

MINUTES, SENIOR AD HOC COMMITTEE
December 14, 2016, 10 AM
City Hall Assembly Chambers

MB rang a preparatory peal and welcomed everyone present.

1. Roll Call: Chair Michael Baish, Ginny Cochran, Carl Mulvihill, Gary Hanson
Assembly Member Jay Burnham
Recording Secretary Nola Lamken
Skagway Development Corporation Julianne Miles (Jules)
Borough Manager Scott Hahn

2. Approval of Agenda—consensus

3. Approval of Minutes (CM, GC)

4. Reports—none

5. Communications—none

6. Unfinished Business—Ginny spoke with Valerie McCandless at the Haines Senior Village. They are a nonprofit. They are well into their mortgage, and Valerie does not recommend HUD. They have 13 units—7-1 BDR,5-2 BDR, 1 efficiency, all with common laundry—no charge.

The senior center is adding a preschool, which combination has worked out well in other places. The manager is employed by Catholic Community Services.

Carl talked with Yukon Housing Corporation. They require a reference letter from two previous landlords. Tenants provide their own furniture. Income verification involves standard proofs in order to determine subsidies.

Gary talked with Herman Thompson at Upper Susitna. Herman feels they overbuilt at 726 sq ft/1 BDRM, 1029 sq ft/2 BDRM. He felt 500 sq ft/1 BDR would work better, especially for utilities. They pay heat, tenants pay the rest. Rates can be adjusted

according to market. Rents are market rate. They have avoided HUD. Board members there have an aversion to federal funding. Their experience with AHFC vouchers showed them reliant on proximity to the nearest AHFC office. They charge for laundry. Their finances amount to \$65-70K/annum, because of lots of volunteer effort. The cook, who does all the grocery shopping, is on a contract rather than hourly. They are a nonprofit and operate apartments, senior center, and meals separately. Their net worth is about \$2 million, on 13 acres, purchased from the Borough at 18% of assessed value. They got a \$200,000 grant from the hospital for expansion. They get state medical funding. They paid off their 30 year mortgage in 12 years and do not pay property tax. They recommended storage and small rooms sufficient for simultaneous activities. Members get discounts at local activities. The local fuel company gives members a discount. He said to keep a close count on inventory, including chairs; use keypads rather than keys on apartments; and wire walls for the latest technology.

Michael said subsidies @\$300/month on three apartments would require about \$15,000/year. He thought that much could be raised locally. He asked establishing a local fund.

Carl thought our businesses get hit pretty hard already.

Scott said the Assembly had not addressed and had preferred not to provide subsidies. He said all the reports from other places sounded like they had managed on lower costs than local estimates.

7. New Business—Scott Hahn Review of grant request—The Assembly was "kind of split" about some of the ideas. There were those who wanted to stick with the ballot, and the flip side was new ideas from a new source.

Engineers will be required to come up with two final options.

Jules pointed out that the pre-market process, by people who study senior situations, had determined what we need is seven apartments, and no more.

Gary suggested a third floor, even if it's not developed.

Scott likes the proposal as written, and thinks it offers flexibility. He thinks it will work.

Michael said let's do the best we can with what we get.

Jay suggested we need to keep both the senior center and the apartments, as per the ballot, design flexible.

Carl thought the wording confusing. The standard terminology includes legalese and is not written for popular consumption.

Scott said Attachment A has been built over the years as necessary, with attorneys and experience. Engineer applicants are not first considered for cost but for concepts.

Pass on to the Assembly: We're OK with trying to find less expensive ways to build this project. We may want to have a nonprofit build it. Scott will make some calls.

Sara sent around an email. Our costs on predevelopment are 30% higher than Haines, and theirs is one of the most energy-efficient buildings in the state. Affordable cost experience with efficient technology is important. We want it to be attractive in the sense it attracts people.

8. Next Meeting: January 18, 10 AM

9. Adjourn (GH, GC)