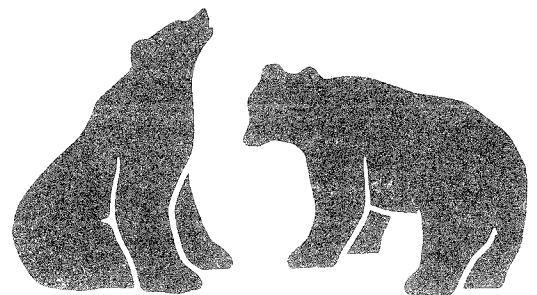


# *Older Alaskans Commission*

## **FINAL REPORT HOUSING TASK FORCE**

**April 2, 1985**





## Older Alaskans Commission

Pouch C, Mail Stop 0209  
Juneau, Alaska 99811  
907/465-3250

April 5, 1985

Dear Fellow Alaskan:

Housing or shelter needs of older Alaskans is the most universal issue facing older Alaskans. In response to this fact, during the last six months the Older Alaskans Commission Housing Task Force explored housing and housing related issues that affect senior Alaskans. Representatives of many state and private agencies and older Alaskans participated in this complex effort.

With this final report the Commission transmits to Governor Sheffield, to the 14th Alaska Legislature and to the public all of the findings, considerations and legislative and policy recommendations made by the Housing Task Force as adopted by the Commission. The report reflects the Commission's goal to enable seniors to remain in their own homes for as long as possible through the provision of cost-effective alternatives to institutionalization.

The Commission hopes that this final report will expand the thinking of those who read it to consider the many options for housing and related services. Alaska's potential for meeting the housing needs of its elders is limited only by the imagination and innovation of its citizens.

Sincerely,

Peggy Burgin, Chair  
Older Alaskans Commission

PB/FT/bs

Bill Sheffield, Governor

Lisa S. Rudd, Commissioner  
Department of Administration

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Fran Toland, Associate Coordinator  
Older Alaskans Commission

Older Alaskans Commission Housing Task Force  
Final Report

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### I. EXECUTIVE SUMMARY

#### Final Recommendations of the Housing Task Force To the Older Alaskans Commission

- 1) The OAC Housing Task Force recommends that the goal of the State's senior housing program be to encourage the use of both private and public resources to provide a full range of housing opportunities and services for all older Alaskans, regardless of income. The emphasis should be on alternatives to institutionalization, supporting individual dignity and independence, and assisting people to remain in their own homes for as long as is desirable and appropriate.
  
- 2) The OAC Housing Task Force recommends that the Legislature support, with adequate funding, those programs which help accomplish the goal of the State's senior housing program. These programs include:
  - \* Older Alaskans Commission Programs
  - \* Senior Citizens Housing Development Fund
  - \* Homemaker Services
  - \* Home Health Aide Services
  - \* Public and Home Nursing
  - \* Medicaid
  - \* General Relief Medical (GRM)
  - \* Catastrophic Illness
  - \* Old Age Assistance
  - \* Elder Abuse Intervention
  - \* Low Income Weatherization Program
  - \* Village Safe Water
  - \* Longevity Bonus
  - \* Pioneers Homes
  - \* Senior Citizens Property Tax Exemption
  - \* Senior Citizens Renters' Rebate
  - \* Power Cost Equalization Program
  - \* Energy Assistance Program

3) The OAC Housing Task Force recommends that there be established within the Housing Assistance Division in the Department of Community and Regional Affairs, an Office of Senior Housing. It is further recommended that the Legislature approve a new position for the Office to assist the present individual to accomplish existing and proposed new responsibilities. The duties and responsibilities are as follows:

A) compilation and continuous updating of inventory of all public sponsored senior housing projects in Alaska; the inventory should include the following information:

- \* project name and location
- \* owner/manager
- \* number and size of units
- \* number of persons on the waiting list
- \* historical turnover rate
- \* description of ancillary facilities (if any)
- \* services available to residents on-site
- \* year of construction
- \* cost of construction
- \* sources of financing
- \* operation and maintenance costs
- \* types of rental subsidies provided (if any)
- \* rents charged/received
- \* criteria for occupancy
- \* level(s) of care
- \* number of section 8 certificates available/in use
- \* number of seniors with section 8 certificates

B) management of a Senior Housing Information System, the purpose of which would be to facilitate the active sharing of information, such as the senior housing inventory, with members of the public and all affected and interested government and private organizations. In addition to the inventory, the System should also include information such as:

- \* a manual (or manuals) describing state-of-the-art materials and techniques for the design and construction of housing with gerontological features;
- \* a set of generic blueprints describing various gerontological home improvements which individual older Alaskan homeowners could use to make changes to their existing homes to add safety and comfort;

- \* a directory of in-home supportive services provided by the Older Alaskans Commission and the Department of Health and Social Services and other programs (this should be distributed regularly to the Office by the Older Alaskans Commission);
- \* a description of federal senior housing assistance available to Alaskan residents;
- \* research and literature on innovative and emerging new approaches to senior housing, such as shared housing, group homes, and Home Equity Conversations.

C) administration of the Senior Citizens Housing Development Fund.

- 4) The OAC Housing Task Force recommends that the Legislature appropriate \$15 million to the Senior Citizens Housing Development Fund for FY 86. It is further recommended that the Legislature amend the statutes authorizing this Fund to allow, in addition to grants to municipalities and nonprofit organizations, loans to private developers under a builders' incentive program. The builders' incentive program, which would make money available to builders at zero interest but with shared appreciation, would result in the construction of more residential units per State dollar than is possible under the existing grant program. In addition, it would produce senior housing units at reasonable rents, with no need for long-term operation and maintenance subsidies. It would assist moderate as well as low-income older Alaskans, and it would return the original investments to the State, with shared appreciation profit, for a second and third use. It is anticipated that under this program, as under the existing grant program, a showing of need would be required.
- 5) The OAC Housing Task Force recommends that the Office of Senior Housing make an effort to fund demonstration projects which would specifically address some of the more innovative types of senior housing authorized by existing statutes. Demonstration projects might include Group Homes in Rural Alaska, a House Sharing Referral Service, or the construction of Senior Boarding Homes with gerontological design.
- 6) The OAC Housing Task Force recommends that the Older Alaskans Commission immediately assume responsibility for the compilation and continuous updating of an inventory of



all senior supportive services in the State. (see recommendation #3) Because the availability of these services can be extremely important in assisting individual seniors to take care of themselves in the least restrictive setting, it is critical that this information receive a wide distribution. The OAC should consider a mass distribution of this information annually in conjunction with Home Care Week as proclaimed each year by the Governor.

- 7) The OAC Housing Task Force recommends that the Older Alaskans Commission make an effort to fund Pilot Project Grants as authorized by AS 47.65.030, and further that in FY 86, the OAC seek a pilot project for In-Home Care Case Management.
- 8) The OAC Housing Task Force recommends that the Legislature enact a bill authorizing the establishment of a sliding fee schedule for recipients of homemaker services, home health aide services, and home health nursing services. It is further recommended that any increase in program funds be used, first, to increase staff training, and second, to increase hours of service.
- 9) The OAC Housing Task Force recommends that the Older Alaskans Commission establish a new task force for in-home services, and that group carefully examine the State's provision of homemaker services, home health aide services and other in-home services to determine whether or not changes are necessary in the method of delivery.
- 10) The OAC Housing Task Force recommends that there be developed a standardized list of definitions for the various levels of care. The definitions should be developed by, and agreed upon by, the Department of Health and Social Services, the Department of Administration, the Department of Community and Regional Affairs, and members of the private sector, particularly the Alaska State Hospital Association.
- 11) The OAC Housing Task Force recommends that the Department of Health and Social Services become more involved in senior citizens programs, and make a greater effort to segregate its data for use by senior citizens. In particular, it is recommended that the Commissioner of the Department take a more active role in meeting his responsibilities as a member of the Older Alaskans Commission.

- 12) The OAC Housing Task Force recommends that the Older Alaskans Commission immediately assume responsibility for an annual analysis and evaluation of all the services which are provided to older Alaskans, as required by AS 44.21.230. Adequate funding for the programs which support the goal of the State's senior housing program is important, but the funding should be predicated on a serious analysis which relates cost to benefits, and effectiveness to performance.
  
- 13) The OAC Housing Task Force recommends that the Legislature approve a supplemental appropriation of \$325,000 to fully fund for FY 85, the Senior Citizens' Property Tax Exemption program.

## II Abstract

The Older Alaskans Commission recognized the need for a senior housing task force in their three-year plan, A New Beginning for Older Alaskans. The housing action plan in that report called for "an inter-agency housing task force to prepare recommendations regarding the coordination and efficient delivery of housing-related services." As a result, a nine-member task force was established consisting of representatives of state agencies, consumers, and service providers. It met seven times between June and December, 1984.

After hearing presentations on housing related topics such as energy assistance, weatherization, in-home services, housing alternatives and financing, the task force formulated thirteen legislative and policy recommendations. The Older Alaskans Commission accepted those recommendations on December 11, 1984. This action complies with AS 44.21.230(a)(2).

### III. Analysis of Recommendations

In accordance with AS 44.21.230(a)(1), the Older Alaskans Commission in September, 1983 adopted a three-year plan, A New Beginning for Older Alaskans. The plan identified the primary regional housing concerns of the State's elders as: weatherization, affordable housing, high energy costs, housing shortages, housing options, fragmentation of housing programs, water and sewer installation, and Pioneer Homes.

Programs which address most of these concerns currently exist in the Departments of Health and Social Services, Community and Regional Affairs and Administration. The task force recommended that the Commission encourage legislative support and adequate funding for eighteen programs which directly or indirectly affect senior housing. One recommendation and accompanying legislation calls for a specific supplemental appropriation to address a shortfall in the FY 1985 Senior Citizens' Property Tax Exemption program. The task force considered this a cost-effective program designed to keep seniors in their own homes.

Since fragmentation of housing programs appeared as a concern, the task force recommended establishing the Office of Senior Housing within the Housing Assistance Division of the Department of Community and Regional Affairs. Among other duties, this office would inventory public housing and manage a senior housing information system to facilitate dissemination of information.

Another recommendation emphasizes the Commission's role as a coordinating agency by encouraging it to compile and annually update an inventory of senior supportive services. Through annual budget reviews the Commission should further analyze all senior programs and services for their cost effectiveness. Commission review, evaluation and comment on senior programs is mandated in AS 44.21.230(b)(1).

To moderate the effect of declining State revenues the task force made several recommendations with accompanying legislation. One recommendation would establish a sliding fee scale for recipients of the in-home services of homemakers, home health aides and home health nursing. Such fees would extend the effective range of current funding, allowing more clients to benefit from those services, and also allowing more training for the service providers. In addition, seniors have repeatedly expressed their desire to pay for this kind of care.

The most significant recommendation to supplement declining state revenues calls for a change within the Senior Citizens Housing Development Grant program in the Department of Community and Regional Affairs, Housing Assistance Division. This change would allow the program to provide loans to private builders as well as grants to non-profits.

The State's specific commitment to senior housing began in 1975 with the creation in the Department of Community and Regional Affairs of a Senior Citizens Housing Development Fund. Since then, the Fund has received over \$53 million in appropriations from the Legislature. When that money is completely spent late next year, there will have been constructed over 1,000 new senior apartments, with a total present value in excess of \$75 million.

At first, virtually all the projects financed were simply "congregate housing", i.e. apartment complexes designed for older residents. As the program evolved, however, the concept of senior housing has expanded to include not only the actual residential units, but also the ancillary facilities that provide needed social and health supportive services.

Another change in the program has related to the financing of the projects. Almost all of the units built so far have been at least partially financed with money from other sources, usually the U.S. Department of Housing and Urban Development (HUD). Not only has this allowed State dollars to stretch further in terms of construction of new units, but more importantly, HUD participation has also included 40-year operation and maintenance subsidies. Consequently, HUD-subsidized projects only require tenants to pay up to 30 percent of their monthly incomes, no matter how small, for rent.

Unfortunately, this form of federal support for seniors has been almost completely eliminated. As a result, with a few notable exceptions, the State can no longer count on either the federal construction subsidies or the more valuable long-term operation and maintenance subsidies for future senior housing projects.

Recognizing nonetheless, that the need for senior housing will continue to grow, the task force developed the concept of a builders' incentive program. To institute this program requires a statutory amendment in the Senior Citizens Housing Development Fund to allow loans to private developers. Those loans, with zero interest but with shared appreciation, would result in the construction of more residential units per state dollar than is possible under the existing grant program. The loans would

produce senior housing units at reasonable rents with no need for long-term operation and maintenance subsidies. Furthermore, the original investments plus shared appreciation profit would return to the state for future use.

#### IV. Project Assumptions for Older Alaskans' Housing Loan Program

Project Costs: All projects assume that total project costs will average \$60,000 per unit, and that ten units will be built per project at a total cost of \$600,000. Appraised value will be \$675,000. Costs include land, site development, interim financing, all fees such as legal and architect, and construction costs. Average size of the units is expected to be 750 square feet.

The project analysis assumes that the developer will finance the project by borrowing 75 percent of the value, or \$506,250, and by providing \$93,750 in equity.

##### Rental Rates:

3 units x \$450 (2 bedroom) x 12 months =	\$16,200
7 units x \$375 (1 bedroom) x 12 months =	31,500
	<u>\$47,700</u>
- 3% vacancy	<u>-1,431</u>

Gross Income: \$46,269

- Operating Expenses: water, sewer,  
garbage, maintenance, insurance and  
property taxes (\$150 per unit) -18,000

Left for debt service and profit \$28,269

##### Interest Rate Analysis:

(1) 14% debt service @ 25-year  
amortization x \$506,250 = \$72,900

Annual Negative Cash Flow: \$44,631

(2) 11% debt service @ 25-year  
amortization x \$506,250 = \$59,535

Annual Negative Cash Flow: \$31,266

(3) Blended rate:  
0% x \$300,000  
14% x 206,250 = \$29,696  
Annual Negative Cash Flow: \$ 1,427

(4) Blended rate:  
0% x \$300,000  
11% x 206,250 = \$24,255

Annual Profit \$ 4,014  
4.3% return on equity

Long-Term Analysis: All projects assume the developer repays the principal of the loan at the end of twenty-five years. In addition, the developer shares fifty percent of the appreciation in appraised value at the time of sale of the building. Thus, if the project appreciates at five percent per year compounded annually, the appraised value at the end of the loan term will be \$2,285,550. The appreciation will be \$1,610,550.

The return to the State at that time will be:

\$300,000 (principal)  
805,275 (half of the appreciation)

\$1,105,275 = compound annual return on equity of 5.5%

The return to the developer at that time will be:

\$1,180,275 (developer's share of value)  
- 93,750 (developer's equity investment)  
\$1,086,525 = compound annual return on equity of 10.25%

Costs-Benefits Analysis:

Costs to the State are opportunity cost of money at 4.5 - 5.5% compounded annually.

The State benefits through:

1. 10 new units of senior housing constructed under competitive bid, at affordable rents for 25 years;
2. no required operating subsidies;
3. repayment of principal and return on investment of 5.5% compounded annually for use on additional senior housing loans in the future;
4. minimal servicing expenses.

Costs to the developer are:

1. an equity contribution of 25% of the appraised value;
2. conventional loan expenses;
3. ceilings on rent increases.

The developer, benefits through:

1. annual return on investment ranging from 10.25% - 15%;
2. substantial leveraged increase in personal net worth;
3. depreciation advantages;
4. additional tax shelter (e.g. deduction for interest payments)



## V. Future Action by the Commission

The task force acknowledged the involvement of several agencies in senior housing and housing related services. Since the Commission's legislative mandate calls upon it to coordinate senior services, the task force made three recommendations for future action in this area.

Under AS 47.65.030, the Commission may award Pilot Project Grants. The task force encouraged the Commission to fund pilot projects, beginning with one on case management that addresses in-home care. This would require coordination of community-based services for individuals, eliminating duplication while providing comprehensive service.

At its meetings, the task force discovered that terms pertaining to institutional care and housing alternatives were ambiguous and varied. To clarify terms involving levels of care and types of living arrangements for seniors, the task force recommended that the Commission coordinate the development of a list of standardized definitions by the Departments of Health and Social Services, Administration, Community and Regional Affairs and private sector providers, especially the Alaska State Hospital Association. Standardized definitions will eliminate the confusion existing among agencies and facilitate the coordinated planning of housing services.

At the beginning of its investigations the task force established the goal and recommendation to keep seniors in their own homes as long as possible and to seek alternatives that would prevent or delay costly institutionalization. The task force recognized in-home services as a key element supporting this recommendation. Since investigating in-home services extended beyond the scope of the housing task force, it recommended that the Commission establish another task force to specifically examine these services as they relate to the elderly.

## VI. Conclusion

The need to continue existing senior housing and housing-related programs while expanding the available options became evident to the task force. A lack of appropriate housing exists between independent residential housing and restrictive institutionalization. These gaps in the continuum often result in premature institutionalization for seniors or their forced move to another state or area in Alaska where suitable housing is available.

Seniors in rural and remote Alaska who are unable to live independently in their communities are often forced to move to nursing homes in the larger cities. Removed from their familiar cultural surroundings, these seniors suffer from the alienation of culture shock as well as from the loss of personal dignity.

Community-based options such as group homes, senior foster care homes, and handicapped accessible adaptations of existing homes could supply the types of housing needed in all Alaska to prevent or delay admission to nursing homes. More efficient delivery of in-home services in local communities could also help seniors remain in less restrictive housing environments.

Through its efforts, the task force attempted to convey the importance of inter-agency cooperation in meeting the housing needs of Alaska's senior population. Designed to encourage coordination at the state level, the legislative and policy recommendations also seek to solve senior housing needs through increased awareness and action by local communities. By accepting the recommendations, the Older Alaskans Commission acknowledged its role as a coordinating agency to encourage continued and increased participation by the Departments of Administration, Health and Social Services, and Community and Regional Affairs. As the Commission and legislature act on housing task force recommendations, state agencies and the public will acquire a more unified view of senior housing and related services delivered in Alaska.

The housing task force envisions all senior citizens in Alaska enjoying extra years of comfort of their own homes. To accomplish this requires the cooperation and coordination of many agencies and governmental entities to provide adequate, appropriate and affordable housing options as well as a full range of supportive in-home services for senior citizens.

APPENDIX A  
STATUTES

**Article 4. Older Alaskans Commission.**

<b>Section</b>	<b>Section</b>
200. Older Alaskans Commission	230. Powers, duties, and limitations
210. Meetings	240. Definitions
220. Compensation	

**Sec. 44.21.200. Older Alaskans Commission.** (a) The Older Alaskans Commission is established in the Department of Administration. The members of the commission include

- (1) the commissioner of the Department of Administration or the commissioner's designee;
- (2) the commissioner of the Department of Community and Regional Affairs or the commissioner's designee;
- (3) the commissioner of the Department of Health and Social Services or the commissioner's designee;
- (4) the chairman of the Pioneers' Homes Advisory Board appointed under AS 44.21.100 — 44.21.130; and
- (5) seven Alaskans selected on the basis of their knowledge and demonstrated interest in the concerns of older Alaskans, appointed by the governor in accordance with (b) of this section.

(b) After requesting from senior citizens' organizations the names of persons who are qualified for and interested in serving on the commission, the governor shall appoint the members of the commission under (a)(5) of this section. Appointments shall be made by the governor to assure representation of low-income persons and minorities, and representation from rural and urban areas of the state, and to secure statewide geographical representation on the commission. At least six of the persons appointed by the governor shall be 60 years of age or older. At least two of these persons shall be 65 years of age or older. Each member appointed by the governor shall be a resident of the state.

(c) The persons appointed under (a)(5) of this section serve overlapping four-year terms, and serve at the pleasure of the governor. A member may be reappointed, but a member appointed under (a)(5) of this section may not serve more than two consecutive terms or eight consecutive years, whichever is longer.

(d) If a person appointed under (a)(5) of this section fails to attend three consecutive meetings of the commission, a majority of the members of the commission may request the governor to terminate the membership of the member and to fill the vacancy.

(e) A vacancy in the membership of persons appointed under (a)(5) of this section shall be filled by appointment by the governor. The person appointed shall serve for the unexpired portion of the term. (§ 2 ch 79 SLA 1981)

**Cross references.** — For provisions related to the commission's initial membership, see § 13, ch 79, SLA 1981, in the Temporary and Special Acts.  
**Editor's notes.** — Section 13, ch. 79, SLA 1981, provides: "INITIAL MEM-

BERSHIP AND MEETING OF COMMISSION. (a) Of the seven public members first appointed by the governor to the Older Alaskans Commission under AS 44.21.200(a)(5),

- (1) three shall serve a term of two years;
  - (2) two shall serve a term of three years;
  - (3) two shall serve a term of four years.
- (b) In making appointments of the first public members of the Older Alaskans

Commission under AS 44.21.200(a)(5), the governor shall designate an expiration date of the terms of members first appointed in accordance with (a) of this section.

- (c) The governor shall determine the date and place of the first meeting of the Older Alaskans Commission; however, that meeting shall be held not later than September 13, 1981.

**Sec. 44.21.210. Meetings.** (a) The commission shall meet at the call of the chairperson, at the request of a majority of the members, or at a regularly scheduled time as determined by a majority of the members. The commission shall meet at least six times each year.

(b) The members of the commission listed in AS 44.21.200(a)(1) — (4) may not vote on matters before the commission. A majority of the members of the commission listed in AS 44.21.200(a)(5) constitutes a quorum for conducting business and exercising the powers of the commission.

(c) The commission shall elect one of its members as chairperson, and may select other officers it considers necessary. (§ 2 ch 79 SLA 1981)

**Sec. 44.21.220. Compensation.** Members of the commission receive no compensation for their services, but are entitled to per diem and travel allowances authorized by law for other boards and commissions under AS 39.20.180. (§ 2 ch 79 SLA 1981)

**Sec. 44.21.230. Powers, duties, and limitations.** (a) The commission shall

(1) formulate a comprehensive statewide plan that identifies the concerns and needs of older Alaskans and, with reference to the plan adopted, prepare and submit to the governor and legislature an annual analysis and evaluation of the services that are provided to older Alaskans;

(2) make recommendations directly to the governor and legislature with respect to legislation, regulations, and appropriations for programs or services that benefit older Alaskans;

(3) encourage and aid the development of municipal commissions serving older Alaskans and community-oriented programs and services for the benefit of older Alaskans;

(4) employ an executive director who serves at the pleasure of the commission;

(5) help older Alaskans lead dignified, independent, and useful lives;

(6) request and receive reports and audits from state agencies and local institutions concerned with the conditions and needs of older Alaskans;

(7) administer, with the approval of the commissioner of administration, federal programs as provided under 42 U.S.C. 3001 — 3045i (Older Americans Act), as amended; and

(8) administer, with the approval of the commissioner of administration, state programs as provided under AS 47.65.010 — 47.65.060.

(b) To accomplish its duties, the commission may

(1) review, evaluate, and comment upon state programs concerned with the problems and the needs of older Alaskans;

(2) collect facts and statistics, and make studies of conditions and problems pertaining to the employment, health, financial security, social welfare, and other concerns that bear upon the well-being of older Alaskans;

(3) provide information about public programs that would be of interest or benefit to older Alaskans;

(4) appoint special committees, which may include persons who are not members of the commission, to complete necessary studies;

(5) promote community education efforts regarding the problems and concerns of older Alaskans;

(6) contract for necessary services;

(7) consult and cooperate with persons, organizations, and groups interested in or concerned with programs of assistance to older Alaskans;

(8) advocate improved programs of benefit to older Alaskans; and

(9) set standards for levels of services for older Alaskans for programs administered by the commission.

(c) The commission may not investigate, review, or undertake any responsibility for the longevity bonus program (AS 47.45.010 — 47.45.170) or the Alaska Pioneers' Homes (AS 47.25.010 — 47.25.100). (§ 2 ch 79 SLA 1981)

**Editor's notes.** — Section 14 of ch. 79, SLA 1981, provides: "TRANSFER OF PROGRAM RESPONSIBILITIES. The following are transferred to the Older Alaskans Commission in the Department of Administration:

(1) the programs conducted under the Older Americans Act, P.L. 89-73, as amended, and the persons who administer those programs in the division of adult and aging services, Department of Health and Social Services;

(2) the programs conducted under AS 47.65.010 — 47.65.060, and the persons who administer those programs in the

division of adult and aging services, Department of Health and Social Services; and

(3) the Governor's Advisory Committee on Aging."

Section 15 of ch. 79, SLA 1981, provides: "CONTINUING RESPONSIBILITY OF THE DEPARTMENT OF ADMINISTRATION. This Act does not affect the responsibility of the Department of Administration for the Alaska longevity bonus program (AS 47.45.010 — 47.45.170) or the Alaska Pioneers' Homes (AS 47.25.010 — 47.25.110)."

**Sec. 44.21.240. Definitions.** In AS 44.21.200 — 44.21.240, "commission" means the Older Alaskans Commission. (§ 2 ch 79 SLA 1981)

APPENDIX B  
TASK FORCE COSTS

APPENDIX B  
Task Force Costs

Estimated costs incurred by the Older Alaskans Commission for Housing Task Force activities include travel and per diem for meetings, telephone costs and teleconference hook-ups, and administration, which includes staff time, xeroxing and printing. The total, as described below, comes to \$12,643.

Travel/per diem	\$ 6,277
Two teleconferences (based on previous billings)	900
Administration	
- Executive Director supervision (1% of time)	300
- Associate Coordinator (20% of time)	3,686
- Clerical (5% of time)	480
- xeroxing and printing	<u>1,000</u>
Total Cost for Housing Task Force*	\$12,643

\* This figure does not include costs incurred by other agencies.



APPENDIX C  
SYNOPSIS OF PRESENTATIONS TO THE TASK FORCE

Appendix C  
Synopsis of Presentations to the Task Force

Cynthia Parker, Executive Director of Anchorage Neighborhood Housing Services, presented an overview of the repair and renovation programs provided in the Spenard area by her organization. Conventional bank loans, low-interest loans, or deferred grants from the Neighborhood Housing Services' revolving loan fund finance the program.

George Briggs, Deputy Director, and Kay Snyder of Alaska State Housing Authority discussed the elimination of HUD subsidies. The burden of operation and maintenance for 100% state funded housing falls on the renters.

Dick Dolman, Vice President of Alaska Continental Bank discussed the advantages and disadvantages of home equity loans, sale leasebacks and reverse annuity mortgages.

Bob Brean, Deputy Director, Division of Community Development, Department of Community and Regional Affairs, related information on the state's weatherization program which targets elderly and handicapped. Approximately 9 percent of the weatherization money has directly served senior citizens. To further cooperate with the Division of Community Development and increase the number of senior homes weatherized, the Commission and weatherization section will exchange contractor and senior project director lists.

Jim Dalman, Program Coordinator, Energy Assistance Program, Department of Health and Social Services told the task force about low income energy assistance. Slightly over \$4 million State and Federal dollars assisted a caseload of 13,500 last year of which 1,750 were elderly households. Grants run from \$300-900 with an average of \$460. This covers between 35 and 70 percent of an individual household's need.

The Commission cooperates with the Energy Assistance Program by mailing information to all senior projects. Counting longevity bonus as income could affect 150 to 200 households.

Miller Lutton, Director of Housing Development, U.S. Department of Housing and Urban Development spoke about the HUD programs including insurance, direct subsidies and direct loan programs. There are approximately 2,000 Section 8 Existing Housing certificates available statewide.

The Commission should encourage HUD to target the frail elderly 75 and over as first priority for housing certificates.

Barbara Morse-Quinn, former Director of the Housing Assistance Division, Department of Community and Regional Affairs, explained the Senior Citizens Housing Development Fund and projects constructed in Homer and Wasilla. She mentioned the need to tap other sources of federal housing dollars, and stressed the need for renovation of existing housing.

Matt Zencey, Energy Director, RurAL CAP, related the concepts of renovation and weatherization in rural housing. Rural elders particularly should plan the kind of housing they want.

E. Louis Keller, Director, Division of Pioneers' Benefits, Department of Administration, gave a history and overview of the Pioneers' Homes system. The annual cost of a Pioneer Home bed is about \$37,000 with 627 beds statewide. The Juneau home will add 65 more beds. In August 1984 there were 177 people on the active waiting list. The Commission should coordinate with the Division of Pioneers' Benefits to insure that those seniors on the waiting list receive appropriate services.

Martha Holmberg of the Division of Family and Youth Services, Department of Health and Social Services, presented information on the continuum of services provided or overseen by that Department from homemaker, home health aide and in-home nursing to nursing home care. Included in this discussion were adult foster care homes, level 1 and level II residential care, intermediate care and skilled nursing.

Sister Patrick of Catholic Community Services in Juneau spoke about Mountainview Senior Housing and ancillary facilities. A housing gap exists in Juneau for which a senior group home would be a viable option. She addressed the need for handicapped accessibility for senior apartments.

Barry Anderson, Director of Alaska Management Technology spoke about homemaker services provided under a contract with the Department of Health and Social Services.

Richard Wells of Cook Inlet Housing Authority described the planning and funding for the Robert Rude Long-Term Care Center in Anchorage.

APPENDIX D  
HOUSING CHAPTER FROM THREE YEAR PLAN

Appendix D

**CHAPTER 4 — HOUSING SERVICES**

**4.1 INTRODUCTION**

The adequacy, affordability, safety and location of the older person's residence can have a significant impact on social, economic, physical and mental well-being. Accordingly, housing issues must not solely focus on the structure in which a person resides. They should also consider the quality of living environment and resources required to maintain and operate a home.

Due to differing economic circumstances, physical limitations and social needs experienced by older Alaskans, a range of well coordinated and publicized housing options needs to be made available to them. Options include privately owned or rented single family dwellings, multi-family dwellings, multi-generation single family dwellings, and publicly owned single and multi-family housing facilities.

Of equal importance are the services which assist older persons in affordably maintaining a safe and comfortable home environment. Such services include housekeeping, home repair, appliance repair, weatherization, and yard maintenance/snow removal. Housing subsidies and income supplement programs (e.g., Supplemental Security Income, Old Age Assistance, Longevity Bonus) also play a major role in enabling older Alaskans to live independently in a residence of their choosing. New options also require exploring. These include home revitalization, shared housing, converting a room to an apartment for a relative, sell/lease-back and reverse mortgage financing arrangements. Each of these later options will require changes in zoning ordinances or financing laws.

Housing issues ranked first statewide among the priorities identified by the participants age 60 and over attending the Commission's six regional forums. In regard to elderly housing needs, Older Alaskans Commission responsibilities include the following:

- Identifying emerging housing needs and strategies to meet these needs as they arise;
- Advocacy and appropriate supporting actions to increase the

## Housing Services

number and availability of housing options for the elderly.

- Leadership in coordinating existing housing programs and services available to address elder housing needs;
- Disseminating information about possible housing options to those older Alaskans most in need it; and
- Contracting for provision of home maintenance and household assistance services which would otherwise be unavailable to older Alaskans in need of them.

### 4.2 CURRENT STATUS

#### 4.2.1 Selected Housing Characteristics

- Nearly<sub>1</sub> 65% of older Alaskans surveyed owned their own homes.
- Insulation was the greatest home repair/improvement need among elders interviewed.<sub>2</sub>
- The median annual cost for utilities in Anchorage and other urban areas is \$960;<sub>3</sub> the median annual cost of utilities statewide is \$1,080.
- Seventy eight percent of elders interviewed heated their homes<sub>4</sub> with oil, either alone or in combination with wood or coal.
- Some rural customers have paid \$3.73 per gallon for oil in the past year while others in Alaska paid only \$1.46 per gallon.<sub>5</sub>
- More than 50% of year-round housing units in the Northwest and Southwest regions do not have complete kitchen facilities.<sub>6</sub>
- In 111 of 210 Alaskan Native Villages surveyed during the 1980 Census, one or more residences lacked complete plumbing for exclusive use.<sub>7</sub>

#### 4.4 REGIONAL CONCERNS

The following housing-related concerns were identified during the regional forums, community meetings and individual interviews conducted in each of the Older Alaskans Commission's six planning regions. These concerns have been used to form the specific housing goal and objectives which will guide the work of the Commission during the coming three years.

##### 4.4.1 Northwest Concerns

Affordable Housing: A resolution of the April 1983 Bering Straits Elders Conference listed housing a priority concern of the region's assembled elders. The elders' resolution calls for significantly increased construction of affordable housing and repair of substandard buildings both in Nome as well as in the Bering Straits area villages.

Utilities: Substandard housing, inadequate insulation and high oil costs contribute to elders' concerns over monthly oil bills of \$300 or more and electrical rates in excess of \$150 during the long winter months. It was recommended that the Commission work with the major oil companies and the Alaska Power Authority to consider possible means of reducing the burden of winter fuel bills on elders. The elders and their advocates also recommended expansion of the subsidies provided by the Low Income Home Energy Assistance Program and the Power Cost Assistance Program.

##### 4.4.2 Southwest Concerns

Fragmentation of Housing Programs: Concern was expressed that although there are a number of programs designed to meet the low income elder's housing needs, most people do not know what is available nor how to utilize what is available. They indicated the need for more coordination and better information dissemination, particularly in the bush regions.



Water and Sewer Installation: Securing safe running water and sewer services is a priority concern both in the area villages and within communities such as Dillingham and Bethel. For example, although the Bureau of Indian Affairs housing comes fully plumbed, no provision has been made in the construction grant for the drilling of a well and installation of a septic tank to connect the plumbing up to. Elders requested that housing agencies consider the installation of running water and sewer service as a necessity for homes of elders residing in the cold winter climate of Southwest Alaska.

Emergency Housing: From Dillingham to Tok, interest in the development of emergency housing options was expressed. Particularly in rural areas where elders must travel to the regional centers for basic and emergency services, short-term housing was indicated as needed. Often the elder is required to travel to distant facilities for tests and treatment and his/her minimum resources must go toward the expense of transportation to the medical service. Elders suggested that this problem could be relieved by the existence of an emergency housing fund to provide a motel room or a low-cost hostel for those stranded overnight in an unfamiliar community.

Housing Shortage: Providers indicated a present shortage of affordable housing in Dillingham and Bethel.

#### 4.4.3 Southcentral Concerns

Substandard Housing: Substandard housing which is in need of weatherization, repair, renovation or replacement, the need for increased energy assistance and subsidized housing were the priorities expressed throughout Southcentral.

Water and Sewer: Lack of access to easily secured water and septic services was discussed.

Housing Options: The elders in Palmer recommended increased flexibility be exercised in the design of senior housing. For example, elders noted that people who have gardened all their lives should have a garden plot available to use. The Department of Community and Regional Affairs Senior Citizen Development Funds method of establishing a local project steering committee was the recommended approach.

#### 4.4.4 Southeast Concerns

Weatherization: It was indicated that a good deal of Southeast's village housing is substandard and in need of weatherization as well as repair, renovation and/or replacement.

Pioneers' Home: Those attending the Juneau Forum endorsed as a priority the construction of the Pioneers' Home planned for Juneau. Several elders in Ketchikan stressed the need for the expansion of the Ketchikan Home.

#### 4.4.5 Interior Concerns

High Housing Costs: Affordable housing ranked as a primary concern of the elders attending two forums and was a major topic of discussion at a special forum for Fairbanks area service providers. There is a large waiting list for both available public housing as well as the Fairbanks Pioneers' Home. In addition, apparent rent gouging was indicated as rampant in Fairbanks. This is exacerbated by an upswing in the number of condominium conversions. One large apartment complex reportedly raised the rent \$35.00 in October followed by a second \$60.00 per month raise in January of 1983.

Affects of Ultracold Temperatures and Weatherization: Elders also noted the high operating costs of maintaining a home in the Interior due to the affects of ultracold temperatures in the winter. Alaskan Native leaders spoke of village elders who were forced to move from the village to the regional center, due to their substandard housing and the cold winters. They also expressed concern about the minimal amount of weatherization work that can be completed within the maximum grants of \$1,800 per home. They contended that even when local help is used, the freight charges for the materials alone substantially erode the funds actually available for weatherizing the home.

Energy and Utilities Costs: Due to the ultracold winter temperatures and the lack of weatherized and above standard housing, energy costs represent a major burden for the elders.

#### 4.4.6 Anchorage Concerns

Housing Shortage: Elders reported that Anchorage's rapid growth has resulted in a shortage of affordably priced housing. Access to affordable housing ranked first among the priorities of the 150 citizens attending the Anchorage Forum. The older participants advocated for an increase in the number of subsidized apartments, assistance with the costs associated with maintaining their older homes and exploration of legislation to slow the rise in rents. Increased funding for the state's Senior Citizen Housing Development Fund, live-in managers to monitor at-risk elders and location of any new senior housing in safe areas near shops and services.

Housing Options: The lack of a range of housing options such as home-sharing and adult foster care was discussed as an additional barrier to older persons finding adequate and affordable housing.

#### 4.5 HOUSING PROBLEMS AND NEEDS OVERVIEW

The following housing-related problems and needs have been identified through interviews, community meetings and research:

1. The housing-related services available to older Alaskans are fragmented and in need of coordination.
2. Federal, state and local housing-related programs have confusing, and at times conflicting, eligibility requirements.
3. The limited incomes of older Alaskans make it difficult for them to find housing which is both affordable and adequate.
4. The costs of maintaining and operating a home are beyond the means of many older homeowners.
5. A large number of Alaska's rural villages lack water and

## Housing Services

sewer services.

6. Alaska's high energy costs cause those on limited incomes to choose between adequate heating and meeting their other basic needs for food, clothing, and health care.
7. Housing finance and living arrangement options are quite limited.
8. Few Alaskan communities have short-term emergency housing services available to older persons.

## HOUSING ACTION PLAN

**GOAL:** To assist Alaska's older citizens in obtaining access to a full-range of safe and affordable housing options and to coordinate services that are required to maintain adequate living conditions.

The Older Alaskans Commission considers safe and affordable housing as a basic right of all older Alaskans. However, in Alaska, efforts to extend this right are badly fragmented.

The Commission's legislative mandate is to serve as a coordinating agency for the interests of older Alaskans. The Commission will take a leadership role in the coming three years to increase the coordination of housing agencies and will expand the housing benefits and options available to older Alaskans through the establishment of an inter-agency housing task force. The housing task force will be convened during the first year of the plan. The task force's recommendations will be used in establishing objectives for the third year of this plan.

### Coordination and System/Resource Development Objectives

The Older Alaskans Commission will:

1. By March 1, 1984, establish an inter-agency housing task force to prepare recommendations regarding the coordination and efficient delivery of needed housing-related services (e.g., repair, weatherization, renovation, construction, rent subsidies, utilities,...). Specifically, the task force will bring together federal, state and local experts to prepare recommendations that address:
  - The coordination of the delivery of housing services;
  - The dissemination of information regarding

## Housing Services

housing-related programs to those most in need;

- The availability of safe and affordable housing;
  - The home maintenance requirements of older Alaskans;
  - The number of homes with running water and sewer service;
  - The reduction of energy costs and inefficiency;
  - Housing options (e.g., congregate care with ancillary services, semi-independent living, group homes, special home financing arrangements,...);
  - Emergency housing;
  - Innovative housing programs and creative financing options, such as reverse annuity mortgages, which could be used in Alaska;
  - Gaps in existing housing services.
2. By August 1, 1985, issue the task force report and utilize the recommendations to prepare third year housing services objectives.
  3. On an ongoing basis, work with appropriate home energy agencies to annually increase the number of older Alaskan homes which have been weatherized.
  4. On an ongoing basis, work with appropriate home repair programs to annually increase the number of older Alaskan homes which have received home repair services.

## Advocacy and Public Information Objectives

On an ongoing basis the Older Alaskans Commission will advocate for:

1. The U. S. Department of Energy to raise federal funding for weatherization grant limits to respond to the higher cost of providing these services to rural and remote areas of Alaska.
2. More flexible oil purchase credit arrangements for older bush residents.

## Housing Services

3. The installation of water and sewer systems in rural communities.
4. Resources for weatherization, home repair, renovation and housing construction.

APPENDIX E  
INNOVATIVE HOUSING OPTIONS DEFINED



## Appendix E

### Innovative Housing Options Defined

Accessory apartments - converting a portion of a senior home into a separate apartment.

Echo housing - also known as "granny flats"; a separate living unit occupied by an elderly relative, placed on the same property as a single-family home for a temporary, indefinite time.

Group homes - up to six seniors with limited mobility live in a house and are cared for by 24-hour staff.

Home addition - constructing an additional room on a relative's house for a senior to live in.

Home equity conversion: sale leaseback and reverse mortgage annuity - plans designed to provide cash for a senior homeowner while allowing him/her to live in the home.

Home renovations for handicapped accessibility - installing ramps, hand rails and adaptive devices in the bathroom and kitchen that will accommodate a wheelchair or walker to permit a handicapped senior to continue living at home for an extended length of time.

Senior foster care homes - single-family homes where one or more unrelated seniors live with and are cared for by a family.

Shared housing - two or three unrelated elderly people each having separate sleeping quarters, share an apartment or house.

APPENDIX F  
LEGISLATION INTRODUCED - 1985 SESSION

APPENDIX F

Introduced: 2/6/85  
Referred: Community & Regional Affairs  
and Finance

BY RODEY, V.FISCHER,  
AND ZHAROFF

1 IN THE SENATE

2 SENATE BILL NO. 137

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTEENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to senior citizen housing; and  
7 providing for an effective date."

8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

9 \* Section 1. AS 44.47 is amended by adding a new section to article 10  
10 to read:

11 Sec. 44.47.605. OFFICE OF SENIOR HOUSING. The office of senior  
12 housing is established within the Department of Community and Regional  
13 Affairs, division of housing assistance.

14 \* Sec. 2. AS 44.47.610 is repealed and reenacted to read:

15 Sec. 44.47.610. PURPOSE. There exists in the state a serious  
16 shortage of available and affordable residential housing designed to  
17 meet the special needs of Alaska's senior citizens. It is the purpose  
18 of the office to use both private and public resources to provide a  
19 full range of housing opportunities and services for all older  
20 Alaskans regardless of income. It is also the purpose of the office  
21 to emphasize alternatives to institutionalization, to support indi-  
22 vidual dignity and independence, and to assist senior citizens in  
23 remaining in their own homes for as long as is desirable and appropri-  
24 ate.

25 \* Sec. 3. AS 44.47 is amended by adding a new section to read:

26 Sec. 44.47.615. DUTIES OF THE OFFICE. The office shall  
27 (1) provide information and assistance relating to senior  
28 citizen housing to state agencies, senior citizens' organizations,  
29 individual senior citizens, and other interested people;

SB 137

1 (2) compile and regularly update an information system  
2 including

3 (A) an inventory of senior citizen housing projects in  
4 the state;

5 (B) published manuals describing materials and tech-  
6 niques for the design and construction of senior citizen housing;

7 (C) a set of blueprints describing senior citizen home  
8 improvements;

9 (D) a directory of in-home supportive services for  
10 senior citizens;

11 (E) a description of federal senior citizen housing  
12 assistance;

13 (F) research and literature on new approaches to  
14 senior citizen housing;

15 (3) administer the older Alaskans' housing development  
16 fund; and

17 (4) make an annual report to the Older Alaskans' Commission  
18 (AS 44.21.200) and the legislature of the activities of the office.

19 \* Sec. 4. AS 44.47.620 is amended to read:

20 Sec. 44.47.620. OLDER ALASKANS' [SENIOR CITIZENS] HOUSING  
21 DEVELOPMENT FUND. (a) There is created in the department, as a  
22 revolving fund, an older Alaskans' [A SENIOR CITIZENS] housing devel-  
23 opment fund. Subject to direct appropriation or through proceeds of a  
24 bond issue the department shall make loans to individuals and corpo-  
25 rations considered eligible under standards established by the office  
26 and make grants to municipalities or public or private nonprofit  
27 corporations designated as tax exempt under 26 U.S.C. 501(c)(3) and  
28 (4) (Internal Revenue Code of 1954) for the purpose of developing  
29 senior citizen housing. A grant from the proceeds of a bond issue may

1 be made only to municipalities.

2 (b) Application for a loan or grant under (a) of this section  
3 shall be in the form prescribed by the office [DEPARTMENT]. The  
4 application shall demonstrate the need for senior citizen housing in  
5 the area to be served, the feasibility of the proposed project, and an  
6 adequate management plan that shall demonstrate the ability of the  
7 eligible recipient to sustain the proposed project.

8 (c) All grant projects under this section shall be in accordance  
9 with facility procurement policies developed under AS 35.10.160 -  
10 35.10.200 and are public facilities under those sections. Loan proj-  
11 ects are not subject to facility procurement policies developed under  
12 AS 35.10.160 - 35.10.200.

13 (d) The office [DEPARTMENT] shall adopt regulations to carry out  
14 the purposes of this section. The provisions of the Administrative  
15 Procedure Act (AS 44.62) apply to regulations adopted under this  
16 section.

17 [(e) IN THIS SECTION "SENIOR CITIZEN HOUSING" MEANS A SPECIFIC  
18 WORK OR IMPROVEMENT UNDERTAKEN PRIMARILY TO PROVIDE DWELLING ACCOMMO-  
19 DATIONS FOR PERSONS 60 YEARS OF AGE OR OLDER, INCLUDING BUT NOT LIMIT-  
20 ED TO CONVENTIONAL HOUSING, HOUSING FOR THE FRAIL ELDERLY; GROUP  
21 HOMES, CONGREGATE HOUSING, AND OTHER HOUSING THAT MEETS SPECIAL NEEDS  
22 OF THE ELDERLY; SENIOR CITIZEN HOUSING INCLUDES THE ACQUISITION,  
23 CONSTRUCTION, OR REHABILITATION OF LAND, BUILDINGS, IMPROVEMENTS, AND  
24 OTHER NONHOUSING FACILITIES THAT ARE INCIDENTAL OR APPURTENANT TO THE  
25 HOUSING.]

26 \* Sec. 5. AS 44.47 is amended by adding new sections to read:

27 Sec. 44.47.622. OLDER ALASKANS' HOUSING LOAN PROGRAM. (a) The  
28 office may use funds in the older Alaskans' housing development fund  
29 to make interest free loans for the development of senior citizen

housing to individuals and corporations considered eligible under standards established by the office.

(b) A loan made from the older Alaskans' housing development fund may not exceed 50 percent of the lesser of the actual cost or the appraised value of the project and shall

(1) be made interest free, provided that the loan contract shall provide for equity participation by the state in proportion to the relationship between the loan amount and total cost of the project;

(2) be repaid in a period of 25 years, or upon sale of the property by the borrower, whichever is sooner, except that the office may make the loan assumable;

(3) provide in the loan contract that, for rental projects, rents may be raised only once annually and the increase may not be greater than the increase in the Anchorage consumer price index for all urban consumers for the same year;

(4) provide in the loan contract that, for a project consisting of five or more units, at least 20 percent of the units must be reserved for low income senior citizens.

(c) A loan made from the older Alaskans' housing development fund may be subordinated to a first deed of trust held by an authorized financial institution.

Sec. 44.47.626. DEFINITIONS. In AS 44.47.600 - 44.47.626

(1) "office" means the office of senior housing;

(2) "senior citizen housing" means a specific work or improvement undertaken primarily to provide dwelling accommodations for persons 60 years of age or older, including conventional housing, housing for the frail elderly, group homes, congregate housing, and other housing that meets special needs of the elderly; senior citizen

1       housing includes the acquisition, construction, or rehabilitation of  
2       land, buildings, improvements, and other nonhousing facilities that  
3       are incidental or appurtenant to the housing.

4       \* Sec. 6. This Act takes effect immediately in accordance with AS 01.-  
5 10.070(c).

6

7

Introduced: 2/13/85  
Referred: Community & Regional  
Affairs and Finance

BY M.M. MILLER, DUNCAN, GOLL,  
BOUCHER, GRUSSENDORF, KOPONEN  
AND SUND

1 IN THE HOUSE

2 HOUSE BILL NO. 190

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTEENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to senior citizen housing; and  
7 providing for an effective date."

8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

9 \* Section 1. AS 44.47 is amended by adding a new section to article 10  
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16 shortage of available and affordable residential housing designed to  
17 meet the special needs of Alaska's senior citizens. It is the purpose  
18 of the office to use both private and public resources to provide a  
19 full range of housing opportunities and services for all older  
20 Alaskans regardless of income. It is also the purpose of the office  
21 to emphasize alternatives to institutionalization, to support indi-  
22 vidual dignity and independence, and to assist senior citizens in  
23 remaining in their own homes for as long as is desirable and appropri-  
24 ate.

25 \* Sec. 3. AS 44.47 is amended by adding a new section to read:

26 Sec. 44.47.615. DUTIES OF THE OFFICE. The office shall

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28 citizen housing to state agencies, senior citizens' organizations,  
29 individual senior citizens, and other interested people;

HB 190



1                   (2) compile and regularly update an information system  
2 including

3                   (A) an inventory of senior citizen housing projects in  
4 the state;

5                   (B) published manuals describing materials and tech-  
6 niques for the design and construction of senior citizen housing;

7                   (C) a set of blueprints describing senior citizen home  
8 improvements;

9                   (D) a directory of in-home supportive services for  
10 senior citizens;

11                   (E) a description of federal senior citizen housing  
12 assistance;

13                   (F) research and literature on new approaches to  
14 senior citizen housing;

15                   (3) administer the older Alaskans' housing development  
16 fund; and

17                   (4) make an annual report to the Older Alaskans' Commission  
18 (AS 44.21.200) and the legislature of the activities of the office.

19 \* Sec. 4. AS 44.47.620 is amended to read:

20                   Sec. 44.47.620.       OLDER ALASKANS' [SENIOR CITIZENS] HOUSING  
21 DEVELOPMENT FUND. (a) There is created in the department, as a  
22 revolving fund, an older Alaskans' [A SENIOR CITIZENS] housing devel-  
23 opment fund. Subject to direct appropriation or through proceeds of a  
24 bond issue the department shall make loans to individuals and corpo-  
25 rations considered eligible under standards established by the office  
26 and make grants to municipalities or public or private nonprofit  
27 corporations designated as tax exempt under 26 U.S.C. 501(c)(3) and  
28 (4) (Internal Revenue Code of 1954) for the purpose of developing  
29 senior citizen housing. A grant from the proceeds of a bond issue may

1 be made only to municipalities.

2 (b) Application for a loan or grant under (a) of this section  
3 shall be in the form prescribed by the office [DEPARTMENT]. The  
4 application shall demonstrate the need for senior citizen housing in  
5 the area to be served, the feasibility of the proposed project, and an  
6 adequate management plan that shall demonstrate the ability of the  
7 eligible recipient to sustain the proposed project.

8 (c) All grant projects under this section shall be in accordance  
9 with facility procurement policies developed under AS 35.10.160  
10 35.10.200 and are public facilities under those sections. Loan proj-  
11 ects are not subject to facility procurement policies developed under  
12 AS 35.10.160 - 35.10.200.

13 (d) The office [DEPARTMENT] shall adopt regulations to carry out  
14 the purposes of this section. The provisions of the Administrative  
15 Procedure Act (AS 44.62) apply to regulations adopted under this  
16 section.

17 [(e) IN THIS SECTION "SENIOR CITIZEN HOUSING" MEANS A SPECIFIC  
18 WORK OR IMPROVEMENT UNDERTAKEN PRIMARILY TO PROVIDE DWELLING ACCOMMO-  
19 DATIONS FOR PERSONS 60 YEARS OF AGE OR OLDER, INCLUDING BUT NOT LIMIT-  
20 ED TO CONVENTIONAL HOUSING, HOUSING FOR THE FRAIL ELDERLY; GROUP  
21 HOMES, CONGREGATE HOUSING, AND OTHER HOUSING THAT MEETS SPECIAL NEEDS  
22 OF THE ELDERLY; SENIOR CITIZEN HOUSING INCLUDES THE ACQUISITION,  
23 CONSTRUCTION, OR REHABILITATION OF LAND, BUILDINGS, IMPROVEMENTS, AND  
24 OTHER NONHOUSING FACILITIES THAT ARE INCIDENTAL OR APPURTENANT TO THE  
25 HOUSING.]

26 \* Sec. 5. AS 44.47 is amended by adding new sections to read:

27 Sec. 44.47.622. OLDER ALASKANS' HOUSING LOAN PROGRAM. (a) The  
28 office may use funds in the older Alaskans' housing development fund  
29 to make interest free loans for the development of senior citizen

1 housing to individuals and corporations considered eligible under  
2 standards established by the office.

3 (b) A loan made from the older Alaskans' housing development  
4 fund may not exceed 50 percent of the lesser of the actual cost or the  
5 appraised value of the project and shall

6 (1) be made interest free, provided that the loan contract  
7 shall provide for equity participation by the state in proportion to  
8 the relationship between the loan amount and total cost of the proj-  
9 ect;

10 (2) be repaid in a period of 25 years, or upon sale of the  
11 property by the borrower, whichever is sooner, except that the office  
12 may make the loan assumable;

13 (3) provide in the loan contract that, for rental projects,  
14 rents may be raised only once annually and the increase may not be  
15 greater than the increase in the Anchorage consumer price index for  
16 all urban consumers for the same year;

17 (4) provide in the loan contract that, for a project con-  
18 sisting of five or more units, at least 20 percent of the units must  
19 be reserved for low income senior citizens.

20 (c) A loan made from the older Alaskans' housing development  
21 fund may be subordinated to a first deed of trust held by an author-  
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29 other housing that meets special needs of the elderly; senior citizen

1       housing includes the acquisition, construction, or rehabilitation of  
2       land, buildings, improvements, and other nonhousing facilities that  
3       are incidental or appurtenant to the housing.

4       \* Sec. 6. This Act takes effect immediately in accordance with AS 01.-  
5 10.070(c).

6

7

Introduced: 2/13/85  
Referred: Finance

IN THE HOUSE

BY THE RULES COMMITTEE BY  
REQUEST OF THE GOVERNOR

HOUSE BILL NO. 195

IN THE LEGISLATURE OF THE STATE OF ALASKA

FOURTEENTH LEGISLATURE - FIRST SESSION

A BILL

For an Act entitled: "An Act making, amending, transferring, and repealing operating and capital appropriations; and providing for an effective date."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

\* Sec. 30. The sum of \$325,000 is appropriated from the general fund to the Department of Community and Regional Affairs to pay additional benefit payments due under the Homeowners Property Tax Exemption Program for the fiscal year ending June 30, 1985.

Introduced: 3/8/85  
Referred: Health, Education &  
Social Services and Finance

1 IN THE HOUSE

BY M.M.MILLER AND DUNCAN

2

HOUSE BILL NO. 276

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

FOURTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6

For an Act entitled: "An Act authorizing the Department of Health and

7

Social Services to establish a sliding fee schedule

8

for payment for certain home services; and providing

9

for an effective date."

10 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

11 \* Section 1. AS 44.29.020 is amended by adding a new subsection to  
12 read:

13 (b) The department shall establish a sliding fee schedule for  
14 payment by recipients of homemaker services, home health aide ser-  
15 vices, and home health nursing services. Fees under this subsection  
16 shall be set in accordance with a person's ability to pay.

17 \* Sec. 2. This Act takes effect immediately in accordance with AS 01.-  
18 10.070(c).

HB 276

APPENDIX G  
SENIOR HOUSING-RELATED PROGRAMS AND BUDGET INFORMATION

## APPENDIX G

### Senior Housing-Related Programs and Budget Information

#### DEPARTMENT OF HEALTH AND SOCIAL SERVICES (G-1)

Old Age Assistance - provides adequate financial assistance to all needy aged Alaskans to meet their basic subsistence needs. Makes monthly cash payments to qualifying elderly.

Medicaid - a joint federal/state program which pays providers of medical care for medical services delivered to eligible low-income Alaskans. People receiving Old Age Assistance automatically qualify for Medicaid. Residents of long-term care facilities are eligible for Medicaid. Medicaid coverage includes:

inpatient and outpatient hospital; physician; skilled nursing and intermediate care facilities; lab and x-ray; home health; speech, hearing, language and physical therapy; optometrist, eyeglasses; clinic services; prosthetic, medical supplies; medically related transportation; psychiatric and mental health services.

General Relief Medical - helps maintain adequate access to medical care for persons needing immediate medical attention who are not eligible for Medicaid, but are equally poor.

Catastrophic Illness Program - assists Alaskans in paying for major medical costs that have resulted from a catastrophic illness or injury and which are not covered by insurance or other sources.

Public and Home Health Nursing - provides skilled nursing and health aide services to seniors in their own home or other non-institutional settings. Approximately 7,167 patients 65 years and older received services under this program this year. Seniors represent approximately 6% of the General Public Health Nursing and 73% of the Home Health Care clients.

Low Income Energy Assistance - reimburses the cost of energy supplies or services to low-income households.



Adult Homemaker Services - are available to adults in danger of harm from neglect, abuse, exploitation or who are capable of independent living with non-health related assistance on a limited basis.

Adult Protective Services - Elder Abuse Intervention - investigate elderly abuse reports, provides protective services, and informs the public about elder abuse.

Home Health Aide - provides intermittent health-related personal care to clients to maintain their independent home based living arrangement. The Home Health Aide receives supervision from a public health nurse.

DEPARTMENT OF COMMUNITY & REGIONAL AFFAIRS (G-2)

Senior Citizens Property Tax Equivalency Payment - (renter's rebate) - reduces the economic burden of living in Alaska by directly reimbursing eligible senior citizens for that portion of their rent attributable to property taxes.

Senior Citizen Property Tax Exemption - reduces the economic burden of living in Alaska for senior home owners by exempting the property tax on their permanent place of residence.

Water/Sewer Assessments - for senior citizens, defers payments of special assessments levied by municipalities for installation of sewer and/or water systems.

Water Vehicle Tax Exemption - exempts senior citizens from paying the registration tax on a motor vehicle.

Rental Sales Tax Refund - provides senior citizens with a direct payment for sales tax on rent.

Senior Citizen Housing Development Fund - assists communities to provide decent, safe and sanitary housing for senior citizens 60 years or older at low or moderate cost, by providing planning and construction grants to

municipalities, housing authorities and non-profit corporations.

Low Income Weatherization Program - provides funding to help low income Alaskans weatherize their homes at approximately \$2500 per home.

#### DEPARTMENT OF ADMINISTRATION (G-3)

Pioneers' Homes - provide a sheltered living environment for up to 600 aged Alaskans.

Longevity Bonus - provides a monthly bonus of \$250 to all Alaskan residents of one year who are at least 65 years old.

Older Alaskans Commission Services - enable Alaskans 60 years and older to maintain their health and independence in their own homes through transportation and assistance in accessing services, nutrition programs, health maintenance activities, day care and homemaker/chore services; advocates for services to persons having the greatest need; and assists in employing persons 55 years of age and older.

#### DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Village Safe Water - provides engineering assistance to rural Alaska communities in the planning, design, construction and maintenance of Village sanitation facilities.

#### DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT

Power Cost Equalization - a fund which makes payments to eligible utilities to equalize power cost per kilowatt-hour statewide based on Fairbanks, Anchorage and Juneau costs.

## Appendix G1

DEPARTMENT OF HEALTH AND SOCIAL SERVICESFY85-86 Funding for Services to Senior Alaskans

<u>Program</u>	<u>FY 85 Authorized</u>	<u>FY 86 Gov.</u>	<u>FY 85 Proj. Client Population</u>	<u>FY 86 Planned Client Population</u>
Medicaid	19,800.0	21,700.0	2,669	2,892
Adult Homemaker	1,292.9	1,190.9	626	596
Adult Foster Care	105.1	105.1	6	6
Adult Res. Care	444.8	444.8	109	100
Protective Services for the Elderly	385.3	404.5	1,050	1,103
Home Health Aide	207.9	207.9	249	249
Public/Home Nursing	405.3	426.7	4,803	4,935
Old Age Assistance	6,433.6	6,602.5	2,456	2,436
Energy Assistance	877.0	1,057.0	1,885	2,080

G-4

January 30, 1985

Appendix G-2

Department of Community and Regional Affairs

FY 85-86 Funding for Programs for Seniors

<u>Program</u>	<u>FY 85 Authorized</u>	<u>FY 86 Governor's</u>	<u>FY 85 Projected Client Population</u>	<u>FY 86 Planned Client Population</u>
Homeowners	4008.6	4008.6	6383	6850*
Renters' Equiva- lency Rebate	258.7	258.7	695	905*
Water/Sewer Assessments	30.0	30.0	21	26
Motor Vehicle Tax Exemption	117.9	-0-	6829	7294
Rental Sales Tax Refund	-0-	20.0	New Program Effective FY 86	
Low Income Weatherization and Energy Programs	3684.8	3534.2	2000	2000**
Senior Citizens Housing Development Fund	8,000.0	2,000.0	90	<u>Households</u> 25

\* FY 86 includes disabled veterans

\*\* 9% of the weatherization money went to elderly houses in FY 84

Appendix G3

Department of Administration

<u>Program</u>	<u>FY 85 Authorized</u>	<u>FY86 Governor's</u>	<u>FY 85 Projected</u>	<u>FY 86 Planned</u>
Pioneer Homes	21,269.4	22,629.6	132,858 627 beds - number of occupancy days residential	107,675 skilled nursing
Longevity Bonus	47,570.5	50,197.2	16,357	17,199
Older Alaskans Commission	9,377.1	9,730.6	18,300	16,691

Department of Commerce and Economic Development

Alaska Power Authority - Power Cost Equalization Program

16,300.0	21,700.0
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Department of Environmental Conservation

Village Safe Water Program

8000.0

2,000.0

Communities

21

17

January, 1985

APPENDIX H  
TABLES FROM HOUSE RESEARCH REQUEST 84-126

## OLD AGE ASSISTANCE

Service: cash payments. This program serves as a safety net for low income elders with acute financial needs who do not receive a State-determined minimum income despite all other federal and State income and service programs. Those with incomes too high to qualify for federal SSI payments, but still needy by the State's standards, may be eligible for State Old Age Assistance (OAA) payments.

Eligibility. Recipients of Old Age Assistance payments must be 65 or older and must meet numerous standards determinant of poverty. An applicant must meet the SSI federal welfare criteria, which allow a maximum of \$1,500 in personal resources (or \$2,250 in resources for a couple), excluding a house, one automobile, and personal effects. An applicant must be enrolled for every federal entitlement for which he is eligible, and an applicant must not have a total accountable income that exceeds \$314 per month, excluding his Longevity Bonus and the first \$20 of any earned or unearned income. If an applicant is living in an institution and dependent on Medicaid, he may be eligible if his gross accountable income is less than \$942 per month. If a senior satisfies these financial criteria, the State Old Age Assistance program will contribute the cash balance necessary to raise his monthly income to \$566 per month.

According to Gordon Landis, of the Department of Health and Social Services, new federal low income standards will consider an older Alaskan's Longevity Bonus as income, greatly reducing the number of elders who will qualify for Old Age Assistance. Previously, when the Longevity Bonus was issued only to 25-year Alaska residents, Bonus income was exempt from federal financial need standards. Mr. Landis indicated that seniors disqualified from the Old Age Assistance program may also lose their eligibility for Medicaid.

Participants and Costs. Mr. Landis stated that an exact count of OAA recipients is difficult to verify because seniors constantly come and go from the OAA rolls through changes in their financial status. However, he provided the following projections of program costs and participation. He also provided a typical geographic breakdown which follows.

### OLD AGE ASSISTANCE Projected Participation and Costs

	<u>Average Number of Participants</u>	<u>Average Payment Per Month</u>	<u>Total Paid by Program Per Year</u>
FY 1984	2,239	\$ 212.16	\$5,910,970
FY 1985	2,374	\$ 217.35	\$6,191,900
FY 1986	2,413	\$ 224.70	\$6,506,600

OLD AGE ASSISTANCE CASELOAD AND EXPENDITURE REPORTS  
May 1984

<u>Election District</u>	<u>Caseload</u>	<u>Expenditures</u>
1	135	\$ 17,468 <sup>a</sup>
2	78	15,934 <sup>a</sup>
3	18	4,001
4	95	11,804
5	113	21,622
6	64	7,390
7 - 15	544	84,543 <sup>a</sup>
16	53	9,298
17	81	17,446
18 - 21	176	26,963
22	209	48,263
23	273	58,866
24	276	64,218
25	309	70,414
26	93	20,089
27	51	8,188
Unknown	<u>20</u>	<u>4,228<sup>a</sup></u>
Total	2,588	\$490,735

<sup>a</sup>The following number of caseloads for these election districts did not have expenditure reports: District 1--4; District 2--1; District 7-15 --1; Unknown District--1.

Source: Department of Health and Social Services, Office of Information Services.

Prepared by the House Research Agency, September 1984.



SOCIAL SECURITY RECIPIENTS AGE 62 AND OVER  
In Current Payment Status, by Election District  
December 1980

<u>Election District</u>	<u>Number of Recipients Over Age 62</u>
1	1,067
2	611
3	343
4	868
5	757
6	415
7 - 15	3,997
16	868
17	104
18 - 21	1,521
22	304
23	392
24	295
25	202
26	338
27	<u>252</u>
TOTAL	12,334

FEDERAL SUPPLEMENTAL SECURITY INCOME AND STATE SUPPLEMENTAL INCOME  
 Number of Aged Persons Receiving Payments  
 and Average Monthly Amounts of Payments  
 1980

<u>Election District</u>	<u>Number of Recipients Over Age 62</u>	<u>Average Individual Monthly Payment (\$)</u>
1	42	\$ 83.33
2	42	83.33
3	8	375.00
4	24	83.33
5	72	138.88
6	28	107.14
7 - 15	172	151.16
16	20	50.00
17	28	178.57
18 - 21	62	161.29
22	90	155.55
23	144	166.67
24	122	180.33
25	152	197.36
26	46	108.70
27	<u>16</u>	<u>62.50</u>
STATEWIDE	1,074	\$141.52

PARTICIPATION AND COSTS OF MEDICARE ENROLLEES AGE 65 OR OLDER  
Hospital and/or Medical Insurance Programs, 1982

<u>Election District</u>	<u>Number of Enrollees Age 65 or Older</u>	<u>Amount Reimbursed</u>
1	1,057	\$1,936,023
2	536	878,757
3	367	549,864
4	872	1,476,254
5	761	1,341,571
6	417	954,163
7 - 15	4,061	9,054,531
16	835	1,481,598
17	116	190,426
18 - 21	1,524	3,952,527
22	362	377,188
23	435	453,523
24	324	516,550
25	269	243,392
26	364	439,385
27	282	455,514
Unknown	<u>45</u>	<u>142,813</u>
STATEWIDE	12,627	\$24,444,079

Source: Technical Note, Medicare: Reimbursement by State and County, 1982. Health Care Financing Administration, Bureau of Data Management and Strategy, September 1983.

LONGEVITY BONUS  
July 1984

<u>Election District</u>	<u>Number of Participants Receiving Bonus</u>
1	1,075
2	410
3	423
4	899
5	822
6	290
7 - 15	3,862
16	892
17	329
18 - 21	1,369
22	375
23	453
24	404
25	381
26	285
27	<u>317</u>
TOTAL	12,586

## PIONEER HOMES

Services: resident nursing care. Different levels of care are available within each facility. Healthy seniors who are able to care for their own daily needs receive basic housekeeping and meal service. Seniors who require assistance with some of their personal affairs, such as taking medication or handling correspondence, receive intermediate care. Seniors who are bedridden live in the skilled nursing unit and receive complete nursing care.

Eligibility. A prospective resident of a Pioneer Home must be 65 or older and must have been a resident of the state for 15 continuous years immediately preceding application for admittance. In addition, the applicant must demonstrate a need for the services of the Pioneer Home. The need may be destitution, physical disabilities, or mental incapacitation. Residents who are not destitute or needy are charged monthly fees of \$425 for residential care or \$525 for nursing care.

Participants. The Pioneer Homes have available housing for 627 seniors. According to George Michael of the Division of Pioneer Benefits, roughly 475 pioneers are waiting to enter the Pioneer Homes. We were unable to obtain information on which communities Pioneer Home residents had lived in prior to moving into the homes. The only geographic information regarding residents of Pioneer Homes is the breakdown of residents per home, shown in the table below.

NUMBER OF PIONEER HOME RESIDENTS, BY TYPE OF CARE

<u>Communities</u>	<u>Residential Care</u>	<u>Intermediate Nursing Care</u>	<u>Skilled Nursing Care</u>	<u>Total, All Types of Care</u>
Sitka	72	0	45	117
Fairbanks	64	0	54	118
Palmer	40	22	33	95
Anchorage	138	46	49	233
Ketchikan	19	0	28	47
Kotzebue*	17	0	0	17
STATEWIDE	350	68	209	627

Source: George Michael, Administrative Officer, Division of Pioneer Benefits.

Costs. The FY 85 budget for operations of the central management office and the five Pioneer Homes under the Department of Administration is \$20,980,100. This includes \$133,000 which was appropriated for an increase in residents' stipends. This amounts to an average statewide expenditure of \$33,000 per Pioneer Home resident per year. The FY 85

budgets for the units of the Pioneer Home system are listed below. The Kotzebue Pioneer Home, currently administered by the Maniilaq Native Corporation, received a separate FY 85 State appropriation of approximately \$934,100.

BUDGET FOR PIONEER HOMES  
FY 85

<u>Communities</u>	<u>Amount</u>
Sitka	\$4,031,200
Fairbanks	\$3,642,100
Palmer	\$3,425,700
Anchorage	\$7,102,500
Ketchikan	\$2,446,800
Central Office	\$ 198,800
Appropriation for stipends	<u>\$ 133,000</u>
Subtotal	20,980,100
Kotzebue	934,100
STATEWIDE	\$21,914,200

SENIOR CITIZEN'S HOUSING DEVELOPMENT FUND  
Funding Committed To Projects, 1976 - 1984

<u>Election District</u>	<u>Units</u>	<u>State Funding</u>	<u>Other Funding</u>	<u>Total</u>
1 <sup>a</sup>	125	\$ 3,890,000	\$ 3,540,565	\$ 7,430,565
2 <sup>a</sup>	89	264,000	1,353,700	1,617,700
3 <sup>a</sup>	56	1,850,000	211,200	2,061,200
4	62	1,319,600	4,531,869	6,151,469
5 <sup>b</sup>	76	4,228,988	3,704,555	7,933,543
6	45	1,739,000	3,087,194	4,826,194
7 - 15	379	21,742,758	3,823,303	25,566,061
16	33	1,680,000	211,300	1,891,200
18 - 21	65	4,099,693	492,010	4,591,703
24 <sup>b</sup>	23	830,438	-0-	830,438
25	24	362,527	1,233,100	1,600,627
26	25	935,000	280,000	1,215,000
27 <sup>b</sup>	--	48,426	-0-	48,426
Multi-Project For Southeast Communities		<u>383,000</u>	<u>4,020,000</u>	<u>4,403,000</u>
		\$43,373,430	\$26,788,696	\$70,162,126

<sup>a</sup>These districts also receive a portion of a \$4,403,000 multi-project grant.

<sup>b</sup>These districts received planning grants for which the number of units was unspecified.

Source: Department of Community and Regional Affairs, Division of Housing Assistance.

Prepared by the House Research Agency, September 1984.

PROPERTY TAX RELIEF FOR SENIOR CITIZENS

<u>Election District</u>	<u>Type of Resident</u>	<u>Number of Applications Approved</u>	<u>Payment Amount</u>
1	Owner	470	\$169,039.49
	Renter	56	14,796.31
		<u>526</u>	<u>183,835.80</u>
2	Owner	131	20,042.73
	Renter	9	1,895.63
		<u>140</u>	<u>21,938.36</u>
3	Owner	132	42,724.64
	Renter	26	3,336.61
		<u>158</u>	<u>46,061.25</u>
4	Owner	420	374,211.89
	Renter	83	39,059.34
		<u>503</u>	<u>413,271.23</u>
5	Owner	522	245,309.32
	Renter	42	8,660.59
		<u>565</u>	<u>253,969.91</u>
6	Owner	28	19,962.58
	Renter	0	-0-
		<u>28</u>	<u>19,952.58</u>
7 - 15	Owner	1,831	1,523,653.60
	Renter	305	101,901.73
		<u>2,136</u>	<u>1,625,555.33</u>
16	Owner	468	337,708.20
	Renter	14	5,831.22
		<u>482</u>	<u>343,539.42</u>
17	Owner	18	4,688.97
	Renter	2	554.40
		<u>20</u>	<u>5,254.37</u>
18 - 21	Owner	607	305,514.47
	Renter	77	26,109.17
		<u>684</u>	<u>331,624.64</u>
22	Owner	24	20,544.99
	Renter	1	643.21
		<u>25</u>	<u>21,188.20</u>



PROPERTY TAX RELIEF FOR SENIOR CITIZENS

<u>Election District</u>	<u>Type of Resident</u>	<u>Number of Applications Approved</u>	<u>Payment Amount</u>
23	Owner	52	18,837.28
	Renter	2	705.03
		<u>54</u>	<u>19,542.31</u>
26	Owner	36	14,792.07
	Renter	0	-0-
		<u>36</u>	<u>14,792.07</u>
27	Owner	111	49,558.93
	Renter	47	7,968.17
		<u>158</u>	<u>57,527.10</u>
STATEWIDE	Owner	4,850	3,146,589.16
	Renter	664	211,461.41
		<u>5,514</u>	<u>\$3,358,050.57</u>

SEWER AND WATER SPECIAL ASSESSMENT DEFERMENT

Services: deferral of special assessments levied by municipalities for the installation of sewer and/or water systems. State reimbursement is provided to the municipality for revenue lost through deferral of the payment. At the time of reimbursement, the municipal lien is satisfied and a lien in favor of the State is recorded in the amount of the assessment levied upon the property. The lien becomes due and payable upon sale or transfer except to a spouse, widow, widower or minor heir. Qualifications must be verified each year in order for the deferment to be retained.

Eligibility. To receive this exemption, a person must be 65 years of age or older and a permanent resident of the state. The property which the sewer/water system in question is intended to serve must be a single-family residence, and must be owned and occupied by the senior.

Participants and Costs. Since the inception of the program, 78 applications for exemption of sewer and water assessment have been approved at a cost of \$203,885. Geographic information is presented below.

SEWER AND WATER ASSESSMENT DEFERMENT  
1979 - 1983

<u>Election District</u>	<u>Number of Applications Approved</u>	<u>Average Deferment Per Application</u>	<u>Total Revenue Reimbursements</u>
3	7	\$5,598	\$39,190
4	13	2,086	27,124
5	1	1,780	1,780
7 - 15	8	3,098	24,786
16	3	3,517	14,068
18 - 21	46	2,107	96,937
STATEWIDE TOTALS	78	\$2,614	\$203,885

APPENDIX I  
HOUSING INVENTORY

Appendix I

Housing Inventory

VS‡

- 1 LOCATION: Nome  
NAME: Housing for the Elderly  
OWNER: Bering Straits Regional Housing Authority
- 2 LOCATION: Petersburg  
NAME: Mountain View Manor  
OWNER: City of Petersburg
- 3 LOCATION: Dillingham  
NAME: Dillingham low-rent Elderly Bldg B  
OWNER: Bristol Bay Housing Authority
- 4 LOCATION: Sitka  
NAME: Under construction  
OWNER: Alaska State Housing Authority
- 5 LOCATION: Ketchikan  
NAME: Sea View Terrace Apts.  
OWNER: Alaska State Housing Authority
- 6 LOCATION: Juneau  
NAME: Mt. View Apts  
OWNER: Alaska State Housing Authority
- 7 LOCATION: Fairbanks  
NAME: Golden Ages  
OWNER: Alaska State Housing Authority
- 8 LOCATION: Wasilla  
NAME: Williwa Manor  
OWNER: Alaska State Housing Authority
- 9 LOCATION; Anchorage  
NAME: Lane Street, Fairmount Project  
OWNER: Alaska State Housing Authority
- 10 LOCATION: Cordova  
NAME: Sunset View  
OWNER: Alaska State Housing Authority
- 11 LOCATION: Anchorage  
NAME: Chugach View  
OWNER: Alaska State Housing Authority
- 12 LOCATION: Seward  
NAME: Glacier View  
OWNER: Alaska State Housing Authority

13 LOCATION: Fairbanks  
NAME: Golden Towers  
OWNER: Alaska State Housing Authority

14 LOCATION: Chugiak  
NAME: Chugiak Senior Citizens Ctr & Apt. Complex  
OWNER: Municipality of Anchorage

15 LOCATION: Anchorage  
NAME: Robert W. Rude Housing Center  
OWNER: Cook Inlet Housing Authority

16 LOCATION: Seldovia  
NAME: Lakeside Terrace  
OWNER: Cook Inlet Housing Authority

17 LOCATION: Ninilchik  
NAME: Ninilchik Elderly Housing  
OWNER: Cook Inlet Housing Authority

18 LOCATION: Kenai/Wildwood  
NAME: Chuda House  
OWNER: Cook Inlet Housing Authority

19 LOCATION: Homer  
NAME: Kachemak Bay Senior Housing  
OWNER: Homer Senior Citizens, Inc.

20 LOCATION: Nome  
NAME: Norton Sound Regional Hospital  
OWNER: Norton Sound Health Corporation

21 LOCATION: Sitka  
NAME: Pioneers' Homes  
OWNER: State of Alaska

22 LOCATION: Fairbanks  
NAME: Pioneers' Homes  
OWNER: State of Alaska

23 LOCATION: Palmer  
NAME: Pioneers' Homes  
OWNER: State of Alaska

24 LOCATION: Anchorage  
NAME: Pioneers' Homes  
OWNER: State of Alaska

25 LOCATION: Ketchikan  
NAME: Pioneers' Homes  
OWNER: State of Alaska

26 LOCATION: Tanana  
NAME: Tanana Elders Residence  
OWNER: IHS. Public Health Service

27 LOCATION: Tanana  
NAME: Elders Cabins  
OWNER: City of Tanana

28 LOCATION: Valdez  
NAME: Valdez Senior Citizens Center  
OWNER: City of Valdez

29 LOCATION: Wrangell  
NAME: Wrangell Senior Apartments  
OWNER: Wrangell Senior Citizens, Inc.

30 LOCATION: Copper Center/Gulkana  
NAME: Wrangell View Manor/Sanford View Manor  
OWNER: Copper River Housing Authority

31 LOCATION: Bethel  
NAME: Ayalpak Apartments  
OWNER: AVCP Development Corporation

32 LOCATION: Kenai  
NAME: Woodridge Apartments  
OWNER: Woodridge Association

33 LOCATION: Kodiak  
NAME: Bayview Terrace Apartments  
OWNER: Sunset Development Co. of Kodiak

34 LOCATION: Ruby  
NAME: Elderly Housing  
OWNER: City of Ruby

35 LOCATION: Nulato  
NAME: Elderly Housing/Senior Homes  
OWNER: City of Nulato

36 LOCATION: City of Fort Yukon  
NAME: Elderly Housing  
OWNER: Tanana Chief Conference

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 1  
 PROJECT LOCATION NCME\*\*\*\*\*  
 PROJECT OWNER BERING\*STRAITS\*H.A.\*\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	*16	***	***	*600
2-BEDROOM	**4	***	***	*600
OTHER	***	***	***	****
TOTAL	**20	****	****	12000

	CONSTRUCTION COST	RENTS/FEE
HUD	*1018522	1-BEDROOM ****
STATE	*****	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*1018522	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*PROVIDED\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 2  
 PROJECT LOCATION PETERSBURG\*\*\*\*\*  
 PROJECT OWNER CITY\*OF\*PETERSBURG\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	*23	***	***	****
2-BEDROOM	**1	***	***	****
OTHER	***	***	***	****
TOTAL	**24	****	****	****

	CONSTRUCTION COST		RENTS/FEES
HUD	*****	1-BEDROOM	*569
STATE	*1480000	2-BEDROOM	*768
FMHA	*1300000	OTHER	****
LOCAL	*****		
OTHER	*****		
TOTAL	*2780000		

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*PAYS\*DIFFERENCE\* BETWEEN\*CONTRACT\*RENT\*AND\*TENANTS\*SHARE\*\*\*\*\*



DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 3  
 PROJECT LOCATION DILLINGHAM\*\*\*\*\*  
 PROJECT OWNER BRISTOL\*BAY\*HOUSING\*AUTHORITY\*  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*\*\* \*\* \*\* \*\*  
 2-BEDROOM \*\*\* \*\* \*\* \*\*  
 OTHER \*\*\* \*\* \*\* \*\*  
 TOTAL \*\*\*3 \*\*\*\* \*\* \*\*

CONSTRUCTION COST RENTS/FEES  
 HUD \*\*216126 1-BEDROOM \*133  
 STATE \*\*\*34632 2-BEDROOM \* \*\*  
 FMHA \*\*\*\*\* OTHER \* \*\*  
 LOCAL \*\*\*\*\*  
 OTHER \*\*\*\*\*  
 TOTAL \*\*\*\*\*

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 U.S.\*DEPARTMENT\*OF\*HOUSING\*U\*URBAN\*DEVELOPMENT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 4  
 PROJECT LOCATION SITKA\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE (SQ. FT.)
1-BEDROOM	*20	***	***	*552
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**20	****	****	**552

	CONSTRUCTION COST	RENTS/FEE'S
HUD	**211200	1-BEDROOM ****
STATE	*1850000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*2061200	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD/APPROX. \*\$200/MO/UNIT\*UNDER\*ANNUAL\*CONTRIBUTIONS\*CONTRACT\*\*\*\*\*

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DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 5  
 PROJECT LOCATION KETCHIKAN\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*50	***	***	*534
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**50	****	****	**534

	CONSTRUCTION COST	RENTS/FEE'S
HUD	*2384390	1-BEDROOM *210
STATE	**775000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*3159390	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD/APPROX.\*\$200/MO/UNIT\*UNDER\*ANNUAL\*CONTRIBUTIONS\*CONTRACT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 6  
 PROJECT LOCATION JUNEAU/MT.\*VIEW\*APTS.\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	*62	***	***	*534
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**62	****	****	**534

	CONSTRUCTION COST		RENTS/FEES
HUD	*****	1-BEDROOM	*253
STATE	*2519600	2-BEDROOM	****
FMHA	*****	OTHER	****
LOCAL	*****		
OTHER	*3562981		
TOTAL	*6082581		

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD/APPROX.\*\$200/MO/UNIT\*UNDER\*ANNUAL\*CONTRIBUTIONS\*CONTRACT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 7  
 PROJECT LOCATION FAIRBANKS\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	*20	***	***	*550
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**20	****	****	**550

	CONSTRUCTION COST		RENTS/FEES
HUD	*1500000	1-BEDROOM	*145
STATE	*****	2-BEDROOM	****
FMHA	*****	OTHER	****
LOCAL	*****		
OTHER	*****		
TOTAL	*1500000		

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD/UNDER\*ANNUAL\*CONTRIBUTIONS\*CONTRACT,\*5200/MO/UNIT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 8  
 PROJECT LOCATION WASILLA\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*18	***	***	*705
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**18	****	****	**705

	CONSTRUCTION COST	RENTS/FEE
HUD	**211200	1-BEDROOM *155
STATE	*1700000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*1911200	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD/\*APPROX.\*\$200/MO/UNIT\*UNDER\*ANNUAL\*CONTRIBUTIONS\*CONTRACT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 9  
 PROJECT LOCATION ANCHORAGE\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*32	***	***	*550
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**32	****	****	**550

	CONSTRUCTION COST	RENTS/FEES
HUD	*1600000	1-BEDROOM *175
STATE	*****	2-BEDROOM *****
FMHA	*****	OTHER *****
LOCAL	*****	
OTHER	*****	
TOTAL	*1600000	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*APPROX.\*\$200/MO/UNIT\*UNDER\*ANNUAL\*CONTRIBUTIONS\*CONTRACT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 11  
 PROJECT LOCATION ANCHORAGE\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	120	***	***	*600
2-BEDROOM	***	***	***	***
OTHER	***	***	***	***
TOTAL	*120	***	***	**600

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM *197
STATE	*6679907	2-BEDROOM ***
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*6679907	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD/\*APPROX.\*\$180/MO/UNIT\*UNDER\*HOUSING\*ASSISTANCE\*PAYMENTS\*CONTRAC\*\*



DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 12  
 PROJECT LOCATION SEWARD\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE (SQ. FT.)
1-BEDROOM	*30	***	***	*554
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**30	****	****	**554

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM *179
STATE	**239000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*1973000	
TOTAL	*2212000	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 UNDER\*HOUSING\*ASSISTANCE\*PAYMENTS\*CONTRACT\*WITH\*HUD?\*3150/MO/UNIT\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 13  
 PROJECT LOCATION FAIRBANKS\*\*\*\*\*  
 PROJECT OWNER ALASKA\*STATE\*HOUSING\*AUTHORITY

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*96	***	***	*530
2-BEDROOM	***	***	***	***
OTHER	***	***	***	***
TOTAL	**96	****	****	**530

	CONSTRUCTION COST	RENTS/FEE'S
HUD	*****	1-BEDROOM *180
STATE	*7139813	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*7139813	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 UNDER\*HOUSING\*ASSISTANCE\*PAYMENTS\*CONTRACT\*APPROX.\*\$130/MO/UNIT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 14  
 PROJECT LOCATION CHUGIAK\*\*\*\*\*  
 PROJECT OWNER MUNICIPALITY OF ANCHORAGE\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE (SQ. FT.)
1-BEDROOM	*36	***	***	*572
2-BEDROOM	**1	***	***	*832
OTHER	**6	***	***	1090
TOTAL	**43	****	****	*2494

	CONSTRUCTION COST	RENTS/FEEES
HUD	*****	1-BEDROOM *225
STATE	*4051758	2-BEDROOM *325
FMHA	*****	OTHER *180
LOCAL	*****	
OTHER	**277303	
TOTAL	*4329061	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 INDIVIDUAL\*SEC.8\*RENTAL\*ASSIST.\*CERTIF. ARE\*ACCEPTED\*BT\*NOT\*REQUEST\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 15  
 PROJECT LOCATION ANCHORAGE\*(CIHA)\*\*\*\*\*  
 PROJECT OWNER COOK\*INLET\*HOUSING\*AUTHORITY\*\*

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*88	***	***	****
2-BEDROOM	*20	***	***	****
OTHER	*12	***	***	****
TOTAL	*120	****	****	****

	CONSTRUCTION COST	RENTS/FEEES
HUD	*350000	1-BEDROOM ****
STATE	*750000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	1200000	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 16  
 PROJECT LOCATION SELDOVIA\*\*\*\*\*  
 PROJECT OWNER COOK\*INLET\*HOUSING-AUTHORITY\*\*

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE (SQ. FT.)
1-BEDROOM	*14	***	***	****
2-BEDROOM	**2	***	***	****
OTHER	**2	***	***	****
TOTAL	**18	****	****	****

	CONSTRUCTION COST	RENTS/FEEES
HUD	*1400000	1-BEDROOM ****
STATE	**135000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*1535000	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 17  
 PROJECT LOCATION NINILCHIK\*\*\*\*\*  
 PROJECT OWNER COOK\*INLET\*HOUSING\*AUTHORITY\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	**7	***	***	****
2-BEDROOM	**2	***	***	****
OTHER	**1	***	***	****
TOTAL	**10	****	****	****

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM ****
STATE	**50000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	**525475	
TOTAL	*1025475	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*\*\*\*\*

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DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 15  
 PROJECT LOCATION KENAI/WILDWOOD\*\*\*\*\*  
 PROJECT OWNER COOK\*INLET\*HOUSING\*AUTHORITY\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE (SQ. FT.)
1-BEDROOM	*15	***	***	****
2-BEDROOM	**4	***	***	****
OTHER	**2	***	***	****
TOTAL	**24	****	****	****

	CONSTRUCTION COST	RENTS/FEES
HUD	*1100000	1-BEDROOM ****
STATE	*1200000	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*2300000	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 19  
 PROJECT LOCATION HOMER\*\*\*\*\*  
 PROJECT OWNER HOMER\*SENIOR\*CITIZENS,\*INC.\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	**8	***	***	*695
2-BEDROOM	**8	***	***	*864
OTHER	**8	***	***	*672
TOTAL	**24	****	****	*2231

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM *264
STATE	*2462988	2-BEDROOM *323
FMHA	*****	OTHER *255
LOCAL	**62500	
OTHER	****6600	
TOTAL	*2532088	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 \*\*\*\*\*



DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 20  
 PROJECT LOCATION NOME\*\*\*\*\*  
 PROJECT OWNER NORTON\*SOUND\*HEALTH\*CORP.\*\*\*\*\*  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*\*\* \*\* \* \* \* \* \*  
 2-BEDROOM \*\*\* \*\* \* \* \* \* \*  
 OTHER \*\*\* \*\* \* \* \* \* \*  
 TOTAL \*\*\*\* \* \* \* \* \*

CONSTRUCTION COST RENTS/FEES  
 HUD \*\*\*\*\* 1-BEDROOM \*\*\*\*\*  
 STATE \*\*\*\*\* 2-BEDROOM \*\*\*\*\*  
 FMHA \*\*\*\*\* OTHER \*120  
 LOCAL \*\*\*\*\*  
 OTHER \*\*\*\*\*  
 TOTAL \*\*\*\*\*

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 \*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 21  
 PROJECT LOCATION SITKA\*-PIONEER\*HOME\*\*\*\*\*  
 PROJECT OWNER PIONEERS'\*HOMES\*\*\*\*\*

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*72	***	*42	****
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**72	****	**42	*****

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM ***
STATE	*****	2-BEDROOM ***
FMHA	*****	OTHER ***
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 STATE\*FUNDED\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 22  
 PROJECT LOCATION FAIRBANKS\*\*PIIONEER\*HOME\*  
 PROJECT OWNER PIONEERS!\*HOMES\*\*\*\*\*  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*64 \*\*\* \*50 \*\*\*\*  
 2-BEDROOM \*\*\* \*\*\* \*\*\* \*\*\*\*  
 OTHER \*\*\* \*\*\* \*\*\* \*\*\*\*  
 TOTAL \*\*64 \*\*\*\* \*\*50 \*\*\*\*\*  
 CONSTRUCTION COST RENTS/FEEES  
 HUD \*\*\*\*\* 1-BEDROOM \*\*\*\*  
 STATE \*\*\*\*\* 2-BEDROOM \*\*\*\*  
 FMHA \*\*\*\*\* OTHER \*\*\*\*  
 LOCAL \*\*\*\*\*  
 OTHER \*\*\*\*\*  
 TOTAL \*\*\*\*\*  
 SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 STATE FUNDED\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 23  
 PROJECT LOCATION PALMER\*\*PIONEER\*HOME\*\*\*\*  
 PROJECT OWNER PIONEERS\*HOMES\*\*\*\*\*

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*40	*22	*33	****
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**40	**22	**33	*****

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 STATE\*FUNDED\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 24  
 PROJECT LOCATION ANCHORAGE\*\*PIIONEER\*HOME\*  
 PROJECT OWNER PIONEERS\*HOMES\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	138	*41	*45	****
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	*138	**41	**45	*****

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 STATE FUNDED\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 25  
 PROJECT LOCATION KETCHIKAN\*\*PIONEER\*HOME\*  
 PROJECT OWNER PIONEERS\*HOMES\*\*\*\*\*

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*19	***	*28	****
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**19	****	**28	*****

	CONSTRUCTION COST	RENTS/FEEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 STATE\*FUNDED\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 26  
 PROJECT LOCATION TANANA\*\*\*\*\*  
 PROJECT OWNER IHS\*PUBLIC\*HEALTH\*SERVICE\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE (SQ. FT.)
1-BEDROOM	***	***	***	****
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	****	****	****	****

	CONSTRUCTION COST	RENTS/FEEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM *100
FMHA	*****	OTHER *500
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:  
 \$234,000/STATE\*LEG.\*APPROP\*--\*REST\*IS\*PROVIDED\*BY\*RENTS\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 27  
 PROJECT LOCATION TANANA\*\*\*\*\*  
 PROJECT OWNER CITY\*OF\*TANANA\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	**2	***	***	****
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	***2	****	****	****

	CONSTRUCTION COST	RENTS/FEEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM **50
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:

\*\*\*\*\*



DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER -28  
 PROJECT LOCATION VALDEZ\*\*\*\*\*  
 PROJECT OWNER CITY\*OF\*VALDEZ\*\*\*\*\*  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*15 \*\*\* \*\*

2-BEDROOM \*\*\* \*\*  
 OTHER \*\*\* \*\*  
 TOTAL \*\*15 \*\*\*\* \*\*  
 CONSTRUCTION COST RENTS/FEES  
 HUD \*\*\*\*\* 1-BEDROOM \*350  
 STATE \*1500000 2-BEDROOM \*\*\*  
 FMHA \*\*\*\*\* OTHER \*\*\*  
 LOCAL \*\*\*\*\*  
 OTHER \*1114194  
 TOTAL \*2614194

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 CITY\*OF\*VALDEZ/1984\*GRANT/140,000\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 29  
 PROJECT LOCATION WRANGELL\*\*\*\*\*  
 PROJECT OWNER WRANGELL\*SENIOR\*CITIZENS\*INC.  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*23 \*\*\* \*624  
 2-BEDROOM \*\*1 \*\*\* \*864  
 OTHER \*\*\* \*\*\*  
 TOTAL \*\*24 \*\*\*\* \*1488

CONSTRUCTION COST RENTS/FEES  
 HUD \*\*\*\*\* 1-BEDROOM \*340  
 STATE \*1605000 2-BEDROOM \*400  
 FMHA \*\*500000 OTHER \*\*\*\*\*  
 LOCAL \*\*\*\*\*  
 OTHER \*\*\*\*\*  
 TOTAL \*2105000

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:

\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 30  
 PROJECT LOCATION COPPER\*CENTER/SULKANA\*\*\*\*  
 PROJECT OWNER COPPER\*RIVER\*HOUSING\*AUTHORITY

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	*16	***	***	****
2-BEDROOM	**4	***	***	****
OTHER	***	***	***	****
TOTAL	**20	****	****	****

	CONSTRUCTION COST	RENTS/FEES
HUD	*1708281	1-BEDROOM ****
STATE	*****	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*1708281	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*SUBSIDY\*FROM\*LOW\*RENT\*PROGRAM\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER -31  
 PROJECT LOCATION BETHEL\*\*\*\*\*  
 PROJECT OWNER AVCF\*DEVELOPMENT\*CORPORATION\*\*  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*23 \*\*\* \*\* \*528  
 2-BEDROOM \*\*1 \*\*\* \*\* \*\*  
 OTHER \*\*\* \*\* \*\*  
 TOTAL \*\*24 \*\*\*\* \*\* \*528

CONSTRUCTION COST RENTS/FEES  
 HUD \*\*\*\*\* 1-BEDROOM \*47  
 STATE \*\*\*\*\* 2-BEDROOM \*\*\*  
 FMHA \*\*\*\*\* OTHER \*\*\*  
 LOCAL \*\*\*\*\*  
 OTHER \*\*\*\*\*  
 TOTAL \*\*\*\*\*

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HSG.\*ASSIST.\*PMTS.\*FROM\*HUD\*SECTION\*8\*LOW-INCOME\*PROJECT\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 32  
 PROJECT LOCATION KENAI\*\*\*\*\*  
 PROJECT OWNER WOODRIDGE\*ASSOCIATION\*\*\*\*\*  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*16 \*\*\* \*\* \*800  
 2-BEDROOM \*\*8 \*\*\* \*\* \*\*  
 OTHER \*\*\* \*\* \*\*  
 TOTAL \*\*24 \*\*\*\* \*\*

CONSTRUCTION COST RENTS/FEES  
 HUD \*\*\*\*\* 1-BEDROOM \*534  
 STATE \*\*\*\*\* 2-BEDROOM \*602  
 FMHA \*\*\*\*\* OTHER \*\*\*\*  
 LOCAL \*\*\*\*\*  
 OTHER \*\*\*\*\*  
 TOTAL \*\*\*\*\*

SUBSIDY PROVIDED? (Y OR N) \* DESCRIBE TYPE OF SUBSIDY:  
 \*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 33  
 PROJECT LOCATION KODIAK\*\*\*\*\*  
 PROJECT OWNER SUNSET\*DEVELOPMENT\*CF\*KODIAK\*\*

	INDEPENDENT	RESIDENTIAL	FULL	UNIT
	LIVING	CARE	NURSING	SIZE(SQ. FT.)
1-BEDROOM	*55	***	***	*441
2-BEDROOM	***	***	***	****
OTHER	***	***	***	****
TOTAL	**55	****	****	**441

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 HUD\*SECTION\*HOUSING\*ASSISTANCE\*PAYMENTS\*-SECTION\*\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 34  
 PROJECT LOCATION RUBY\*\*\*\*\*  
 PROJECT OWNER CITY\*OF\*RUBY\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	***	***	***	****
2-BEDROOM	**2	***	***	****
OTHER	***	***	***	****
TOTAL	***2	****	****	*****

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM *150
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	***73718	
TOTAL	***73718	

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:

\*\*\*\*\*

DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 35  
 PROJECT LOCATION NULATC\*\*\*\*\*  
 PROJECT OWNER CITY\*OF\*NULATC\*\*\*\*\*

	INDEPENDENT LIVING	RESIDENTIAL CARE	FULL NURSING	UNIT SIZE(SQ. FT.)
1-BEDROOM	**2	***	***	****
2-BEDROOM	**2	***	***	****
OTHER	***	***	***	****
TOTAL	***4	****	****	*****

	CONSTRUCTION COST	RENTS/FEES
HUD	*****	1-BEDROOM ****
STATE	*****	2-BEDROOM ****
FMHA	*****	OTHER ****
LOCAL	*****	
OTHER	*****	
TOTAL	*****	

SUBSIDY PROVIDED? (Y OR N) Y DESCRIBE TYPE OF SUBSIDY:  
 CITY\*OF\*NULATO\*PROVIDES\*MAINTENANCE\*AND\*UPKEEP\*OF\*THE\*HOUSING\*UNITS\*\*



DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS  
 SENIOR CITIZEN HOUSING INVENTORY

PROJECT NUMBER 36  
 PROJECT LOCATION CITY\*CF\*FORT\*YUKON\*\*\*\*\*  
 PROJECT OWNER TANANA\*CHIEF\*CONFERENCE\*\*\*\*\*  
 INDEPENDENT RESIDENTIAL FULL UNIT  
 LIVING CARE NURSING SIZE(SQ. FT.)  
 1-BEDROOM \*\*4 \*\*\* \*\*400  
 2-BEDROOM \*\*\* \*\*400  
 OTHER \*\*\* \*\*400  
 TOTAL \*\*\*4 \*\*\*\* \*\*400

	CONSTRUCTION COST		RENTS/FEEES
HUD	*****	1-BEDROOM	**25
STATE	*****	2-BEDROOM	****
FMHA	*****	OTHER	****
LOCAL	*****		
OTHER	*****		
TOTAL	*****		

SUBSIDY PROVIDED? (Y OR N) N DESCRIBE TYPE OF SUBSIDY:

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APPENDIX J  
HOUSING BIBLIOGRAPHY

APPENDIX J  
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