed parking. The site could be in the downtown area or at midtown, so long as there is some type of view, preferably of mountains or water. It should be situated in a commercial area with access to transportation. Included within the complex itself should be provision for maintenance and security, a coin-operated laundry and food service providing at least one meal a day. Common rooms for meeting, recreation and reading should also be available, and a sizeable number would also like a swimming pool.

MIDDLE INCOME SENIOR HOUSING

Questionnaire

Over the past several months a group of interested Alaskans has been meeting to discuss availability and suitability of housing for seniors in the middle and upper income brackets. The purpose of this questionnaire is to invite your participation in identifying needs and desires for such housing in Anchorage. Please feel free to check everything below which would apply.

1. WHEN might you be interested in senior middle-income housing?

- 17 (a) Now
- 23 (b) In 1 to 3 years
- 29 (c) In 3 to 6 years
- 21 (d) Longer

2. Which of the following TYPES OF HOUSING would you be most interested in?

- 7 (a) Government operated
- 23 (b) Privately developed
- 28 (c) Rental units with amenities (see below, No. 5)
- 28 (d) Condominium units with similar amenities
- 27 (e) Separate village-type units with such amenities

3. What SIZE unit would you prefer?

- 2 (a) Efficiency-type
- 19 (b) One-bedroom
- 59 (c) Two-bedroom
- 6 (d) Three or more bedroom
- 30 (e) Separate living-dining-cooking areas
- 12 (f) Combination of any of above areas (from (e))
- 46 (g) Extra room or storage area
- 49 (h) Enclosed parking area
- 26 (i) Heated parking spots

4. Which of the following general LOCATIONS appeals to you for such housing?

- 40 (a) Downtown (between 1st and 15th, L and Gambell)
- 29 (b) Midtown (15th to Tudor; Minnesota to New Seward)
- 11 (c) West (Turnagain area)
- 2 (d) South (South of Tudor)
- 12 (e) East (East of New Seward; North of Tudor)
- 39 (f) Area with view (check which) Mountains 31 Water 23 Woods 10 City 8
- 4 (g) Out of town (within Anchorage Municipality)
- (h) Near (check any):
  - 19 Theaters
  - 56 Shopping areas
  - 62 Grocery store
  - 38 Medical facilities
  - 34 Drug store
  - 21 Educational facilities
  - 27 Park
  - 10 Athletic facility
  - 32 Library
  - 57 Public transportation

5. Which of the following amenities would you want available in the complex?

- 24 Beauty Parlor
- 26 Arts and crafts
- 21 First Aid room
- 34 Meeting rooms
- 27 Athletic room
- 27 Library
- 47 Coin-operated laundry
- 44 Food service (number of meals per day 1) (2 meals or more - 15)
- Other:
- 49 Security personnel
- 60 Maintenance personnel
- 43 Resident manager
- 9 General store
- 29 Swimming pool
- 28 Card/game rooms
- 40 Transportation

6. What monthly maintenance and service FEE would you feel appropriate?

<u>52</u>	(a)	\$150 - \$200
<u>12</u>	(b)	\$200 - \$250
<u>6</u>	(c)	\$250 - \$300
<u>2</u>	(d)	\$300 - \$350
<u>5</u>	(e)	Over \$350

7. If you would prefer to PURCHASE, what PRICE would you be willing to pay?

<u>38</u>	(a)	\$50,000 - \$75,000
<u>14</u>	(b)	\$75,000 - \$100,000
<u>11</u>	(c)	\$100,000 - \$150,000
<u>1</u>	(d)	Over \$150,000

8. If you prefer to rent, what RENTAL would you be willing to pay?

<u>52</u>	(a)	\$500 - \$750
<u>14</u>	(b)	\$750 - \$1,000
<u>4</u>	(c)	\$1,000 - \$1,500
<u>0</u>	(d)	Over \$1,500

If you would care to learn the results of this survey and/or to meet with the Middle Income Housing Forum (4th Tuesdays at Senior Center), please enter your name, address and telephone below:

**PLEASE RETURN THIS FORM TO THE ANCHORAGE SENIOR CENTER**

provided by Sen. Duncan  
prepared by Juneau Commission  
on Aging (Joe Alter)

## HOUSING NEEDS FOR MIDDLE TO UPPER INCOME SENIOR CITIZENS OF JUNEAU

There is a serious need in Juneau for senior citizen housing. Although several units of low income housing have been provided for Juneau seniors, few choices exist for middle or upper income seniors. The June 1989 survey and report providing a Juneau senior profile (The Golden Resource, City and Borough of Juneau, 155 South Seward Street, Juneau, Alaska 99801) states 12% of all persons aged 65 to 85 would like to change housing.

The report shows persons within the 65 to 85 age group, experience housing problems not necessarily related to income. 75% of the survey group own their own homes, but age group analysis of the data show a 77% ownership for the 65 to 75 year age group falls to 48% for ages 85 plus. The aging tend to become isolated, unable to care for property, without easy access to markets, health care, restaurants, and the amenities to which they are accustomed. Apparently these factors tend to make the senior want to relocate to a central location where fellowship, security, health and other necessary facilities and services are readily accessible.

The Juneau community appears to be little different in needs for the aging from senior needs in states other than Alaska, except for the number of persons involved. Many communities have found it both profitable and socially desirable to provide congregate housing, which meets senior needs. Such housing helps to keep the senior out of nursing home and in a independent living status as long as possible. Independent living or possibly assisted living under conditions meeting the senior needs is far cheaper to individuals and society than nursing home living. The social and economic advantages are too numerous to mention; family maintenance, volunteerism and - continued contribution by seniors to the economy of the community are only a few pluses.

The survey report, The Golden Resource, has almost unprecedented reliability in the information presented. Questionnaires used in the survey were sent to 1130 persons. 857 responses were received. 95% of the respondents said they wanted to continue to live in Juneau. 12% said they wanted a change in housing.

# **CORRECTION**

**THIS DOCUMENT  
HAS BEEN REPHOTOGRAPHED  
TO ASSURE LEGIBILITY**

## MIDDLE INCOME SENIOR HOUSING

## Questionnaire

Over the past several months a group of interested Alaskans has been meeting to discuss availability and suitability of housing for seniors in the middle and upper income brackets. The purpose of this questionnaire is to invite your participation in identifying needs and desires for such housing in Anchorage. Please feel free to check everything below which would apply.

## 1. WHEN might you be interested in senior middle-income housing?

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## 3. What SIZE unit would you prefer?

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26 (i) Heated parking spots

## 4. Which of the following general LOCATIONS appeals to you for such housing?

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11 (c) West (Furnagain area)  
2 (d) South (South of Tudor)  
12 (e) East (East of New Seward; North of Tudor)  
39 (f) Area with view (check which) Mountains 31 Water 23 Woods 10 City 8  
4 (g) Out of town (within Anchorage Municipality)  
 (h) Near (check any):
- |                              |                                  |
|------------------------------|----------------------------------|
| <u>19</u> Theaters           | <u>21</u> Educational facilities |
| <u>56</u> Shopping areas     | <u>27</u> Park                   |
| <u>62</u> Grocery store      | <u>10</u> Athletic facility      |
| <u>38</u> Medical facilities | <u>32</u> Library                |
| <u>34</u> Drug store         | <u>57</u> Public transportation  |

## 5. Which of the following amenities would you want available in the complex?

- |   |                                 |
|---|---------------------------------|
| <u>24</u> Beauty Parlor   | <u>49</u> Security personnel    |
| <u>26</u> Arts and crafts   | <u>60</u> Maintenance personnel |
| <u>21</u> First Aid room  | <u>43</u> Resident manager      |
| <u>34</u> Meeting rooms   | <u>9</u> General store          |
| <u>27</u> Athletic room   | <u>29</u> Swimming pool         |
| <u>27</u> Library   | <u>28</u> Card/game rooms       |
| <u>47</u> Coin-operated laundry   | <u>40</u> Transportation        |
| <u>44</u> Food service (number of meals per day <u>1</u> ) (2 meals or more - 15) |                                 |
- Other:

6. What monthly maintenance and service FEE would you feel appropriate?

<u>52</u>	(a)	\$150 - \$200
<u>12</u>	(b)	\$200 - \$250
<u>6</u>	(c)	\$250 - \$300
<u>2</u>	(d)	\$300 - \$350
<u>5</u>	(e)	Over \$350

7. If you would prefer to PURCHASE, what PRICE would you be willing to pay?

<u>38</u>	(a)	\$50,000 - \$75,000
<u>14</u>	(b)	\$75,000 - \$100,000
<u>11</u>	(c)	\$100,000 - \$150,000
<u>1</u>	(d)	Over \$150,000

8. If you prefer to rent, what RENTAL would you be willing to pay?

<u>52</u>	(a)	\$500 - \$750
<u>14</u>	(b)	\$750 - \$1,000
<u>4</u>	(c)	\$1,000 - \$1,500
<u>0</u>	(d)	Over \$1,500

If you would care to learn the results of this survey and/or to meet with the Middle Income Housing Forum (4th Tuesdays at Senior Center), please enter your name, address and telephone below:

**PLEASE RETURN THIS FORM TO THE ANCHORAGE SENIOR CENTER**

6. What monthly maintenance and service FEE would you feel appropriate?

<u>52</u>	(a)	\$150 - \$200
<u>12</u>	(b)	\$200 - \$250
<u>6</u>	(c)	\$250 - \$300
<u>2</u>	(d)	\$300 - \$350
<u>5</u>	(e)	Over \$350

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<u>4</u>	(c)	\$1,000 - \$1,500
<u>0</u>	(d)	Over \$1,500

If you would care to learn the results of this survey and/or to meet with the Middle Income Housing Forum (4th Tuesdays at Senior Center), please enter your name, address and telephone below:

**PLEASE RETURN THIS FORM TO THE ANCHORAGE SENIOR CENTER**

provided by Sen. Duncan  
prepared by Juneau Commission  
on Aging (Joe Alter)

## HOUSING NEEDS FOR MIDDLE TO UPPER INCOME SENIOR CITIZENS OF JUNEAU

There is a serious need in Juneau for senior citizen housing. Although several units of low income housing have been provided for Juneau seniors, few choices exist for middle or upper income seniors. The June 1989 survey and report providing a Juneau senior profile (The Golden Resource, City and Borough of Juneau, 155 South Seward Street, Juneau, Alaska 99801) states 12% of all persons aged 65 to 85 would like to change housing.

The report shows persons within the 65 to 85 age group, experience housing problems not necessarily related to income. 75% of the survey group own their own homes, but age group analysis of the data show a 77% ownership for the 65 to 75 year age group falls to 48% for ages 85 plus. The aging tend to become isolated, unable to care for property, without easy access to markets, health care, restaurants, and the amenities to which they are accustomed. Apparently these factors tend to make the senior want to relocate to a central location where fellowship, security, health and other necessary facilities and services are readily accessible.

The Juneau community appears to be little different in needs for the aging from senior needs in states other than Alaska, except for the number of persons involved. Many communities have found it both profitable and socially desirable to provide congregate housing, which meets senior needs. Such housing helps to keep the senior out of nursing home and in a independent living status as long as possible. Independent living or possibly assisted living under conditions meeting the senior needs is far cheaper to individuals and society than nursing home living. The social and economic advantages are too numerous to mention; family maintenance, volunteerism and - continued contribution by seniors to the economy of the communitiy are only a few pluses.

The survey report, The Golden Resource, has almost unprecedented reliability in the information presented. Questionnaires used in the survey were sent to 1130 persons. 857 responses were received. 95% of the respondents said they wanted to continue to live in Juneau. 12% said they wanted a change in housing.

It is clear from the data in the report, the following items are descriptive of persons age 65 and older living in Juneau:

July 1, 1987 estimates placed the total number of seniors over age 65 who were living in Juneau on that date at 1266 persons. In 1989 there are an estimated 1172 persons ages 65 to 85 living in Juneau.

42% of the group surveyed in 1989 live in downtown Juneau  
17% live in the Mendenhall valley area  
14% live out the road beyond the University of Alaska Southeast  
73 is the average age  
61% have lived in Juneau more than 30 years  
60% is married  
28% is widowed  
55% of the group is female

Reported income ranges as follows:

57% of all persons surveyed report annual income of  
\$10,000 to \$20,000  
23% report \$20,000 to \$30,000  
7% reported \$30,000 to \$40,000  
3% report \$40,000 to \$50,000  
2% report \$50,000 to \$60,000  
2% report over \$60,000

Based on combined income, all persons repoding reported incomes as follows:

15% to 20%	have incomes of \$10,000 to \$20,000
30% approx.	have incomes of \$20,000 to \$30,000
16% to 19%	have incomes of \$30,000 to \$40,000
8% to 10%	have incomes of \$50,000 to \$60,000
10% to 13%	have incomes greater than \$60,000

According to the 1987 population estimates contained in the report The Golden Resource, there were more people between the ages of 55 to 64 (1532 people) than there were over the age of 65 (1266). There were approximately 2,515 people between the ages of 45 to 54 and approximately 5,037 people in the 35 to 44 age bracket. This indicates that the senior population will be increasing very dramatically over the next few years. This is especially true if 95% of these people decide to stay in Juneau, as the seniors currently living in Juneau have indicated they will.

Based on information presented in the survey there are 140 persons who are interested in changing their current housing. Of this group 56 are singles and the remainder of 84 make 42 married units or a probable total of 98 housing units.

It is unlikely the survey results reflect enough information to consider all persons would be looking for a housing alternative that might be provided under a new program. Probably some will wish to move in with relatives or friends when they can no longer remain independent. Others may wish to move to an apartment or unit which requires less daily effort on the part of the person or couples. Development of housing probably should occur in phases as needed.

The next page summaries housing units, income, and probable payment dates. The attached Table contains a summary of information on alternative housing units available in the Denver, Colorado area. This summary issued in July 1989 also describes basic costs for services and amenities provided. Although the description of facilities and services is entitled "Luxury" alternative units of housing for Juneau's seniors may or may not include all space, services and amenities termed luxury. Necessary space, facilities and services should be provided to meet the need of Juneau seniors.

Assuming a maximum of 25% of spendable income were to be available to finance Juneau housing, the information shown on the chart on the next page approximates the minimum funds available to cover costs of alternative shelter for seniors in Juneau.

There is a need for housing now. Current trends indicate a significant increase in need for housing for middle and upper income seniors. Data show the seniors themselves are in a financial position adequate to pay reasonable costs for rent or lease of housing. It is doubtful if condominium living would meet the need; only those persons with the greatest finances would be able to purchase such units and the existing problem would not be solved.

Non-profit and private groups have provided housing in other places. A somewhat similar approach to meeting low income housing needs was taken by Alaska Housing Ministries - refer to the attached description of Alaska Housing Ministires.

PROBABLE MONTHLY PAYMENTS AND NUMBER OF HOUSING UNITS NEEDED BASED ON INCOME CATAGORY

*Income Category	Level of Income For Persons Over Age 65 Expressed in \$ Combined	Persons over Age 65 In Income Range Expressed as a Percent Combined	**Probable Acceptable Level of Monthly Payment for Shelter and Number of Units Needed	
(A)	10,000-20,000	15 to 20	\$ 500	16
(B)	20,000-30,000	30	720	30
(C)	30,000-40,000	16 to 25	935	20
(D)	40,000-50,000	8 to 10	1,105	9
(E)	50,000-60,000	8 to 10	1,300	9
(F)	Over 60,000	10 to 25	1,500	14

\*Of the 1, 172 persons now resident in Juneau who are 65 to 85 years of age, the 12% who wish to remain number 140 persons and of this 140 there are 42 married couples and 56 single persons. If all of these persons were to remain in Juneau and seek alternative housing this would represent a total demand of 98 units. Assuming not more than 25% of income should be spent on shelter the rent ranges for different income categories would be as follows:

Category (A) \$400 to \$625, (B) \$625 to \$830, (C) \$830 to \$1,040, (D) \$1,040 to \$1,250, and Category (E) and (F) would be approximately \$1,250 and \$1,500.

\*\*Estimated affordable payments have been selected as the average of the lower and upper income figures except for Category (F) which is the base amount.

Greater attention should be given to the economic development aspects of meeting senior citizen needs in the City and Borough. Retirement is an employment category for approximately 1,200 persons per year and growing. Seventy-two percent of these persons have incomes in excess of \$20,000 per year. These primary occupational aspects of retirement in Juneau add an estimated 16 to 20 million dollars to the Juneau payroll annually. The two to four secondary jobs related to retirement in Juneau swell the significance of the retirement community here. Survey respondents tell us the subsidies provided by property tax forgiveness as well as sales tax benefits allow them to retire and stay here. Such benefits -- far from being welfare and "freebies" -- constitute a subsidy which returns a five to one benefit to the economy of the City and Borough of Juneau.

Many persons would like to have and are willing to pay for congregate housing which serves the elder population, regardless of income. Options should be investigated for identifying and funding all types of needed senior housing: middle income, intermediate housing, adult foster homes, facilities for programs such as adult day care and the like. This is especially critical, given the "age wave", or the fact that the older population in the Borough has been, and will continue to be, steadily increasing, with the majority of people wishing to stay here.

#### RECOMMENDATIONS

1. JUNEAU SHOULD ASSUME THE LEADERSHIP TO BRING ABOUT ADEQUATE SENIOR HOUSING INCLUDING, BUT NOT NECESSARILY LIMITED, TO MAKING A CENTRAL DOWNTOWN SITE AVAILABLE FOR SUCH A DEVELOPMENT.  
  
AND PROVIDING FOR PLANNING AND REVENUE FUNDING AS WELL AS PARTNERSHIP ARRANGEMENTS WITH AGENCIES -- PUBLIC AND PRIVATE -- TO BUILD AND OPERATE THE NEEDED FACILITIES.
2. NON-PROFIT, FOR PROFIT, PRIVATE AND/OR GOVERNMENT INTEREST SHOULD BE INVITED TO MAKE PROPOSALS FOR PROVISION AND/OR OPERATION OF THE NEEDED HOUSING.

## ALASKA HOUSING MINISTRIES

### WHAT IS IT?

United Methodists, in company with members of other churches in the State of Alaska, have long been aware and deeply concerned for those in our communities who are unable to afford adequate housing. A major segment of decent and hardworking people, who make up the low and moderate income families of this state, do not share in any way in the great efforts that have been made by the State of Alaska to provide for the housing needs of its population.

Seven denominations in Alaska banded themselves together in late 1982 to provide a long term answer to the low and moderate income and handicapped housing needs of Alaska citizens. The bodies participating are:

The Alaska Missionary Conference of the United Methodist Church  
The Catholic Archdiocese of Anchorage  
The Lutheran Council of Anchorage  
The Episcopal Diocese of Anchorage  
The Presbytery of the Yukon  
The Alaska Assoc. of Baptist Churches and Institutions  
The Northwest Conference of the Mennonite Church

An Alaska non-profit corporation has been formed under the sponsorship of the seven bodies. The name of the new corporation is ALASKA HOUSING MINISTRIES. Financial liability is restricted to the corporation, and is not a potential liability for any of the seven sponsoring bodies.

The goal of the corporation is to build, own and operate housing for low and moderate income people and for handicapped people statewide.

Rent levels will be kept low by one or a combination of the following:

1. Removing the profit motive from operation of housing.
2. Federal rent subsidies where appropriate.
3. Seeking grants and gifts from Churches, governmental bodies, and the private sector.
4. Favorable interest rates on mortgage monies.

National Housing Ministries, a Church sponsored non-profit corporation with nationwide experience and reputation in construction and maintenance and management of low and moderate income housing, has been assisting in the guidance of the new corporation.

The new corporation has been structured to permit other religious bodies to join in the sponsorship and would welcome such additional sponsorship. Church sponsored non-profit corporations have a long history of involvement in housing of people with special needs. The ALASKA HOUSING MINISTRIES seeks to carry on that responsibility in Alaska.

The new corporation is operated by a 14 person Board of Directors. Each sponsoring denomination nominates two persons to the Board of Directors and this nomination is the only means of appointment to the Board.

Alaska Housing Ministries believes its Board of Directors provide a wealth of expertise and a tradition of caring to its task of providing housing. All serve without remuneration of any kind. It is the policy of the Corporation to use professional services in all phases of its operation. It is anticipated that the long-term management of any housing owned by Alaska Housing Ministries will be handled by National Housing Ministries, non-profit management and consulting organization.

The long term integrity of Alaska Housing Ministries lies in its well established sponsoring bodies. Each of the seven sponsoring bodies has a long history of social caring and activity. The motivation of the organization is deeply religious as well as humanitarian.

FUNDING AND CURRENT OPERATIONS

During the 1983 session of the State of Alaska Legislature, HB302 was passed and signed into law. One of the provisions of HB302 established a program of direct grants to non-profit organizations to facilitate the construction of housing for low and moderate income persons. The program was funded with \$5,000,000. and is being administered by the Department of Community and Regional Affairs. This source of funding has been the primary source of funding for Alaska Housing Ministries.

NEED

The proposed housing is envisioned for families with incomes under \$20,000 per year. Currently, most residents with incomes in excess of that can qualify for home ownership under one of the various state programs of subsidized interest rates. According to a study made by CH2M Hill, commissioned by the Dept. of Community and Regional Affairs, the subject income group is the one which is most critically affected by our present housing market. Many such families are paying 1/3 and more of their monthly income for rental housing. Housing for HANDICAPPED persons is also a critical need over the entire state.

ALASKA HOUSING MINISTRIES is proposing to provide rentals in the range of \$450-600 per month, depending on the unit size and location.

UNDER CONSTRUCTION NOW:

ALASKA HOUSING MINISTRIES now has 62 units under construction in Eagle River. A site in Fairbanks has been selected and planning is in process to construct two phases with approximately 50 units in each phase. These projects are on well selected sites close to shopping, schools and public transportation, and have all required public utilities. The projects are well planned, of low density, and will be constructed to standards of quality requiring minimum long-term maintenance. They will be very well landscaped and will be a distinct asset to their neighborhoods.

The ALASKA HOUSING MINISTRIES has organized itself to act as its own developer and general contractor to achieve maximum cost and time effectiveness. Costs per unit will be far below those incurred by ASHA.

The present Board membership is as follows:

Rev. Howard Bess, President (American Baptist)

Mr. Bess is the pastor of the First American Baptist Church of Anchorage. Prior to moving to Alaska, he served as president of Goleta Valley Housing for ten years. This Goleta, California non-profit corporation owned and operated a 75 unit 236 family project. He also served eight years on the Board of Santa Barbara (California) Baptist Homes, two of those years as a member of the Executive Board. This Oakland, California, based non-profit corporation operates 14 housing complexes for older citizens in the western states.

Rev. Richard Madden, Vice President (Presbyterian), PhD

Dr. Madden is the Pastor of Emmanuel Presbyterian Church of Anchorage. He serves as an Adjunct Professor at Alaska Pacific University and is the Chairman of the Social Concerns Committee of the Presbytery of the Yukon.

Mr. Joseph Henri, Esquire, Secretary (Roman Catholic)

Mr. Henri is an attorney with a broad background of public service in both governmental and Church agencies. He served the State of Alaska as the Commissioner of Administration under Governor Egan.

Rev. Fr. Steven Moore, Treasurer (Roman Catholic)

Father Moore is the Administrative Assistant to Archbishop Francis Hurley of the Roman Catholic Archdiocese of Anchorage.

Mr. Frank Willis, Board Member (United Methodist)

Mr. Willis is an active Churchman and a professional realtor.

Mrs. Jean Stassel, Board Member (United Methodist)

Mrs. Stassel is an active Churchwoman and a professional fisherwoman.

Mr. Hadley Jenner, Board Member (Mennonite)

Mr. Jenner is an active Churchman and a professional land planner for the Municipality of Anchorage.

Miss Janna Alley, Board Member (Mennonite)

Miss Alley is an active Churchwoman and an architect.

Mr. Kirk Waldhaus, Board Member (Lutheran)

Mr. Waldhaus is an active Churchman and a computer service sales specialist.

The Rev. Fr. Peter Richmond, Board Member (Episcopalian)

Father Richmond is pastor of the Episcopalian Church in Fairbanks, Alaska, and is a licensed civil engineer.

The Rev. Fr. Chuck Eddy, Board Member (Episcopalian)

Father Eddy is the pastor of St. Mary's Episcopalian Church of Anchorage.

The Rev. Alonzo Patterson, Board Member (Baptist)

Mr. Patterson is the pastor of the Shiloh Missionary Baptist Church of Anchorage. He presently serves as the Chairman of the Parol Board for the State of Alaska.

The Alaska Housing Ministries will contract with the National Housing Ministries to provide for the long term administration and management of these projects. The National Housing Ministries, a church sponsored non-profit corporation, has a long and outstanding history of successful management of low and moderate income projects, and currently has over 3,000 units under its administration.

The National Housing Ministries' management plan is based on the following general concepts:

1. Sufficient income from the projects was allocated to insure a high standard of maintenance and management. No additional funds will ever be required from the State of Alaska.
2. On-site management personnel will be selected from the community served, and will be thoroughly trained and supported throughout the life of these projects.
3. The National Housing Ministries recognizes and fills the requirement for the more intensive management required by low and moderate income people, and works with the tenants individually and collectively to insure that they will enjoy the benefits of this housing opportunity for many years to come.



EAGLE RIVER APARTMENT  
EAGLE RIVER ALASKA  
ALASKA HOUSING MINISTRIES • PRK

**LUXURY SENIOR RETIREMENT COMMUNITIES**

(Alphabetically listed, information current as of June 10, 1989)

Breakdown of units

Additional staff

Name of property Address (cross streets) City, Telephone Manager	Total no. of units	Independent/price range	Assisted living/price range	Skilled/price range	Buy-in or deposit	Min. lease	Min. income/age	Average age of residents	Occupancy rate	R.N.	Social worker	Security
Arvada Meridian 9555 W. 59th Ave. (59th/Ralston) Arvada 80004, 425-1900 Steven Woodworth	125	109 \$1095-1450	18 \$1545-1900		Dep. \$3500-5500	12 mo.	\$20,000 None	78	38%	12 hrs. daily (L.P.N.)		24 hrs.
Boulder Meridian 801 Gillaspie Dr. (Table Mesa/Broadway) Boulder 80033, 494-3900 Denise Dennis	98	91 \$858-1200+			Dep. \$3500-5500	12 mo.	\$20,000 None	78	90%	12 hrs. daily (L.P.N.)		24 hrs.
Canterbury Gardens and The Inn at Canterbury 11265 E. Mississippi Ave. (Mississippi/Moline) Aurora 80012, 341-1412 William J. Nowell	237	141 \$885-1300	96 \$995-1495		Dep. \$500	1 mo.	None None	82	90%	40 hrs. weekly	40 hrs. weekly	24 hrs.
Cherry Oaks Retirement Community 6800 Leetsdale (Leetsdale/Monaco) Denver 80224, 331-9963 Terri Brunger	151	151 \$875-1525	Assisted living avail. in all units		Dep. \$500	3 mo.	None 55 yrs.	80	72%	8 hrs. daily + on-call		
Clinton Place Retirement Community 1950 S. Dayton St. (Dayton/Jewell) Denver 80231, 751-5150 John Patterson	190	103 \$995-1350	90 \$1255-1555		Dep. \$100-300	1 mo.	None 82 yrs.	80+	48%	4 hrs. daily	on-call	24 hrs.
Heritage Club 2020 S. Monroe St. (Evans/Monroe) Denver 80210, 758-0025 Ron Barker	238	205 \$1000-2800	34 \$1800		Dep. 1 mo. rent	12 mo.	None 82 yrs.	79	55%	24 hrs.		24 hrs.
Inglenook Retirement Community 2195 E. Egbert (22nd Ave./Egbert) Brighton 80601, 659-4148 Ferron Bernhardt	111	99 \$745-1065	12 \$575		Dep. \$250	1 mo.	None 55 yrs.	85	60%	30 hrs. weekly		24 hrs.
Lakewood Estates 8585 W. Dakota Ave. (Alameda/Carr) Lakewood 80226, 987-3888 Ron Logan	90	90 \$730-1850			Dep. \$100	1 mo.	None 55 yrs.	82	68%	10 hrs. weekly		24 hrs.
Lakewood Meridian 1805 S. Balsam (Wadsworth/Jewell) Lakewood 80226, 980-5500 Gary Wetzel	178	114 \$735-1195	13 Not available	52 Not available	Dep. \$3500-5500	12 mo.	\$20,000 None	75	98%	24 hrs.		24 hrs.
Oakhurst Towers 8030 E. Girard Ave. (Hampden/Tamarac) Denver 80231, 698-0578 Mildred Richards	171	171 \$730-1130			Dep. \$300	6 mo.	Individual evaluation 55 yrs.	80		7 hrs. weekly		Nights
Parkplace 111 Emerson St. (Speer/Emerson) Denver 80218, 744-0400 John Mobley	233	180 \$875-1720	53 \$1600		Dep. 1 mo. rent	12 mo.	None 52 yrs.	77	45%	24 hrs.	24 hrs.	24 hrs.



Amenities

	Laundry service/fee	Laundry facilities	Housekeeping services	Transportation	Errand service	Parking	Meal program price/requirements	Emergency call system	Swimming pool	Jacuzzi	Exercise room	Hair salon	Convenience store	Pets allowed/deposit	Houseguests/children restrictions	Wheelchair restricted areas
Weekly items included in rent	X	X	X	X	X	Underground parking	2 meals weekly/ included in rent on package; 3 meals daily available for fee	X	X	X	X	X	X	Yes none	Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Garage, carport, parking lot	3 meals daily/ included in rent	X		X	X	X	X	No	Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Garage, carport, parking lot	1 meal daily/ included in rent additional meals available for fee	X	X	X	X	X	X	Yes \$300	1 mo. per year allowed/ Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Garage, carport, parking lot	3 meals daily/ included in rent	X	X	X	X	X	X	Yes none	Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Garage, carport, parking lot	2 meals daily/ included in rent additional meals available for fee	X		X	X	X	X	Yes none	Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Off-street, carport, garage	3 meals daily/ for fee; 3 meals daily included in rent for skilled				X	X	X	Yes none	Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Underground parking	3 meals daily/ available for fee	X		X	X	X	X	Yes none	Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Underground parking	Variable some meals included in rent according to package	X	X	X	X	X	X	Yes none	Guest rooms available	
Weekly items included in rent	X	X	X	X	X	Underground parking	2 meals daily/ included in rent additional meals available	X	X	X	X	X	X	Yes \$200	Guest rooms available fee	
Weekly items included in rent	X	X	X	X	X	Limited covered parking	3 meals daily/ included in rent	X		X	X	X	X	Yes \$300	Guest apartment available	
Weekly items included in rent	X	X	X	X	X	Carport and parking lot	Carport and 3 meals daily available; 180 meals a year included in rent	X		X	X	X	X	Yes none	Guest rooms available	Resident transferred to regular chair while dining in dining room

Amenities

	Laundry service/fee	Laundry facilities	Housekeeping services	Transportation	Errand service	Parking	Meal program price/requirements	Emergency call system	Swimming pool	Jacuzzi	Exercise room	Hair salon	Convenience store	Pets allowed/deposit	Houseguests/children restrictions	Wheelchair restricted areas
Weekly linen included in rent	X	X	X	X	X	Underground parking	2 meals every 3 days included in rent on package; 3 meals daily available for fee	X	X	X	X	X	X	Yes none	Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Garage, carport, parking lot	3 meals daily/ included in rent	X			X	X	X	No	Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Limited underground parking	1 meal daily/ included in rent; additional meals available for fee	X		X	X	X	X	Yes \$300	1 max. per year allowed/ Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Parking lot	3 meals daily/ included in rent	X		X	X	X	X	Yes none	Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Covered parking and parking lot	2 meals daily/ included in rent; additional meals available for fee	X		X	X	X	X	Yes none	Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Off-street, carports, garages	3 meals daily/ for fee; 3 meals daily/ included in rent for skilled							Yes none	Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Underground parking	3 meals daily/ available for fee	X			X	X		Yes \$200	Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Underground parking	Variable, some meals included in rent according to package	X		X	X	X	X	Yes none	Guest rooms available	
Weekly linen included in rent	X	X	X	X	X	Underground parking	2 meals daily/ included in rent; additional meals available	X		X	X	X		Yes \$200	Guest rooms available, fee	
Weekly linen included in rent	X	X	X	X	X	Limited covered parking	3 meals daily/ included in rent	X			X	X		Yes \$300	Guest apartment available	
Weekly linen included in rent	X	X	X	X	X	Carports and parking lot	3 meals daily/ 180 meals a year included in rent	X			X	X		Yes none	Guest rooms available	Resident transferred to regular chair while dining in dining room

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ALASKA HOUSING MARKET RESEARCH  
HOUSING POLICY DEVELOPMENT BOARD  
LOW INCOME, AFFORDABLE, AND SENIOR HOUSING ISSUES

BOB ARVEICH  
10100 Midview Drive  
Anchorage, Alaska 99516  
342-1003 (wk)

Real Estate

RONALD BRAN  
ALASKA HOUSING MINISTRIES  
PO BOX 3898  
Palmar, Al 99645  
342-1049 (wk)

Low Income Housing  
Advocate

LESLIE BOE WADSWORTH  
6425 Santa Crank Road  
Anchorage, Alaska 99507  
(wk)

Engineer

BOB BORE  
10100 Midview Drive  
Anchorage, Alaska 99516  
(wk)

Real Estate

✓ (2) VANCE BULL  
10100 Midview Drive  
Anchorage, Alaska 99516  
(wk)

Real Estate

✓ BOB BRYAN  
10100 Midview Drive  
Anchorage, Alaska 99516  
(wk)

Real Estate

✓ BOB BRYAN  
10100 Midview Drive  
Anchorage, Alaska 99516  
(wk)

Real Estate

✓ BOB BRYAN  
10100 Midview Drive  
Anchorage, Alaska 99516  
(wk)

Real Estate

✓  
 Alaska Housing Authority  
 4000 International Airport Road  
 Anchorage, Alaska 99518  
 985-2813 (ak)

Residential

Leo Rhyo  
 Alaska Citizens Advisory Board  
 HC 39  
 P.O. Box 12934  
 Wasilla, Alaska 99687  
 476-8510

Senior housing  
advocate

Sally Jack  
 Alaska Travel Services Corporation  
 703 7th Avenue  
 Fairbanks, Alaska 99701  
 452-5191

Travel agency  
specialist

✓  
 Cynthia ...  
 Alaska ...  
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## PIONEERS' HOMES ADVISORY

MEMBER		APPT	REAAPT	REAPPT	TERM
Amos "Joe" Box 304 Juneau Public	Alter  99802	84/09/03	0/00/00	0/00/00	0/00/00
Vallie 1002 Tenth Avenue Fairbanks Public	M Byrdsong  99701	87/09/14	0/00/00	0/00/00	0/00/00
John 1505 HPR Box #1081 Sitka Public	E Dapcevich  99835	88/01/21	0/00/00	0/00/00	0/00/00
Robert #911-119 Austin Street Ketchikan Public Chair	Gore  99901	0/00/00	0/00/00	0/00/00	0/00/00
George P.O. Box E Kenai Public	Navarre  99611	84/09/01	0/00/00	0/00/00	0/00/00
Louis 537 "M" Street Anchorage Public	Odsather  99501	76/09/02	0/00/00	0/00/00	0/00/00
John P.O. Box 888 Palmer Public	D Shaw  99645	88/05/01	0/00/00	0/00/00	0/00/00

Pat Porter  
Kenai Senior Center  
361 Senior Court  
Kenai, AK 99611

Sterling Gallagher  
John Nuveen & Co.  
240 Main Street, #601  
Juneau, AK 99801

Linda Smith  
5952 Montgomery Street  
Juneau, AK 99801

Chuck Logsdon  
Palmer Senior House Comm  
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Palmer, AK 99645

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Fairbanks, AK 99701

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Housing Market Council  
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Anchorage, AK 99503

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ASHA  
P. O. Box 230329  
Anchorage, AK 99523

Margaret Nelson  
AHFC  
P. O. Box 101020  
Anchorage, AK 99510

Norma Lundy  
Mary Conrad Center  
9100 Centennial Drive  
Anchorage, AK 99504

Robyn Johnson  
Anchorage Pioneer Home  
923 W. 11th Ave.  
Anchorage, AK 99501

Cynthia Parker  
Anch Neighborhood House  
3700 Woodland, #500  
Anchorage, AK 99517

Clean copy for  
labels  
SR HOUSING

Send 10/19 agenda, SB 150  
HB 218 10-3-89

Pat Porter  
Kenai Senior Center  
361 Senior Court  
Kenai, AK 99611  
283-4156

Sterling Gallagher  
John Nuveen & Co.  
240 Main Street, #601  
Juneau, AK 99801 586-1636

Linda Smith  
5952 Montgomery Street  
Juneau, AK 99801  
780-6754

Chuck Logsdon  
Palmer Senior House Comm  
Box 387  
Palmer, AK 99645  
745-3664

Don Shircel ✓ 452-8251  
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Fairbanks, AK 99701

Kelly Gunnels  
Denali State Bank 456-1400  
P. O. Box 74568  
Fairbanks, AK 99707

Mike Harper ✓  
Rural Development, C&RA  
949 E. 36th, #403  
Anchorage, AK 99508

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Housing Market Council  
2600 Cordova, #211  
Anchorage, AK 99503

Boucher (Dennis) 4931, 561-7624  
Duncan (Roxanne) 4766  
OAC (Fran Toland) 3250  
Ulmer

Julia Tucker ✓  
ASHA  
P. O. Box 230329  
Anchorage, AK 99523

Margaret Nelson ✓  
AHFC  
P. O. Box 101020  
Anchorage, AK 99510

Norma Lundy  
Mary Conrad Center 333-8100  
9100 Centennial Drive  
Anchorage, AK 99504

Robyn Johnson  
Anchorage Pioneer Home  
923 W. 11th Ave.  
Anchorage, AK 99501

Cynthia Parker  
Anch Neighborhood House  
3700 Woodland, #500  
Anchorage, AK 99517

# SIGN-IN SHEET



SPONSOR: Joint Hb/Sen State Affairs

SUBJECT: Senior Housing

START/END TIME: 9A-1p DATE: 10/19/89

PLEASE PRINT

	NAME/REPRESENTING	ADDRESS	PHONE #	TESTIFY	OBSERVE	BILL #
1	<i>[Handwritten]</i>	<i>[Handwritten]</i>	<i>[Handwritten]</i>			
2	Dean Dickson	P.O. Box 500504 Anchorage 99520	278 28 57			
	RW Sullivan AHFC		561 1900		✓	
①	John J. Williams City of Kenai	210 Fidalgest Kenai	283-7539	X		
②	Norma Landry	6143 Stadsen Dr. Anch	333-2000		✓	
	<i>[Handwritten]</i>	1601 Sunrise Dr Anch 99507			✓	
7	Janet Kewalshu	3111 C St.				
⑧	ED WOLW <del>MURPHY</del> observed ALB	1261 E. 14th Ave Anchorage 99501	277-5783	✓		
9	Walter Johnson	1521 G St Anchorage AK 99501	279-1669		✓	
10	Joan McKinnon	5801 Rockville	337-0742			
11	Joyce Augustson	1506 Turpin St	333-5828		✓	
12	Lee Smith - City	5500 E 14th Anchorage	345-1698			
13	ERIC MYERS	3111 C Street Anchorage 507	561-7627		✓	
14	<i>[Handwritten]</i>	<i>[Handwritten]</i>	<i>[Handwritten]</i>		✓	
15	Tom Forrest Fuhr	PO Box 100401 - Anchorage 99510	274-8193		✓	
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# ➔ SIGN-IN SHEET



SPONSOR: \_\_\_\_\_  
 SUBJECT: \_\_\_\_\_  
 START/END TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

## PLEASE PRINT

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1	Jean Smith Realton	Box 1928 Anchorage 99510	277-6013	✓		
2	Merritt C. Olson	1032 7th Ave. Anchorage				
3	Mark Rowick (ASHA)	P.O. Box 230329 Anch. 99522	562-2813		✓	
4	Mike Harper - DCRA	949 E 36th St. Anch. AK 403	561-0900			
5	Kay Graham - DERA	949 E 36th " " "	" "			
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T/C NO: 89-09-028

DATE: OCTOBER 19, 1989
SPONSOR: JOINT STATE AFFAIRS COMMITTEE
SUBJECT: SENIOR HOUSING AND LONGEVITY BONUS
MODERATOR: JUNE ROBBINS
SITE: KETCHIKAN

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PARTICIPANT LIST

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TESTIFIED

NAME/REPRESENTING	ADDRESS	PHONE	BILL NO.
1. BOB GORE			
2. LOIS GORDON			
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OBSERVED

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T/C NO: 89-09-028  
 DATE: OCTOBER 19, 1989  
 SPONSOR: JOINT HOUSE AND SENATE STATE AFFAIRS COMMITTEE  
 SUBJECT: SENIOR HOUSING AND LONGEVITY BONUS  
 MODERATOR: MELBA  
 SITE: FAIRBANKS

PARTICIPANT LIST  
 FINAL STATS

\*\*\*\*\*  
 TESTIFIED

NAME/REPRESENTING	ADDRESS	PHONE	BILL NO.
1. KELLY GUNNELS,	DENALI STATE BANK - HAS TO LEAVE AT 10 AM		
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 OBSERVED

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T/C NO: 89-09-028  
DATE: 10-19-89  
SPONSOR: JT.H&S STATE AFFAIRS  
SUBJECT: SR. HOUSING/LARGE VLTZ BURD  
MODERATOR: MARGARET  
SITE: SOL

PARTICIPANT LIST

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TESTIFIED

	NAME/REPRESENTING	ADDRESS	PHONE	BILL NO.
1.	PAT PORTER/SENIOR CENTER	361 SENIOR CT./KENAI	99611/	283-4156
ADD 3.	<u>DENNIS MURRAY</u>	HERITAGE PLACE/232 ROCKWELL/SOLDONTNA		262-2545
4.				
5.	Dennis Murray			
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OBSERVED

	NAME/REPRESENTING	ADDRESS	PHONE	BILL NO.
1.	FRANCES ARTZ/POBOX	2576/SOLDOTNA	99669	262-9288
2.	MARION DAVIS/	4463 SPUR HWY/	KENAI 99611	283-3595
3.	HAROLD DAVIS	"	"	"
4.	LINDA SWARNER/CITY COUNCIL/BOX	2602/	KENAI 99611/	283-4366
5.				
6.				
7.				

DATE: OCTOBER 19, 1989  
 SPONSOR: JT, STATE AFFAIRS  
 SUBJECT: SENIOR HOUSING AND LONGEVITY BONUS  
 MODERATOR: JOANNE  
 SITE: JUNEAU

PARTICIPANT LIST

\*\*\*\*\*

TESTIFIED

NAME/REPRESENTING	ADDRESS	PHONE	BILL NO.
1. FRAN TOLUND	OAC	465-3250	
2. LINDA SMITH	5952 MONTGOMERY, JNU 99801	780-6754	
3. JOE ALTER	BOX20304 JNU, 99802	586-6608	

UNABLE

NAME/REPRESENTING	ADDRESS	PHONE	BILL NO.
1. DENNIS BURNS	STAFF, REP. BOUCHER		
2. ROXANNE STEWART	STAFF, SEN. DUNCAN		
3. ROBERT THIBODEAU	1516 GLACIER AVE, JNU	586-2138	
4. BONNIE MCGUIRE	319 SEWARD	586-1790	
5. JAMES FISHER	AK, LEGAL SERVICE	586-6425	
6. REBECCA GOODMAN	525 W. 9TH ST, JNU	463-3085	

7. TERRI LAUTERBACH	LEGAL SERVICES DIC, LAA	465-2450	
8.			
9.			
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TESTIFIED:  
 UNABLE:  
 OBSERVED:  
 TOTAL:

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

# Tanana Chiefs Conference, Inc.



*Call on page 107 of full call.*



ALASKA CHAPTER  
NATIONAL ASSOCIATION OF  
SOCIAL WORKERS

8923 Tanis Drive  
Juneau, Alaska 99801  
(907) 789-7099

Executive Director  
William Diebels, ACSW

February 18, 1989

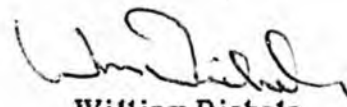
The Honorable Pat Pourchot  
Senate State Affairs Committee  
P.O. Box V  
Juneau, AK 99811

Dear Senator Pourchot:

The Alaska Chapter of the National Association of Social Workers supports SB150. We believe that the housing needs of Alaska's senior citizens are a growing and complex concern.

A Senior Housing Office will allow an in depth and reasoned assessment of the several approaches to meeting the residential needs of the elderly. The Older Alaskans Commission is an appropriate place to insure the intent of the bill.

Sincerely,



William Diebels

BOARD OF DIRECTORS

PRESIDENT—1990  
Cheryl Mann, ACSW  
Anchorage

VICE—PRESIDENT—1990  
Cecelia Esparza, ACSW  
Kodiak

SECRETARY—1990  
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Anchorage

TREASURER—1990  
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AT-LARGE REPRESENTATIVE—1989  
Carol Swartz, ACSW  
Homer

STUDENT REPRESENTATIVE—1989  
Colleen Seybert  
Anchorage

CITY OF KENAI  
SENIOR CITIZENS  
CONGREGATE HOUSING PROJECT

OUR ANSWER  
to  
AFFORDABLE SENIOR HOUSING





1791 - 1991

CITY OF KENAI  
"Oil Capital of Alaska"

210 FIDALGO KENAI, ALASKA 99611  
TELEPHONE 283-7535  
FAX 907-283-3014

October 10, 1989

TO ALL CONCERNED:

Please be advised that the Kenai City Council has established as its absolute #1 priority for capital improvement projects within the City of Kenai, the Senior Citizen Congregate Housing facility.

The price tag for this facility has been set at \$5,700,000.  
A full study funded by the Alaska State Legislature has been completed. Additionally a broad scope of study was completed indicating need on the Kenai Peninsula for housing of this type by the Older Alaskans Commission.

*body of paper = 5.6 m*

The City of Kenai has agreed to donate one of the most valuable pieces of real estate that they own overlooking the mouth of the Kenai River, with a view of the surrounding Chugach mountains and the Alaska range - including Mt. Redoubt and Illiamna - and the Cook Inlet as the intended location for the project.


The City of Kenai has also agreed to furnish all utility service to the facility including water & sewer. The City of Kenai further agrees to assume the operating responsibility for the entire facility at no cost to the State of Alaska once the project has been completed. It is our firm belief that the grant of \$5,700,000 to the City of Kenai for the construction of this project will allow it to be operated on an economically successful basis for the life of the project.

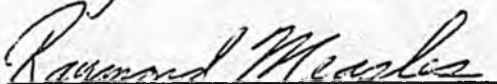
October 10, 1989  
Page 2

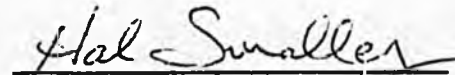
We urge your strong consideration and approval of this grant as an investment by the State in the future of not only its present senior citizens but of all those who will follow in the years to come.

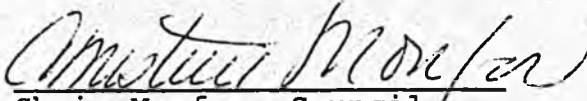
With best regards we remain sincerely yours

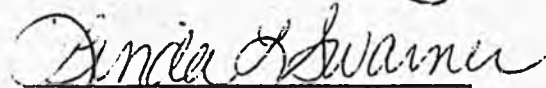
Members of the Council of the City of Kenai.

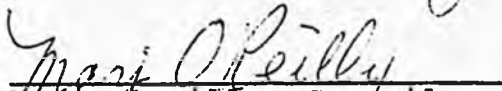
  
John Williams, Mayor

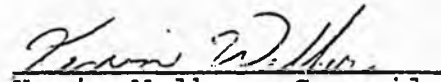
  
Ray Measles, Council

  
Hal Smalley, Council

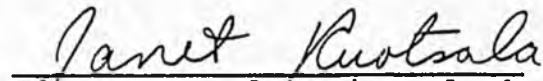
  
Chris Monfor, Council

  
Linda Swarner, Council

  
Marj O'Reilly, Council

  
Kevin Walker, Council

ATTEST:

  
Janet Ruotsala, City Clerk

JJW: jr

## WHAT IS CONGREGATE HOUSING?

As defined in the State of Alaska Senior Housing Report prepared by the Older Alaskans Commission, January 1989, Congregate Living is:

"large group-living facility, with meals and some on-site supportive services, operated by a non-profit housing authority or private developer...fills a gap between independent living and nursing care; basic services prolong tenants' ability to maintain a semi-independent lifestyle."

Proposed in the "Feasibility and Schematic Design for a Congregate Housing Facility for the City of Kenai, Alaska," a 40 unit apartment house will be built adjacent to the Kenai Senior Citizens Center with a covered walkway connecting the two buildings on land donated by the City of Kenai. A hot meal will be served seven days a week.

Unlike low income housing, Congregate Housing as proposed for this project would provide housing for the frail and elderly WITHOUT government occupancy restrictions. Seniors who would normally enter a Pioneer Home if one were available in the area would have an alternative presently denied.

This project would address the very real need for middle-income and residential care facilities and provides the necessary alternatives to independent living and nursing care. It allows Seniors INDEPENDENCE WITHOUT INSECURITY.

A one-time State grant of approximately \$5.7 million would cover all construction costs. It is expected that rents would cover all operating costs and the project would not be a continuing burden to the taxpayers. Similar to the senior housing facilities built and operating in Chugiak and Homer, a State grant would establish a Congregate Housing facility for the Kenai Peninsula.

## WHY FUNDING CONSTRUCTION WITH A STATE GRANT?

The Senior Housing Report prepared by the Older Alaskans Commission in January, 1989 summed up the conflict faced by Seniors who are seeking residential facilities without occupancy restrictions:

"No one is aggressively pursuing the middle-income senior housing market, and that creates a problem for those seniors who desire such housing. Alaska is a small market by national standards and private developers are hesitant to build an unsubsidized middle-income project here -- large enough to be profitable for the developer yet small enough to fit Alaska's limited demand. There also is the possibility that if an unsubsidized residential facility for middle-income seniors were constructed, the market-value rents might be too high for some seniors on a marginal middle income."

There also exists a precedent as the Chugiak and Homer senior housing facilities were built with State grants and maintain reasonable rents with a waiting list of Seniors desiring affordable housing.

As a State grant for \$5.7 million would cover construction of a 40 unit facility, the "Feasibility and Schematic Design for a Congregate Living Facility for the City of Kenai, Alaska" reveals that a 40 unit facility shows a "better relationship between revenues and expenses...the current and future needs demand for congregate housing would be met." Eliminating the added burden of debt retirement (as a loan would require) the rents can remain reasonable and the facility can maintain itself WITHOUT continuing State support.

## WHY KENAI?

- \* The City of Kenai has made the Congregate Housing Project its top legislative priority.
- \* The City of Kenai has graciously donated the site as well as the water, sewer, and road facilities for the proposed Congregate Housing project adjacent to the Kenai Senior Citizens Center.
- \* Pioneer Homes are located almost everywhere in Alaska EXCEPT the Kenai Peninsula, yet of the four largest boroughs in the State (Anchorage, Fairbanks North Star, Mat-Su, and the Kenai Peninsula) the Kenai Peninsula Borough has the largest percentage of seniors in relation to total population - and the Senior population is growing!
- \* The proposed location is within walking distance of medical facilities, grocery and drug stores, City library, shopping areas, recreation complex, and municipal airport services.
- \* The Congregate Housing facility will be built adjacent to the Kenai Senior Center providing access to recreational facilities, small library, sewing room, large kitchen facilities, and most importantly a great social atmosphere. Duplication of services and sense of community will not occur.
- \* The State of Alaska has already funded a \$161,500 grant to the City of Kenai for the purpose of compiling a feasibility study which indicated the serious need on the Kenai Peninsula for housing of this nature and the City of Kenai was the most appropriate place to locate this facility.

## COST

April 1988

The original cost based on the schematic design was prepared by architect Carmen Gintoli in 1988. As published in the "Feasibility and Schematic Design for a Congregate Housing Facility for the City of Kenai, Alaska," the total project cost was summed up as follows:

Main Structure	40,000 sq.ft. x \$125/ sq.ft.	= \$ 5,000,000
Addition to Senior Center Dining Room -		
	1250 sq.ft. x \$125/sq.ft.	= 156,250
Site Development		
Paving	16,100 sq.ft. x \$5	= 80,500
Landscaping	1 job	= 20,000
Water & Sewer Lines	150 lin.ft. x \$40 each	= 12,000
Re-route water & sewer mains (assumed)	400 lin.ft. x \$50 each	= 40,000
Furnishings & Equipment, i.e.:		
Laundry equipment, Adult Day Care, office commons, conference room, etc.		= 40,000
Sub Total		= <u>\$5,348,750</u>
Architectural and Engineering Fees		= 425,000
		5,773,750
Project Contingency @10%		= 577,375
TOTAL PROJECT COST		= <u>\$6,351,125</u>

ROUNDED COST = \$6,400,000

June 1989

In an effort to re-assess and reduce the proposed cost of the project, dedicated volunteers called upon the expertise of Kenai brown, Public Works Director, Kenai Peninsula Borough; Keith Kornelis, public Works Director, City of Kenai; and Bill Kluge, of Kluge and Associates Architects and Planners. While various cost-saving techniques were discussed, significant cuts came when current production/labor costs were factored in and it was agreed that budgeted costs and a modification of building design would be implemented. The addition to the Senior Center dining room would be deleted as well, and the total proposed cost was reduced by approximately \$700,000 and the most recent proposed cost analysis follows:

PROPOSED COST ANALYSIS

Main Structure	40,000 sq.ft. x \$115/sq.ft.	= \$4,600,000
Site Development		
Paving	16,000 sq.ft. x \$2.50/sq.ft.	= 40,000
Landscaping	1 job	= 20,000
Water & sewer lines	150 lin.ft. .. \$40 each	= 12,000
Re-route water & sewer mains (assumed)	400 lin.ft. x \$50 each	= 40,000
Furnishings & Equipment, i.e.:		
Laundry equipment, Adult Day Care, office commons, conference room, etc.		= 40,000
Sub Total		= <u>\$4,752,000</u>
Architectural & Engineering Fees		= 381,200
		<u>5,133,200</u>
Project Contingency 10%		= 513,320
TOTAL PROJECT COST		= <u>\$5,646,520</u>

ROUNDED COST = \$5,700,000

CITY OF KENAI  
 CONGREGATE HOUSING PROJECT  
 ECONOMIC IMPACT PROJECTIONS

As with any project where City and State money is being used, a financial impact model should be constructed. The following represents what is considered by the writer to be a fair assessment of the positive financial impact that will occur to the City of Kenai as a result of the construction of 40 units of elderly congregate as proposed by the City of Kenai to the State of Alaska. Considerations are given to the following areas and are considered to be conservative in nature.

1. Sales tax impact to City and Borough
2. Economic impact to the local area
3. Number of jobs created as a result

SALES TAX IMPACT

Forty units of housing rented under the proposal will generate \$192,000 in rental income per year at \$400 per month per unit. All rentals are taxed at 5% with 2% going to the Borough and 3% to the City. The following represents the "first impact" of those funds,

	\$192,000.00
	x           .05
	<u>          9,600.00</u>
60% City	5,760.00
40% Borough	<u>3,840.00</u>
	\$ 9,600.00

Since the \$192,000 in rental income will in all likelihood be spent within the local economy on such things as utilities, maintenance, and services, the roll over impact at a conservative estimate of three times will bring a secondary sales tax effect represented as follows:

	\$ 9,600.00
	x           3
	<u>          28,800.00</u>
60% City	17,280.00
40% Borough	<u>11,520.00</u>
	\$ 28,800.00

Thus the sales tax effect from the rentals alone, using the three times multiplier will be:

	\$ 9,600.00
	+ 28,800.00
	<u>          38,400.00</u>
60% City	23,040.00
40% Borough	<u>15,360.00</u>
	\$ 38,400.00

ECONOMIC IMPACT TO LOCAL AREA

With the addition of 40 units of senior housing, the community benefits from the same effect as having 60 new jobs brought into the economy. The 60 figure is based on the assumption that one half of the units will be occupied by singles and one half will be occupied by married couples. Additionally, at least 30 of the residents will have additional pension money from retirement accounts other than social security. All of the residents will have spendable income on an annual basis calculated as follows:

30 RESIDENTS, ANNUAL MINIMAL INCOME

Longevity Bonus	\$	3,000.00
Permanent Fund		900.00
Social Security		<u>7,200.00</u>
		11,100.00

30 Residents	x	<u>30</u>
		\$330,000.00

30 RESIDENTS WITH HIGHER INCOME

Social Security	\$	7,200.00
Longevity Bonus		3,000.00
Permanent Fund		900.00
Add. Retirement		<u>7,200.00</u>
		18,300.00

30 residents	x	<u>30</u>
		\$549,000.00

Total all spendable income		330,000.00
		<u>549,000.00</u>
		879,000.00
Less rent paid to unit	-	192,000.00
Net spendable income		<u>\$ 687,000.00</u>

Given once again, a conservative economic roll of three times through the economy we can show a real value to the economy with the above figure of:

\$	687,000.00
	<u>x 3</u>
	\$2,061,000.00

The secondary take on sales tax from the total spendable package then can be seen as:

	\$2,061,000.00
	<u>x .05</u>
	103,050.00
60% City	61,830.00
40% Borough	<u>41,220.00</u>
	\$ 103,050.00

In recapping the above figures, we find that the local economy should benefit in a total of \$2,253,000 (including original rents paid), the City of Kenai should receive \$67,590 sales tax and the Kenai Peninsula Borough should receive \$45,060 as their share of sales tax.

NUMBER OF JOBS CREATED IN LOCAL AREA

Assuming that 40% of the \$2,253,000 would be spent on wages and 60% on the wholesale merchandise that will create the wages we find the following jobs created based on \$30,000 gross per job created per year.

	\$2,253,000.00
	<u>40%</u>
	901,200.00
Divided by	<u>30,000.00</u>
Jobs created	30

One can see by the economic model that there are several variables. One being the rental factor of the project, another being the income of the senior citizens, and third being the roll over factor of the local economy, (three being conservative and five being to liberal in the writer's estimation) a fourth being the amount allowed for wages versus materials (60/40), and finally, the amount assigned to the value per job, (\$30,000.00). It has often been said that "what we need is more one handed economists so that they can't say, on one hand, but then on the other hand". I trust that the reader will find the foregoing helpful in the decision making process as it relates to the Kenai Senior Citizens Congregate Housing Project.

SUMMARY  
ECONOMIC MODEL  
SENIOR CITIZEN CONGREGATE HOUSING

1.	Total cost of project	\$5,700,000
2.	Annual economic impact	2,253,000
3.	Sales tax to City	67,590
4.	Sales tax to Borough	45,060
5.	Jobs created in the local economy at \$30,000 each	30

MODEL PRODUCED BY:  
JOHN J. WILLIAMS  
MAYOR, CITY OF KENAI

## HISTORY

January 1983

The need for a Pioneer Home is discussed and local physicians write letters confirming the Seniors request. Letters to legislators follow.

Later in the year the current Kenai Senior Citizens Center was completed, and it was hailed as a "much-needed social outlet for those living in the (proposed) Pioneer Home."

1984

State appropriates monies for a study by Laventhol and Horwath to determine the need of a Pioneer Home for the Kenai Peninsula. The study indicates that the Pioneer Home should be built in Kenai and provide at least 56 beds of which 26 would be residential beds and 30 would be intermediate and skilled nursing beds. "Current demand for the facility would support 56 beds .. suitable site at a location central to the eligible population and accessible to supporting services."

1985

House Bill 52 was introduced which would provide for a Pioneer Home in Kenai at the cost of \$10.2 million.

Seniors organized a letter writing campaign to urge legislators to pass HB 52.

1986

While HB 52 would not pass this session, Senator Fischer obtained funds for a feasibility and schematic design for a Congregate Housing Study which would be conducted by the Lutheran Hospitals and Homes Society. They sought to find what finance model would combine the elements necessary for a successful project:

Cost effectiveness  
Does not duplicate existing services  
Addresses specific needs of frail elderly (residential) care

1987-1988

A group of committed volunteers formed the "Design Review Committee" and met regularly with representatives from the Lutheran Hospitals and Homes Society and architect Carmen Gintoli, to develop a project that would best meet the needs of Peninsula Seniors and would be cost efficient.

The "Feasibility and Schematic Design for a Congregate Housing Facility for the City of Kenai, Alaska," was a result of many hours of work. The 40 unit facility was estimated to cost \$6.4 million. The Seniors distributed copies of the study to the legislative delegation and sought their support.

January 1989

Congregate Housing Committee meets to discuss means of obtaining legislative support and funding for proposed project and agrees to meet every Monday thereafter.

February/March 1989

Letter writing drive began to convince legislators of support and need.

April 1989

A special representative and Linda Swarner, member of the Kenai City Council, go to Juneau to meet with legislators to discuss the possibility of funding the Congregate Housing project. Senator Fischer thought we might be able to obtain \$350,000 for the Architectural and Engineering design costs. Bill Kluge, local architect agreed that the estimated \$425,000 was high and he could do it for \$350,000. The legislative appropriation failed to come through, however.

June 1989

The Committee meets to re-evaluate the proposed cost of the project and works to reduce the \$6.4 million price tag. By factoring in current labor/production costs, modifying the structure, and deleting the addition to the Senior Center's dining hall, the proposed cost is now estimated to be \$5.6 million.

The Kenai City Council votes to push the Congregate Housing project, a Senior housing facility for Peninsula Seniors, as the City's top priority for Capital Improvement money from the legislature. Mayor Williams, a dedicated supporter of the project, promises to continue working to obtain funding for Congregate Housing.

September 1989

A petition is drafted to be signed by Peninsula Seniors who support this project. It will be sent to Senator Jay Kerttula, Chairman of the Senate Special Committee on Senior Citizens and Pioneers and the legislative delegation from the Kenai Peninsula indicating the continued and growing support of the Congregate Housing project.

## SUPPORT

Pioneers of Alaska - Igloo 33/Auxiliary 16

"A unanimous vote in favor of the Congregate Housing Program ..."

Senator Paul Fischer

"I understand and appreciate the need for this project and intend to continue working for Seniors on the Kenai Peninsula."

Senator Jay Kerttula

"This would be an invaluable asset for Kenai Seniors as well as the entire community. I have reviewed the study and support the project."

Heritage Place Advisory Board

"There exists a need for such housing on the Kenai Peninsula.." "...such a project could prioritize admittance based on frailty and functional deficit if it were not limited to federal housing regulations .. we hereby endorse the Kenai Congregate Housing Project..."

Representative Swackhammer

"The Congregate Housing proposal is one of the best alternatives proposed and has my support."

Representative Virginia Collins

"I have always been supportive of housing alternatives that allow our Senior Citizens to stay out of nursing homes and promote independent living to the greatest degree possible. I will be happy to work with Kenai legislators to fund the Congregate Living facility..."

North Peninsula Chamber of Commerce

"..WHEREAS the site location is within walking distance of restaurants, theaters, grocery stores, city library, and medical facilities makes it an ideal location for our Senior Citizens on the Kenai Peninsula."  
"...urging the State of Alaska to fund a Senior Citizen residential facility in the City of Kenai to service the entire Kenai Peninsula in lieu of building a Pioneer Home on the Kenai Peninsula."

Senator Mike Szymanski

"I have always been a staunch supporter of seniors and that certainly includes congregate housing."

American Association of Retired Persons - Chapter 745

"The proposed Congregate Housing project would require a one-time State grant of \$5.7 million and would become SELF-SUFFICIENT unlike Pioneer Homes .. and low income housing which requires federal subsidies..."



Heritage Place

232 Rockwell Avenue  
Soldotna, Alaska 99669  
907-262-2545

HERITAGE PLACE

SOLDOTNA, ALASKA

RESOLUTION #2

A resolution of the Heritage Place Advisory Board endorsing and supporting the funding of the construction and operation of the Kenai Congregate Housing Project.

Directed To: Governor Steve Cowper, Older Alaskans Commission,  
Senator Paul Fischer, Rep. C.E. Swackhammer,  
Representative Mike Navarre

Whereas: The Advisory Board of Heritage Place has been involved in the efforts which produced the feasibility study for the construction of 40 units of congregate housing to be attached to the Kenai Senior Center on land to be donated to the project by the City of Kenai, and

Whereas: The project when constructed will provide sheltered housing with non-nursing services as needed by the residents, and

Whereas: There exists a need for such housing on the Kenai Peninsula as other alternatives do not exist or are not adequate to meet the special needs of elderly and handicapped, and

Whereas: Such a project could prioritize admittance based on frailty and functional deficit if it were not limited by federal housing regulations, and

Whereas: Heritage Place would be able to work with the project in securing sheltered housing with appropriate supportive services for those persons who achieve their rehabilitation potential, and are able to be discharged to a non-nursing environment from Heritage Place.

Now Therefore Be It Resolved, That:

The Advisory Board of Heritage Place does hereby endorse the Kenai Congregate Housing Project as proposed in the feasibility study and respectfully requests that the project be funded by the Governor and the Alaska State Legislature.

This resolution was passed unanimously by the Heritage Place Advisory board at its meeting of February 28, 1989.

Page 2

Attest:

*Kathy Gensel*

\_\_\_\_\_  
Ms. Kathy Gensel, Secretary to the Board

Kenai Chamber of Commerce

Box 497

Kenai, Alaska 99611

(907) 283-7989



RESOLUTION NO. 59-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GREATER KENAI CHAMBER OF COMMERCE IN SUPPORT OF CONGREGATE HOUSING.

WHEREAS, the number of Alaskans are aging, and

WHEREAS, congregate housing is an acceptable long-term solution for the housing needs of the aged, and

WHEREAS, currently all housing units for senior citizens are full on the local level, and

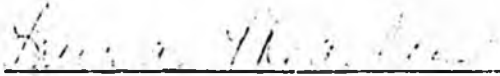
WHEREAS, service delivery would be readily available to residents of a congregate housing facility, and

WHEREAS, congregate housing would allow for the psychosocial development needs of senior citizens, and


WHEREAS, congregate housing also provides for those senior citizens that require transitional housing environments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE KENAI CHAMBER OF COMMERCE that the Alaska State Legislature proceed in a positive manner to establish congregate housing to serve the needs of senior citizens on the Kenai Peninsula and in all of Alaska.

SIGNED THIS 17 DAY OF February, 1989

  
\_\_\_\_\_  
LAURA MEASLES, PRESIDENT-ELECT

ATTEST

  
\_\_\_\_\_  
Brenda - Mgmt. Executive Director

**KENAI PENINSULA CAUCUS**

**RESOLUTION 88-19**

*(Introduced By Mayor John Williams)*

**A RESOLUTION URGING THE STATE OF ALASKA TO GRANT THE CITY OF KENAI A \$6.5 MILLION GRANT FOR A SENIOR CITIZEN CONGREGATE HOUSING FACILITY IN LIEU OF BUILDING A PIONEER HOME ON THE KENAI PENINSULA**

**WHEREAS**, the Kenai Peninsula Caucus represents Kenai Peninsula municipal governments and Chambers of Commerce and serves to promote the physical, social and economic well being of the Kenai Peninsula Borough; and,

**WHEREAS**, the State of Alaska provided a \$161,500 grant to the City of Kenai for a feasibility study to determine needs and estimates of cost for senior citizen housing on the Kenai Peninsula; and,

**WHEREAS**, the feasibility study concluded that there was a serious need for senior citizen housing on the Kenai Peninsula and that a congregate housing facility would be much less expensive to operate and maintain than conventional Pioneer Homes; and,

**WHEREAS**, the City of Kenai has pledged to provide all real estate and to underwrite all costs of road improvements, water and sewer extensions which would be required incidental to the project; and,

**WHEREAS**, the proposed location would be adjacent to the Kenai Senior Citizens' Center where facilities are already available for preparing and serving meals and for elderly social and recreational activities; and,

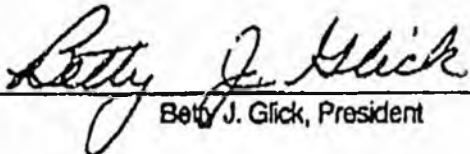
**WHEREAS**, the proposed location would also be within walking distance of restaurants, theaters, grocery stores, the public library and medical facilities; now, therefore,

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE KENAI PENINSULA CAUCUS:**


**Section 1.** The Kenai Peninsula Caucus urges the State of Alaska to grant a \$6.5 million grant to the City of Kenai for the design and construction of a Senior Citizen Congregate Housing Facility in lieu of building a Pioneer Home on the Kenai Peninsula.

**Section 2.** The Secretary is hereby directed to send a copy of this resolution to: Governor Steve Cowper, Senator Jalmar Kerttula, Senator Mike Szymanski, Senator Paul Fischer, Representative Jim Zawacki, Representative Kay Wallis, Senator John Binkley, Representative C. E. Swackhammer and Representative Mike Navarre.

**ADOPTED** this 20th day of January, ~~1988~~ <sup>1989</sup> at a meeting of the Board of Directors held in Soldotna, Alaska.

  
Betty J. Glick, President

**ATTEST:**

  
Gloria Wisecarver, Secretary/Treasurer

RESOLUTION

A RESOLUTION OF THE NORTH PENINSULA CHAMBER OF COMMERCE URGING THE STATE OF ALASKA TO FUND A SENIOR CITIZEN RESIDENTIAL DEVELOPMENT FACILITY IN THE CITY OF KENAI TO SERVICE THE ENTIRE KENAI PENINSULA IN LIEU OF BUILDING A PIONEER HOME ON THE KENAI PENINSULA.

WHEREAS, the State of Alaska has funded a \$161,500 grant to the City of Kenai, Alaska for the purpose of doing a feasibility study to provide senior citizen congregate type housing on the Kenai Peninsula, and

WHEREAS, professional consultants were hired and have completed a feasibility study for congregate type housing for senior citizens' on the Kenai Peninsula, and

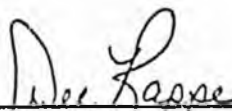
WHEREAS, the result of the study indicated there was a serious need on the Peninsula for housing of this nature for senior citizens and the City of Kenai, Alaska was the most appropriate place to locate said facility, and

WHEREAS, the City of Kenai has committed to provide the real estate adjacent to the present senior citizens' center and further commitment of all of the costs of providing water, sewer, and road facilities to the housing project, and

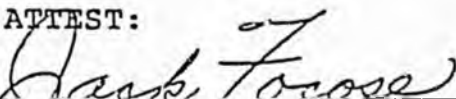
WHEREAS, many facilities in this housing project will not have to be duplicated because they already exist in the Senior Citizens' Center, such as central locations for a good social atmosphere by being able to communicate with many people who live in the same circumstances, providing recreational facilities, small library, sewing room and large kitchen facilities for serving large numbers of people, and

WHEREAS, the site location is within walking distance of restaurants, theatres, grocery stores, City library, and medical facilities makes it an ideal location for housing for our senior citizens on the Kenai Peninsula.

PASSED BY THE NORTH PENINSULA CHAMBER OF COMMERCE, this 9th day of February, 1989.

  
\_\_\_\_\_  
DEE RAPPE  
PRESIDENT OF THE NORTH PENINSULA  
CHAMBER OF COMMERCE

ATTEST:

  
\_\_\_\_\_  
Secretary

Igloo 33 & Auxiliary 16  
**PIONEERS of ALASKA**



Kenai, Alaska

Pat Porter  
Kenai Senior Citizens Center  
361 Senior Court  
Kenai, Alaska 99611

Jan. 24, 1989

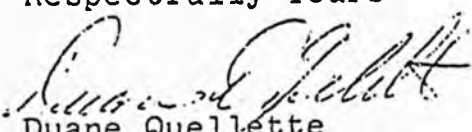
Dear Pat

At our meeting on December the 12th 1988 we had a discussion and a unanimous Vote in favor of the Congregate Housing Program for Kenai.

So I am writing this letter to inform you and document our endorsement for this project in Kenai.

Good Luck and remember a saying "You'll never score unless you shoot."

Respectfully Yours

  
Duane Quellette  
Pres. of Pioneers of Alaska  
Igloo # 33

# ALASKA STATE LEGISLATURE

SENATE STATE AFFAIRS,  
CHAIR

ETHICS COMMITTEE,  
CHAIR



ANCHORAGE

P.O. BOX 104836  
ANCHORAGE, AK 99510  
(W) (907) 561-7623  
(H) (907) 338-2425

JUNEAU

P.O. BOX V  
STATE CAPITOL  
JUNEAU, AK 99811  
(907) 465-3712

Senator Pat Pourchot

October 26, 1989

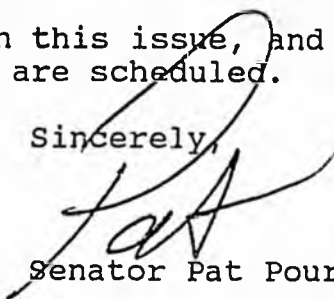
Ms. Justine Johnson  
1601 Sunrise Drive  
Anchorage, Alaska 99508

Dear Justine:

Thank you for attending last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,



Senator Pat Pourchot

# ALASKA STATE LEGISLATURE

SENATE STATE AFFAIRS.  
CHAIR

ETHICS COMMITTEE.  
CHAIR



ANCHORAGE  
P.O. BOX 104836  
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Senator Pat Pourchot

October 26, 1989

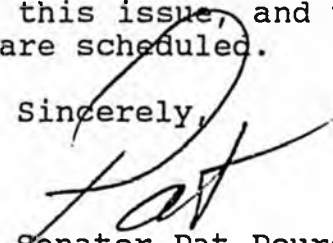
Mr. Walter Johnson  
1521 G Street  
Anchorage, Alaska 99501

Dear Walter:

Thank you for attending last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

  
Senator Pat Pourchot

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman  
Sen. Al Adams  
Sen. Tim Kelly  
Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-465-3712

## Senate State Affairs Committee

October 26, 1989

Chuck Logsdon  
Box 387  
Palmer, Alaska 99645

Dear Chuck:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

A handwritten signature in cursive script that reads "Pat".

Senator Pat Pourchot  
Chairman

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman

Sen. Al Adams

Sen. Tim Kelly

Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-465-3712

## Senate State Affairs Committee

October 26, 1989

Spud Williams  
Tanana Chiefs Conference  
122 1st Avenue  
Fairbanks, Alaska 99701

Dear Spud:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

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Senator Pat Pourchot  
Chairman

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman

Sen. Al Adams

Sen. Tim Kelly

Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-465-3712

## Senate State Affairs Committee

October 26, 1989

Linda Smith  
5952 Montgomery  
Juneau, Alaska 99801

Dear Linda:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

A handwritten signature in cursive script that reads "Pat".

Senator Pat Pourchot  
Chairman

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman  
Sen. Al Adams  
Sen. Tim Kelly  
Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-465-3712

## Senate State Affairs Committee

October 26, 1989

Joe Alter  
Box 20304  
Juneau, Alaska 99802

Dear Joe:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

A handwritten signature in cursive script, appearing to read "Pat".

Senator Pat Pourchot  
Chairman

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman  
Sen. Al Adams  
Sen. Tim Kelly  
Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-165-3712

## Senate State Affairs Committee

October 26, 1989

Jean Smith  
Box 1928  
Anchorage, Alaska 99510

Dear Jean:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

A handwritten signature in cursive script that reads "Pat".

Senator Pat Pourchot  
Chairman

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman

Sen. Al Adams

Sen. Tim Kelly

Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-485-3712

## Senate State Affairs Committee

October 26, 1989

Ed Wow  
1281 East 19th Avenue  
Anchorage, Alaska 99501

Dear Ed:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

Senator Pat Pourchot  
Chairman

# Alaska State Legislature

Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman

Sen. Al Adams

Sen. Tim Kelly

Sen. Rick Uehling



P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-465-3712

## Senate State Affairs Committee

October 26, 1989

Norma Lundy  
6143 Staedem Drive  
Anchorage, Alaska 99504

Dear Norma:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

A handwritten signature in cursive script that reads "Pat".

Senator Pat Pourchot  
Chairman

# Alaska State Legislature



Sen. Pat Pourchot, Chairman

Sen. Jan Faiks, Vice Chairman  
Sen. Al Adams  
Sen. Tim Kelly  
Sen. Rick Uehling

P.O. Box V  
State Capitol  
Juneau, Alaska 99811

907-165-3712

## Senate State Affairs Committee

October 26, 1989

John Williams  
City of Kenai  
210 Fidalgest  
Kenai, Alaska 99611

Dear John:

Thank you for your participation in last week's public hearing on senior citizens' housing. A lot of good information was presented, all of which will be helpful to the legislature as we continue our work on financing and incentive proposals.

I appreciate your interest in this issue, and will keep you posted as additional hearings are scheduled.

Sincerely,

A handwritten signature in cursive script that reads "Pat".

Senator Pat Pourchot  
Chairman

LOGSDON  
Box 387  
Palmer, AK 99645

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October 24, 1989

Senator Pat Pouchot  
Senate State Affairs Committee  
P. O. Box V  
State Capitol  
Juneau, AK 99811

Dear Senator Pouchot:

I am sorry the weather prevented my personal appearance at the October 19, 1989 Hearing on Senior Housing so that I had to make my presentation via teleconference. Enclosed is a copy of the presentation plus the exhibits I was unable to bring to your attention via telephone. It never occurred to me until just now that I might have faxed them to you at the hearing. My apologies for that oversight.

Very sincerely yours,



Charles E. Logsdon, Chm.  
Palmer Senior Citizen Housing Advisory Committee

enc: Presentation to Hearing on Senior Housing, Oct. 19, 1989.  
1988 Elderly Housing Needs Assessment Study.  
Palmer Senior Housing Land Use Plan.  
Artist's rendition of Palmer Senior Housing Phase I.

PRESENTATION  
TO  
JOINT HOUSE-SENATE STATE AFFAIRS COMMITTEES  
ON  
SENIOR HOUSING  
Oct. 19, 1989

The City of Palmer has long been interested in support of community Seniors, including the Palmer Senior Center which provides for Seniors helping Seniors, the Palmer Pioneer Home, and a project which would provide other adequate and special needs housing to the community's elderly.

A 1982 population study of the Mat-Su Borough by Dr. Richard Ender of the University of Alaska showed by examination of census data, that the area was growing by 14% every 18 months. This resulted in a population high in 1985 of approximately 40,000. A Needs Assessment by the same gentleman indicated a need at that time for 35 Senior Housing units. A second needs assessment in 1984 showed a similar continuing need.

The 13th State Legislature appropriated money to Alaska Housing Authority for development planning for the Palmer site adjacent to the Pioneers Home which would provide for 30 units of low-income housing in a first phase of development for the property in question. The City of Palmer established a Senior Housing Advisory committee to track developments and to advise the Mayor and City Council on actions taken and those needed. This committee has also provided assistance to State agencies wherever possible in the planning process for this project.

With the collapse of oil prices and the accompanying downturn in the Alaskan economy, the City requested a third needs assessment for senior housing, since it was possible that there might have been a population decrease. The published report which is provided herewith shows that the Borough had not lost the population that might have been expected. The 1986 population total was 44,280 of which an estimated 2584 to 2913 were seniors. The range of estimates is due to the use of two methods of estimation. In one case, the increase in Senior population from 1980 to 1987 was 120.5%, and the other figure represented an increase of 148.5%. Of 1260 questionnaires mailed to Seniors in the Borough, 506 were returned. Of these, 44 said they would seriously consider moving into Senior housing within one year if it were available. Since the 506 questionnaires returned represents less than a fifth of the seniors living in the Borough, you might conclude that 5 times

the 44, or at least 200, might seriously consider moving into senior housing if it were available. The majority of Seniors, as might be expected, own their own homes, or are satisfied with present housing arrangements. A major conclusion of the 1987 survey is that the need for senior housing continues to exist.

The targeted location for the project is virtually ideal for these reasons: 1. The property is located adjacent to the Palmer Pioneers Home, 2. it is almost directly across the street from the Palmer Senior Center where congregate feeding and transportation are available at low cost 5 days a week (take out meals are also available for those who cannot come to the Center), 3. the property is within two block of downtown Palmer, two blocks from the Palmer City Library, and only a few blocks from the Valley Hospital and doctors' offices, so walking is an option for those without cars. The Postoffice is a long walk from the site, but there is now local delivery of mail. 4. The site is located along a paved street, although construction of access within the property to the units would be necessary. 5. The City sewer line crosses the property and the City water line, and telephone lines follow the adjacent street. Construction of this project would allow independence of a number of elderly for a very long time and therefore reduce the horrible costs to the State of long term institutional care.

The Plan as presently conceived would essentially divide the 14.89 acres into 5 acre portions for each of three phases. The first phase would be low-income housing. Why low income? Simply because they are most in need and should be taken care of first. The second phase for which we are not yet seeking funding, would be medium-income, and the third phase would be as needed.

The first phase would consist of 6 apartments in each of 5 units plus a central office and community rooms building. I believe 10% of the units would be designed especially for physically handicapped seniors. Phases two and three would consist of 24 units each under this plan. I am providing you with a copy of an artists rendition of how the first phase might look. His rendition in regard to the location of the Pioneers Home and the Senior Center is slightly wrong, and he has left out the rest of town. All in all, his drawing is not too bad, since it fairly represents the proposed layout within the project. The last exhibit I should like to leave with you is a map of the property showing in a more exact fashion the location of the Pioneers Home and the Senior Center in relation to the project. The map also shows the location of the projected phases 2 and 3.

I am sorry I cannot leave with you the architectural Land-Use Plan and the preliminary design plans for the dwelling units, but I have them with me for you to examine if you wish.

Although the cost of real estate has come down, even

drastically in some cases, I am informed by those who should know, that new building costs are not much less than they were. Our original estimate for turnkey construction costs of the first phase of 30 units was \$3,000,000. This might be reduced somewhat in our present economic environment, but I can't say for sure.

I should like to add that this project is very close to being ready to go to construction. Last year, the City had it as #1 on their capital constructions request to the Legislature. The City believes in the project. The Borough believes in the project. And the Seniors believe in it.

THANK YOU. I'd be happy to try to answer any questions.