

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Haines Assisted Living****Federal Tax ID: 20-5805082****Project Title:****Project Type: New Construction and Land Acquisition**

Haines Assisted Living - Sobeloff McRae Veterans Village and Debt Reimbursement

State Funding Requested: \$6,098,236**House District: Statewide (1-40)**

One-Time Need

Brief Project Description:

Construction of affordable housing and supportive service facility for Alaska veterans.

Funding Plan:

Total Project Cost:	\$6,868,236
Funding Already Secured:	(\$770,000)
FY2013 State Funding Request:	<u>(\$6,098,236)</u>
Project Deficit:	\$0

*Funding Details:**FY 12, capital grant for feasibility and development.***Detailed Project Description and Justification:**

The Walter Soboleff Veterans Village will build on the successful model of Haines Assisted Living (HAL) and deliver permanent affordable housing and on-site supportive services to Alaska veterans. The Village joins HAL and St. Lucy's Senior Living (SLSL) as an alternative to the forced out-migration of veterans who need supportive living arrangements. This one-time "bricks and mortar" appropriation will build to the same rigid LEED energy efficiency standards as HAL and will incorporate a similar management system to ensure self sufficient, sustainability with no re-curring public subsidies. HAL is now one of the largest private employers in the Haines Borough. HAL and SLSL pump about \$520,000 per year into the local economy with no state subsidies.

Veterans and others in search of permanent affordable housing, or limited assisted living and rehabilitation, will have a small, resident-centered, caring community, modeled on the success of Haines Assisted Living. Placing Soboleff Village here integrates all three phases of this unique senior project and maximizes the advantages of economies of scale in operation and supportive services. The complex will exercise a Veteran's Preference to ensure that those who have sacrificed for us will always have a welcoming home and access to supportive services in their local community, sheltered by the mountains and waters of Southeast Alaska. A portion of the development will be reserved for single vets and those needing rehabilitative services.

The Juneau Economic Development Council feasibility study demonstrates continued growth of the senior veteran population in Haines and Southeast. Alaska in general, and Haines and Southeast in particular, are among U.S. areas with the fastest growing senior populations. By 2025, the veteran population in Haines will have increased by 28% to 449 persons and 70% its veterans will be 65 years or older. Today, 10% of Haines veterans live below the poverty line. HAL

and the Southeast Regional Health Consortium (SEARHC) are now discussing ways to expand their current collaboration to include veteran's health services. HAL has drafted a Continuum of Care study for Haines seniors as requested by the Rasmuson Foundation.

All available affordable and senior housing in Haines is fully occupied and waitlisted. The sole Alaska State Veterans home in Palmer mainly serves the large Anchorage and Mat-Su veterans population. It is fully occupied and waitlisted and there are no plans to further expand veterans beds in the Pioneer Home system. It is estimated that at least 131 current Haines veterans would benefit from affordable housing and services as proposed in this project.

There are more homeless Vietnam veterans on the streets of our country than died in that war. We owe those who have sacrificed in order that we may live free in this beautiful land. That debt is now due. As the recently passed Tlingit elder, Dr. Walter Soboleff said, "I don't want to die away from Southeast. We need a Veteran's home here for all the folks of our region who have served their country."

Project Timeline:

Summer/Fall 2012...Site Prep and early construction. 30% expended
 Winter/Spring 2012-2013...Construction. 70% expended
 Summer/Fall 2013...Construction completion. 90% expended
 October 2013....Occupancy. 100% expended.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Haines Assisted Living

Grant Recipient Contact Information:

Name: James Studley
 Title: President, Haines Assisted Living
 Address: 219 Union St.
 Haines, Alaska 99827
 Phone Number: (907)723-1599
 Email: thebrokerinhaines@gmail.com

Has this project been through a public review process at the local level and is it a community priority? Yes No

**A RESOLUTION OF THE HAINES BOROUGH ASSEMBLY SUPPORTING
DEVELOPMENT OF A VETERANS HOME IN HAINES.**

WHEREAS, the Haines Borough and the community of Haines support sustainable economic development, especially when it expands local social and healthcare resources; and

WHEREAS, Haines Assisted Living (HAL) and the Haines Borough successfully collaborated on the development of its assisted living facility, the only LEED (Leadership in Energy and Environmental Design) Certified building of its kind in rural Alaska; and

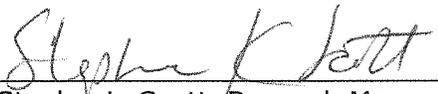
WHEREAS, HAL is now one of the Borough's largest private local employers; and

WHEREAS, HAL is proposing to construct and operate the "Walter Soboleff Village", a housing project for senior Alaska Veterans and others that will include access to enhanced supportive services; and

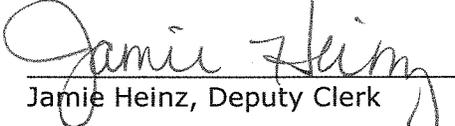
WHEREAS, this project will significantly increase quality, affordable housing in Haines and improve the availability of local health and supportive services for veterans and others,

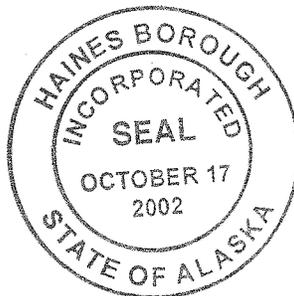
NOW, THEREFORE BE IT RESOLVED, by the Haines Borough Assembly strongly supports Haines Assisted Living in its efforts to develop the Walter Soboleff Village as an addition to the campus of Haines Assisted Living and St. Lucy's Senior Living.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on the 10th day of January, 2012.


Stephanie Scott, Borough Mayor

Attest:


Jamie Heinz, Deputy Clerk





Chilkoot Indian Association



Support Letter From The Chilkoot Indian Association For The Haines Veteran's Village

The Honorable Dr. Walter Soboleff wanted a Veteran's Home to be constructed in S. E. Alaska and through the good work of Governor Sean Parnell, Senator Albert Kookesh and Representative Bill Thomas development money was awarded last year and research verified the approved need for a veterans preferred housing project, It is our hope that this will be accomplished in Haines, Alaska and we support this project as a tribe.

Should the Soboleff Village be constructed by the Haines Assisted Living (HAL) and St. Lucy's Senior Living (SLSL) veterans of any age and others in search of permanent affordable housing, or assisted living and rehabilitation for any length of time will have a small, resident-centered, caring community, modeled on the success of Haines Assisted Living. It is our understanding placing Soboleff Village here integrates all three phases of this unique senior project and maximizes the advantages of economies of scale for operation and supportive services.

It is estimated that the facility will be twelve units (up to two residents per unit) with considerable common area dedicated to recreation and rehabilitation activities. Critical to sustainable operations will be the same engineering and design elements proven by construction experience with Haines Assisted Living—the only LEED Certified (Leading Environment and Energy Design) building of its kind in rural Alaska. Preliminary total project cost is projected at \$6.2 million.

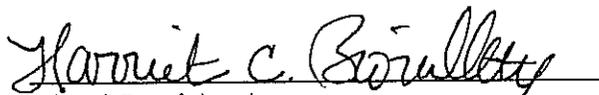
The first component of the Feasibility and Marketing study has been completed by Juneau Economic Development Council and demonstrates continued growth of both the general senior population and the senior veteran population in Haines and Southeast Alaska. The veterans returning from the many wars or living their remaining years from previous wars deserve the best we can offer them.

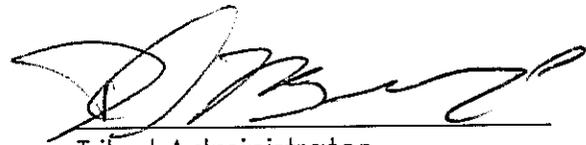


Chilkoot Indian Association



The Chilkoot Indian Association has completed research for our own HUD NAHASDA ARRA 2009 funded construction projects and the research shows a high demand for affordable housing in Haines. The CIA completed in 2011, eight low-income housing rental units and received 52 applications. Sadly 85% of the applicants and their families were not able to live in an affordable, safe and modern housing unit. This alarming statistic shows the need for continued development and construction of affordable housing in Haines. Two of the residents in the low-income rental apartments are disabled veterans and their families.


Tribal President


Tribal Administrator

02/06/2012



HAINES BOROUGH, ALASKA
P.O. BOX 1209 • HAINES, ALASKA 99827
Administration 907.766.2231 • (fax) 907.766.2716

Tourism 907.766.2234 • (fax) 907.766.3155
Police Dept. 907.766.2121 • (fax) 907.766.2128
Fire Dept. 907.766.2155 • (fax) 907.766.3373
May 26, 2011

Honorable Governor Sean Parnell
120 Fourth St., Floor 3
Juneau, Alaska 99801

Dear Governor Parnell,

I write today in support of a capital appropriation that will help us repay the debt we owe to those whose sacrifice allows us to enjoy the freedoms we cherish.

The Haines Veterans Home project will follow the innovative model developed by Haines Assisted Living and St. Lucy's Senior Living over almost a decade of research, planning and construction. These projects have combined the creativity of rural Alaskans, appropriate technology, and shared commitment to meet the challenge of providing critical services to small communities in the most cost-effective way. Like Haines Assisted Living (HAL), a LEED certified building, the Veteran's home will be constructed following the most stringent energy and environmental standards. And, like HAL, its resident service system, its heating, lighting, food preparation and maintenance systems will all be designed to render the lowest life-cycle costs while ensuring the highest quality resident care.

Most important, senior Alaska Veterans and disabled Veterans of any age will have a small, community-supported home in the beautiful, welcoming town of Haines. Many, like the residents of Haines Assisted Living, will be able to stay in their home region instead of moving to institutions far away.

Our most respected Elder, Dr. Walter Soboleff, who recently passed away, said, "I don't want to die away from Southeast. We need a Veterans' home here for all the folks of our region who have served their country."

Thank you for your consideration of this appropriation request.

Sincerely,

Janice Hill
Mayor

THE AMERICAN LEGION



LYNN CANAL POST NO. 12

P.O. BOX 452
HAINES, ALASKA 99827

May 26, 2011

Honorable Governor Sean Parnell
Governor's Office, 3rd Floor
120 Fourth Street
Juneau, AK 99801

Dear Governor:

The men and women veterans of Southeast share with all Alaskans a long and proud history of service to our country.

Like most Alaskans, we have a strong, deep connection to place. For us, it is the fjords, the mountains, the Tongass and our home communities, from Metlakatla to Yakutat.

Unfortunately, aging and disabled veterans from our region must face the same agonizing choice that all elders in rural Alaska face. Do they stay in their homes and suffer inevitable decline without adequate care, or leave their community, friends and family for a facility hundreds or thousands of miles away? The prospect of dying away from our region and our roots is terrifying to most of us.

Haines Assisted Living, Inc. (HAL), a local community-based, nonprofit has done amazing things here! Through a careful planning and development effort and strong local support, they have constructed and now operate a full-service assisted living home for eight, and low-income senior independent living for five. Their \$5.5 million complex was completed with less than a 10% contribution from state funds. Best of all, seniors who require help with daily living needs no longer have to leave our town to find the care they need. HAL will bring its development and operating experience to the Haines Veterans Home project and deliver the same high quality construction and quality care in the most cost-effective way. The capital appropriation you are considering will provide the essential market research, acquisition, planning and architectural and engineering design funds required to complete the pre-development phase.

The veterans of Southeast Alaska look forward to the opening of the Haines Veterans Home.

Sincerely,

Robert E. Lix
Commander



www.jedc.org
 612 West Willoughby Ave. Suite A
 Juneau, AK 99801
 Phone 907-523-2300
 Fax 907-463-3929

September 30, 2011

Dan Austin
 Haines Assisted Living, Inc.
 172 Behrends Ave., Juneau, 99801

Re: Market Research for Walter Soboleff Veterans Home in Haines, Alaska

Dear Dan,

Following are the data we have compiled relating to demographics and the structure of benefits available to provide revenue to Haines Assisted Living, Inc. or Veterans who may ultimately reside in the Walter Soboleff Veterans Home. The demographic data was compiled by Meilani Schijvens and Scott Ciambor did most of the research into the benefits side of the project. We are still seeking a contact who can give us insight into the particular type of VA contract most like what we discussed for the Haines home and we have not determined the financial value of all of the Veterans benefits nor the Medicare and Medicaid benefits. Still, we wanted to provide you with what we have so far.

Demographic Information

In 2011 there are 372 Veterans living in Haines, Alaska. Of that group, 188 are aged 65 or older. By 2025, the National Center for Veterans Analysis and Statistics¹ projects that there will be 449 Veterans in Haines, including 308 aged 65 and older.

Projected Veterans, 2009 to 2025 Southeast Alaska

Year	Haines Borough	Juneau City and Borough	Ketchikan Gateway Borough	Prince of Wales-Outer Ketchikan Census Area	Sitka City and Borough	Skagway-Hoonah-Angoon Census Area	Wrangell-Petersburg Census Area	Yakutat City and Borough	Southeast Alaska Total
2009	350	2,566	1,680	755	1,010	358	898	97	7,714
2010	359	2,593	1,690	776	1,030	367	927	98	7,841
2011	372	2,647	1,693	795	1,053	377	952	98	7,989
2012	384	2,693	1,682	810	1,073	389	981	98	8,111

¹ Source: National Center for Veterans Analysis and Statistics, US Department of Veterans Affairs
http://www.va.gov/vetdata/Veteran_Population.asp

Year	Haines Borough	Juneau City and Borough	Ketchikan Gateway Borough	Prince of Wales-Outer Ketchikan Census Area	Sitka City and Borough	Skagway-Hoonah-Angoon Census Area	Wrangell-Petersburg Census Area	Yakutat City and Borough	Southeast Alaska Total
2013	397	2,727	1,668	821	1,093	398	1,004	98	8,205
2014	408	2,741	1,658	831	1,105	406	1,023	98	8,269
2015	417	2,740	1,638	838	1,115	413	1,038	98	8,297
2016	424	2,724	1,620	841	1,121	420	1,048	99	8,298
2017	430	2,706	1,606	840	1,129	424	1,057	99	8,291
2018	435	2,688	1,593	836	1,132	429	1,065	100	8,279
2019	440	2,671	1,566	831	1,139	433	1,076	100	8,256
2025	449	2,617	1,366	770	1,204	433	1,112	98	8,048

Of these Veterans, the vast majority are projected to be age 65 and over.

Projected Veterans Aged 65 and Over, 2009 to 2025 Southeast Alaska

Year	Haines Borough	Juneau City and Borough	Ketchikan Gateway Borough	Prince of Wales-Outer Ketchikan Census Area	Sitka City and Borough	Skagway-Hoonah-Angoon Census Area	Wrangell-Petersburg Census Area	Yakutat City and Borough	Total
2009	161	999	489	260	432	155	423	16	4,944
2010	172	1,071	518	283	460	168	454	17	5,153
2011	188	1,182	559	314	497	182	489	19	5,441
2012	204	1,287	590	343	532	198	529	21	5,716
2013	219	1,377	621	370	567	211	564	22	5,964
2014	233	1,436	647	391	594	223	595	24	6,157
2015	244	1,475	659	407	617	235	622	25	6,299
2016	254	1,493	669	416	632	244	641	27	6,392
2017	263	1,514	676	421	650	252	659	28	6,480
2018	271	1,526	683	423	659	260	674	29	6,543
2019	280	1,534	684	425	675	268	693	31	6,609
2025	308	1,624	647	404	792	290	771	36	6,897

Haines has and is projected to continue to have a larger percentage of Veterans among its residents than many other communities in the region and state.

Projected Haines Veterans by Age Range, 2009 to 2025

Year	17-44	45-64	65-84	85+	Total
2009	32	156	147	14	350
2010	31	156	157	15	359
2011	30	154	172	16	372
2012	29	152	186	18	384

Year	17-44	45-64	65-84	85+	Total
2013	28	150	201	18	397
2014	27	148	214	19	408
2015	26	146	225	20	417
2016	26	145	234	20	424
2017	26	141	242	21	430
2018	26	138	250	21	435
2019	26	135	258	22	440
2025	26	115	285	23	449

Projected Haines Veterans by Age Range, 2009 to 2030²



By combining the data from the National Center for Veterans Analysis and Statistics and the US Census American Community Survey data for 2009, JEDC developed the following estimates:

Of the 350 Veterans living in Haines in 2009

- 162 were aged 65 or older;
- 16 had incomes in the previous year that was below the poverty level;
- 150 were likely living without a spouse (including 76 of those aged 65 and older); and
- 131 had a disability (including 95 of those aged 65 and older).

² Source: National Center for Veterans Analysis and Statistics, US Department of Veterans Affairs
http://www.va.gov/vetdata/Veteran_Population.asp

2009 Haines, Southeast Alaska, and Veterans Estimates³

Veterans by Age Range	18 to 34	35 to 54	55 to 64	+65 years	Total
Haines Veterans	9	39	140	162	350
Income below poverty level	0	1	9	7	16
Likely living Without Spouse	7	16	51	76	150
Has a disability	1	3	33	95	131
Southeast Veterans:	724	1,827	2,229	2,934	7,714
Income below poverty level	4	18	26	134	178
Likely living Without Spouse	525	755	813	1,377	3,471
Has a disability	69	142	522	1,713	2,446
Alaska Veterans:	13,396	26,402	18,590	18,080	76,468
Income below poverty level	1,035	1,055	951	291	3,332
Likely living Without Spouse	9,723	10,911	6,782	8,486	35,901
Has a disability	851	3,088	4,716	9,439	18,094

Marital status estimates were based on the ratios of the marital status of Alaska residents for 2009, by age. (See table below). However, it is unknown if Veterans have similar marital status rates by age to that of the general population.

2009 Marital Status for Alaska Residents by Age Range⁴

	18 to 34	35 to 54	55 to 64	+65 years
Never Married	113,833	32,520	6,222	2,041
Married	50,885	116,338	50,288	27,562
Spouse Absent	12,698	12,499	4,281	1,975
Widowed	355	2,740	4,080	12,657
Divorced	7,801	34,181	14,297	7,708
Total	185,572	198,278	79,168	51,943

In 2009, Southeast Alaska Veterans earned a median income of \$45,526. This was 42% higher than the median income of non Veterans. Specific Veteran earnings for Haines only are not available.

Median Earnings Veterans and Non Veterans, 2009⁵

	Median Earnings Veterans	Median Earnings non Veterans
Southeast Alaska	\$45,526	\$32,113
Alaska	\$48,354	\$27,572

³ Source: American Community Survey 2009, US Census Borough; National Center for Veterans Analysis and Statistics, US Department of Veterans Affairs http://www.va.gov/vetdata/Veteran_Population.asp; JEDC estimates/calculations.

⁴ Source: American Community Survey 2009, US Census Borough

⁵ Source: American Community Survey 2009, US Census Borough

Veterans Administration

The programs offered by the Veterans Administration that support the cost of housing, meals, and assistive care fall under three main categories: Veterans Disability Compensation, VA Pensions, and VA Healthcare.

We could find no examples of the Veterans Administration contracting directly with a privately owned assisted living facility for services. Potential resources from these VA programs for assisted living purposes would likely supplement private pay clients, rather than be directly paid to the assisted living home operator. Other VA programs which provide financial support to likely assisted living clients are VA's Disability Compensation, Improved Disability Pension, or Aid and Attendance pension.

Veteran Disability Compensation

Veterans Compensation Benefits (Service Connected Disability)

Disability compensation is a monetary benefit paid to Veterans who are disabled by an injury or illness that was incurred or aggravated during active military service. These disabilities are considered to be service-connected. Disability compensation varies with the degree of disability and the number of a Veteran's dependents, and is paid monthly. Veterans with certain severe disabilities may be eligible for additional special monthly compensation. The benefits are not subject to federal or state income tax.

The payment of military retirement pay, disability severance pay and separation incentive payments, known as SSB (Special Separation Benefits) and VSI (Voluntary Separation Incentives) affects the amount of VA compensation paid to disabled Veterans. To be eligible, the service of the Veteran must have been terminated through separation or discharge under conditions other than dishonorable.⁶

VA Special Monthly Compensation

VA can pay Special Monthly Compensation, in addition to the Veterans Compensation Benefits, when, as a result of military service, a Veteran has lost actual or the use of specific organs or extremities. Loss or loss of use is described as either an amputation or having no effective remaining function of an extremity or organ.⁷

VA Pensions

Pension Benefits Available to Veterans

The VA classifies any Veteran at the age of 65 to be permanently and totally disabled regardless of physical state. There are three pension options that are open to eligible Veterans, two of which may be applied to Assisted Living care.

⁶ Federal Benefits for Veterans, Dependents and Survivors, 2010 Edition, Department of Veterans Affairs, 810 Vermont Ave., N.W. Washington, DC 20420, p. 23

⁷ Federal Benefits for Veterans, Dependents and Survivors, 2010 Edition, Department of Veterans Affairs 810 Vermont Ave., N.W. Washington, DC 20420, p. 23

VA Improved Disability Pension

Veterans with low incomes who are permanently and totally disabled or age 65 and older may be eligible for monetary support if they have 90 days or more of active military service, at least one day of which was during a period of war.⁸

The classification of "Disabled" entitles the Veteran to a Basic Pension if he/she meets the net worth and income criteria. The same is true for a Veteran's surviving spouse. No Physician's Statement is required for applying for Basic Pension benefits.

To be eligible for Basic Pension:

- A Veteran alone must have countable income LESS than \$11,830 a year
- A Veteran with a spouse must have countable income LESS than: \$15,493 a year

Basic pension benefits can be used for any purpose including the private pay portion of assisted living costs.

Aid and Attendance (A&A)

Aid and Attendance (A&A) is a benefit paid in addition to the Basic Pension. This benefit may not be paid unless a Veteran is also receiving pension benefits. A Veteran may be eligible for A&A if any of the following conditions exist.

1. The Veteran requires the aid of another person in order to perform personal functions required in everyday living, such as bathing, feeding, dressing, attending to the wants of nature, adjusting prosthetic devices, or protecting himself/herself from the hazards of his/her daily environment.
2. The Veteran is bedridden, in that his/her disabilities require that he/she remain in bed apart from any prescribed course of convalescence or treatment.
3. The Veteran is a patient in a nursing home due to mental or physical incapacity.
4. The Veteran is blind, or so nearly blind as to have corrected visual acuity of 5/200 or less in both eyes, or concentric contraction of the visual field to 5 degrees or less.

The Aid and Attendance program has been underutilized in recent years and a number of advocacy groups have begun doing outreach so that more eligible Veterans use the program. One of these groups is:

VeteranAid.org, LTD
PO Box 1893
Midlothian, VA 23113

The A&A benefit in 2011 is \$1,632 per month for Veterans and \$1,055 per month for a Veteran's surviving spouse.

⁸ Federal Benefits for Veterans, Dependents and Survivors, 2010 Edition, Department of Veterans Affairs 810 Vermont Ave., N.W. Washington, DC 20420, p. 36

Enrollment in the Aid and Attendance can be a lengthy process. Sometimes it takes as long as six months until payments begin. Veterans that are currently receiving disability compensation from the VA cannot receive both the disability compensation and the A&A pension. However, it is suggested that Veterans receiving disability compensation file for the A&A pension because if the application is approved, the VA will pay whichever benefit has the highest dollar amount.

Veterans interested in applying for A&A apply in writing to the VA regional office that has jurisdiction of the claim. The letter must include copies of physician's reports that validate the need for A&A type care; information such as whether there is disease or injury producing physical or mental impairment, loss of coordination, or conditions affecting the ability to dress and undress, to feed oneself, to attend to sanitary needs, and to keep oneself ordinarily clean and presentable. The Veteran claiming A&A must document how and to what extent his/her mobility is affected; whether he/she is confined to the immediate premises, how well he/she gets around, where he/she goes, and what he or she is able to do during a typical day. Facility based care coordinators often help Veterans with A&A applications.

Housebound Pension

The Housebound Pension is an additional benefit for Veterans receiving the Basic Pension who reside in their home. This benefit cannot be used for assisted living or nursing home care.

Like the A&A pension, Housebound benefits may not be paid without eligibility to the Basic Pension. A Veteran may be eligible for Housebound benefits if either of the following conditions applies:

1. The Veteran has a single permanent disability evaluated as 100-percent disabling AND, due to such disability, he/she is permanently and substantially confined to his/her immediate premises.
2. The Veteran has a single permanent disability evaluated as 100-percent disabling AND, another disability, or disabilities, evaluated as 60 percent or more disabling.

The process for applying for the Housebound Pension is the same as the A&A Pension.

VA Healthcare

VA Geriatrics and Extended Care (Non-institutional Long-term Care Services)

In addition to nursing home care, the VA offers a variety of other long-term care services either directly or by contract with community-based agencies. Such services include adult day healthcare, respite care, geriatric evaluation and management, hospice and palliative care, home-based skilled nursing, and home-based primary care. Veterans receiving these services may be subject to copay.

Veteran Administration Healthcare (Institutional Care)

Nursing home and assisted living services are provided via three programs by the VA: VA Community Living Centers, the State Veterans' Home Program, and the Contract Community Nursing Home Program. The VA Community Living Centers are funded and operated by the VA. The other two programs involve contractual arrangements with states or individual skilled nursing facilities.

VA Community Living Centers

VA Community Living Centers, formerly known as nursing homes, provide short-stay and long-stay nursing home care to Veterans who are medically and mentally stable. The mission of VA Community Living Centers (CLC) is to restore the Veteran to maximum function and independence, prevent declines in health, and provide comfort at the end of life. More information can be found on the US Department of Government Affairs website:http://www.va.gov/GERIATRICS/Nursing_Home_and_Residential_Services.

State Veterans’ Home Program

The State Veterans Home Program is the primary way that the VA assists with nursing home/assisted living care for Veterans in the State of Alaska.

The State of Alaska operates six Pioneer Homes. The only VA-certified facility is the Alaska State Veterans and Pioneer Home in Palmer, Alaska. The Palmer facility became VA-certified in 2007 and is in the midst of a five-year transition plan (2007-2012). The goal is to utilize 75% of the 79 beds, 60 beds total, for Veterans. Currently, there are 45 Veterans in the Palmer facility. There are no current plans to convert any of the other Pioneer Homes into VA-certified facilities.

While the occupancy rate seems low, the percentages are in line with the five-year transition plan. When the Palmer Pioneer Home became VA-Certified in 2007 all the beds were utilized by non-Veterans and there was a policy decision made not to displace existing residents.

The Alaska State Veterans and Pioneer Home receives reimbursement from the VA by tracking the number of Veterans and the individual care days spent at the facility on a monthly basis. Once this information is submitted to the VA, it is processed by the Pioneer Home and clients’ account is credited. The domiciliary care reimbursement rate beginning in October 2012 will be \$39.90. This rate is adjusted annually.

As of August 31, 2011, there are 132 Veterans occupying beds in the Pioneer Home system but only those in the Palmer facility are eligible for the domiciliary care reimbursement. Only the Palmer facility was upgraded in 2007 to meet the VA regulations outlined in the *Grants to States for Constructions and Acquisition of State Home Facilities* in the 2001 Federal Register⁹.

⁹ **§59.40 Maximum number of nursing home care and domiciliary care beds for Veterans by State.**

(a) Except as provided in paragraph (b) of this section, a state may not request a grant for a project to construct or acquire a new state home facility, to increase the number of beds available at a state home facility, or to replace beds at a state home facility if the project would increase the total number of state home nursing home and domiciliary beds in that state beyond the maximum number designated for that state, as shown in the following chart. The provisions of 38 U.S.C. 8134 require VA to prescribe for each state the number of nursing home and domiciliary beds for which grants may be furnished (i.e., the unmet need). A state’s unmet need for state home nursing home and domiciliary beds is the number in the following chart for that state minus the sum of the number of nursing home and domiciliary beds in operation at state home facilities and the number of state home nursing home and domiciliary beds not yet in operation but for which a grant has either been requested or awarded under this part.

Maximum number of state home, nursing home, and domiciliary beds based on 2020 projections: Alaska	179
Beds available at the Alaska State Veterans and Pioneers Home in Palmer (at full occupancy)	60
State’s unmet need for nursing home and domiciliary beds	119

It is important to note, based on updated projections by the Veterans Administration of the number of nursing home care and domiciliary beds available for Veterans on a statewide basis, **there is an unmet need in the State of Alaska.**

According to David Cote, Director of the Division of Alaska Pioneer Homes, as of August 31, 2011, there were 345 active Alaska residents on the waiting list for beds in the Alaska Pioneer Home system. The inactive waitlist included 3,240 people. The active waiting list is for people that meet eligibility requirements (over 65 years old, resident of Alaska for at least one year) who are ready to enter the facility. The inactive list is for residents who meet the eligibility requirements, but who are not ready to enter residence yet still want to preserve their place in line in the event their circumstances change.

According to Lynda Garcia, the administrator of the Palmer facility, the 79 residents primarily come from the Mat-Su and Anchorage area. Of the Veterans who have resided there, one came from Juneau, two from Fairbanks, one from Nome and the rest are from the local area. Currently only three Veterans in the Palmer facility are not from the Anchorage or the Mat-Su Boroughs.

She said the facility provides three levels of care. The fees paid by residents are based on level of care rather than shared or private accommodation. Level One is for independent residents who need little support other than meals and transportation. Level Two is for residents who require some assistance. Level Three is for Alzheimer-type residents or those who require more assistance with dressing, bathing, incontinence, feeding and administration of medications. The monthly fees for Level One are \$2,000; Level Two are \$4,000, and Level Three are \$6,000.

Ms. Garcia said that 6.3% of residents were Level One, 21.5% were Level Two and 72.2% were Level Three. She also said that despite the fact no one was ever turned away for inability to pay, 75% of the residents of the facility are entirely "self-pay."

The Palmer facility has 120 permanent employees for 79 residents. An annual operating grant from the State of Alaska augments the fee revenue paid by residents. Despite the high percentage of Level Three care residents and the fact that all resident attendants have CNA training, the facility is not considered a nursing home in that it does not provide skilled nursing, rehabilitative services, IV therapy, dialysis or wound care. None of the residents can be a danger to themselves or others.

More information about the State of Alaska's Pioneer Homes can be obtained from:

Lynda Garcia, AVPH Administrator
Veterans & Pioneers Home in Palmer
250 East Firewood Avenue
Palmer, AK 99645
907-745-4241

David Cote, Director
 Division of Alaska Pioneer Homes
 Central Office, P.O. Box 110690
 Juneau, AK 99811-0690
 Phone: (907) 465-4416
 Toll-free: (888) 355-3117
 Fax: (907) 465-4108

Community Contract Nursing Home Program (CNH)

VA contracts for the care of Veterans in community nursing homes approved by VA. The Community Contract Nursing Home Program is offered in many local communities where Veterans can receive care near their homes and families. Local VA medical centers provide quality oversight.

VA Public Affairs Officer Marcia Hoffman-Devoe said the VA currently has 12-13 contracts in place with skilled nursing facilities throughout the State, including Wildflower Court in Juneau. The eligibility requirements for Veterans in this program are more restrictive. Residents must have a severe disability of 70% or higher and be in need of end-of-life care. The reimbursement rate is much higher than the domiciliary rate paid through the State Veterans Home Program and is negotiated between the VA and the nursing home. As part of this contractual relationship, the VA does require routine inspections for Life and Safety and tracks patient information and Quality of Care concerns. The average daily census for this program for the state is approximately 13-15 Veterans.

Ms. Hoffman-Devoe said there was a report on a pilot program in the Northwest region about ten years ago to promote establishing contractual arrangements similar to the Community Contract Nursing Home Program but for assisted living facilities. She will try to find the report. Her contact information is below:

Marcia Hoffman-DeVoe, LCSW
 Public Affairs Officer
 Alaska VA Healthcare System
 1201 North Muldoon Road
 Anchorage, AK 99504
 Phone: 907-257-5490/5460
 Cell: 907-301-4160
 Fax: 907-257-6774
 E-Mail: marcia.hoffman-devoe@va.gov

Benefits Programs Available to Veteran Seniors

Program	Eligibility	Monthly Benefit & How Paid	Conditions & Constraints	Source for More Info
VA Disability				
Veterans Compensation Benefits (Service Connected)	Have a service-related disability Not dishonorably discharged	Paid to Veteran Changes annually; see Veterans Compensation	Paid to Veteran	<i>Federal Benefits for Veterans, Dependents, and Survivors</i> , Department of Veteran Affairs Veterans Compensation Benefits

Program	Eligibility	Monthly Benefit & How Paid	Conditions & Constraints	Source for More Info
Disability)		Tables		Rate Tables: http://www.vba.va.gov/
VA Special Monthly Compensation	Qualify for Veterans Compensation Benefits Meet additional criteria such as severe disabilities or loss of limb, having spouse or children, etc			<i>Federal Benefits for Veterans, Dependents, and Survivors</i> , Department of Veteran Affairs Veterans Compensation Benefits Rate Tables: http://www.vba.va.gov/
VA Pensions				
VA Improved Disability Pension	Not dishonorably discharged Served 90 days or more of active military service, at least one day during a period of war.	Paid directly to Veteran Dependant on Veterans status	Congress establishes the maximum annual Improved Disability Pension rates Veteran can't receive both Veterans Compensation Benefits and Improved Disability Pension, but VA will pay the greater benefit.	<i>Federal Benefits for Veterans, Dependents, and Survivors</i> , Department of Veteran Affairs, p. 36 VA Improved Disability Pension Rates: www.vba.va.gov/bln/21/index.htm
VA Aid & Attendant	Eligible for VA Improved Disability Pension	2011 rate: up to \$1632 month		<i>Federal Benefits for Veterans, Dependents, and Survivors</i> , Department of Veteran Affairs, p. 31 Advocacy group: VeteranAid.org http://www.Veteranaid.org/
VA Housebound	Eligible for VA pension	Not Applicable	Program limited to Veterans that reside in their home.	<i>Federal Benefits for Veterans, Dependents, and Survivors</i> , Department of Veteran Affairs, p. 31 Advocacy group: VeteranAid.org http://www.Veteranaid.org/

Program	Eligibility	Monthly Benefit & How Paid	Conditions & Constraints	Source for More Info
VA HealthCare				
VA Geriatrics and Extended Care (Non-institutional) Programs: Adult Day Healthcare Homemaker and Home Health Aide Purchased Skilled Home Care Home Based Primary Care Hospice and Palliative Care Respite Care	All Veterans enrolled in the VA healthcare system are eligible.	Dependent upon program. Veterans receiving these services may be subject to copay.	Of the programs listed the Respite Care option <i>may</i> be available on a contractual basis with an assisted living facility. Respite Care is limited to a total of 30 days per year.	United States Department of Veterans Affairs: http://www.va.gov/GERIATRICS/index.asp Veterans Health Administration Handbook
VA Healthcare Institutional Care Community Living Centers (CLC) State Veterans Home Program (SVHP) Community Contract Nursing Home Program (CNH)	CLC: ≥60% service connected disability and unemployable; or ≥ 70% service connected disability SVHP: State determines eligibility. Alaska; 65 years or older, resident for one year. CNH: Enrollment and eligibility requirements dependent on individual contract.	CLC: Funded and operated by the VA SVHP: Domiciliary care rate of \$39.90 per day. CNH: Contractual arrangements between VA and nursing home facility	For nursing home placement the Veteran must be medically stable, not be acutely ill, have sufficient functional deficits to require inpatient nursing home care, and be assessed by an appropriate medical provider Veteran must meet the specific eligibility criteria for Community Living Center care or the contract nursing home program and the eligibility criteria for the specific state Veterans home.	<i>Federal Benefits for Veterans, Dependents, and Survivors</i> , Department of Veteran Affairs, p. 20 Alaska State Veterans Home: http://www.hss.state.ak.us/dalpalmer/default.htm
Other Sources of Benefits				
Medicare				

Program	Eligibility	Monthly Benefit & How Paid	Conditions & Constraints	Source for More Info
Medicaid				
Medicaid Waiver – Assisted Living facilities paid for by the State				

Alaska Hero’s Card Act

In June 2011, Alaska Senator Mark Begich and Congressman Don Young submitted bills in the U.S. Congress to establish a pilot program under which Veterans in the State of Alaska could receive health care benefits paid by the Department of Veterans Affairs from non-VA certified or operated clinics, and for other purposes. The program is called the Alaska Hero’s Card Act.

In review of the bills, the proposed Haines VA Assisted Living facility would not qualify for funding for two reasons: 1) the target of the program is primary health care, not supportive living arrangements and so assisted living does not qualify and 2) the program would require a “Covered Veteran” to reside in the State of Alaska and *live in a town, village, or other community that is not accessible by motor vehicle*. Haines is located on the road system and therefore is not an eligible community as the legislation is written.

These bills have not found support in the US Congress since they were introduced and the likelihood of either bill moving forward is considered slim. As of September 16, 2011, there were no co-sponsors and no scheduled hearings on these bills in either the House or Senate.

To monitor the future movement of this legislation, please visit the *Library of Congress Thomas* system that provides accurate legislative information. The House bill is H.R. 2203 and the Senate bill is S. 1146.

Other Useful Information

- Affordable Assisted Living in Alaska: Financial Feasibility Analysis and Business Plan Guidebook
- Federal Register/Vol. 66, No. 123/ Tuesday, June 26, 2001/Rules and Regulations/*Grants to States for Constructions and Acquisition of State Home Facilities*/p. 33845-33887
- Federal Benefits for Veterans, Dependents and Survivors, 2010 Edition, Department of Veterans Affairs 810 Vermont Ave., N.W. Washington, DC 20420

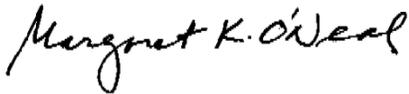
Additional Lines of Inquiry

Additional research which may yield useful data for determining the feasibility of a Haines Veterans assisted living facility would be:

1. To work with Marcia Hoffman-Devoe to locate the report on the Northwest Pilot program in which the VA was to contract with private Assisted Living facilities for services similar to the Community Contract Nursing Home Program(CNH), contact some of the facilities in that program to find out about their operations and their experience with the VA.
2. Obtain information from Wildflower Court about its contract with the VA for the CNH program.
3. Get the Medicaid Waiver rules and regulations for the State of Alaska.
4. Compare Anchorage and Mat-Su Borough Veteran age, health and economic data and Palmer Veterans & Pioneer Home occupancy data against the Haines Veteran data and the planned size of the Walter Soboleff Veterans Home.
5. Quantify the dollar value of each different type of VA and other benefits available to Veterans over 65 years.

We look forward to your comments and hope the information above is useful to you in your planning. I will call you on Monday to discuss what we have done so far and what else may be needed.

Sincerely,



Margaret K. O'Neal
Director of Operations

Jim Studley
President
Haines Assisted Living Inc.
Haines, Alaska 99827

January 31, 2012

RE: Senior Housing

Dear Jim,

I have a close friend that needs senior housing and although she's on three different lists, it appears that it'll be a long time before a move can be made. I have since learned of many that have the same need, some of which have been pioneers for our small town and given their lives for Haines. I had never realized until my present search how desperate the need is for more housing, some larger facilities, 2 bedroom apartments with some storage. There is really nothing available in Haines to meet the growing need for some of our wonderful aging citizens. Some of these are still managing businesses, some are trying to make ends meet, all will need some provision before too many months go by; all prefer to remain in their "home town" where they've laid their lives down for a younger generation. Is there anything on the horizon? I see the need as urgent on the edge of a crisis. We need to make a provision for "our own" !

What can be done ? Is there any hope for the near future ?

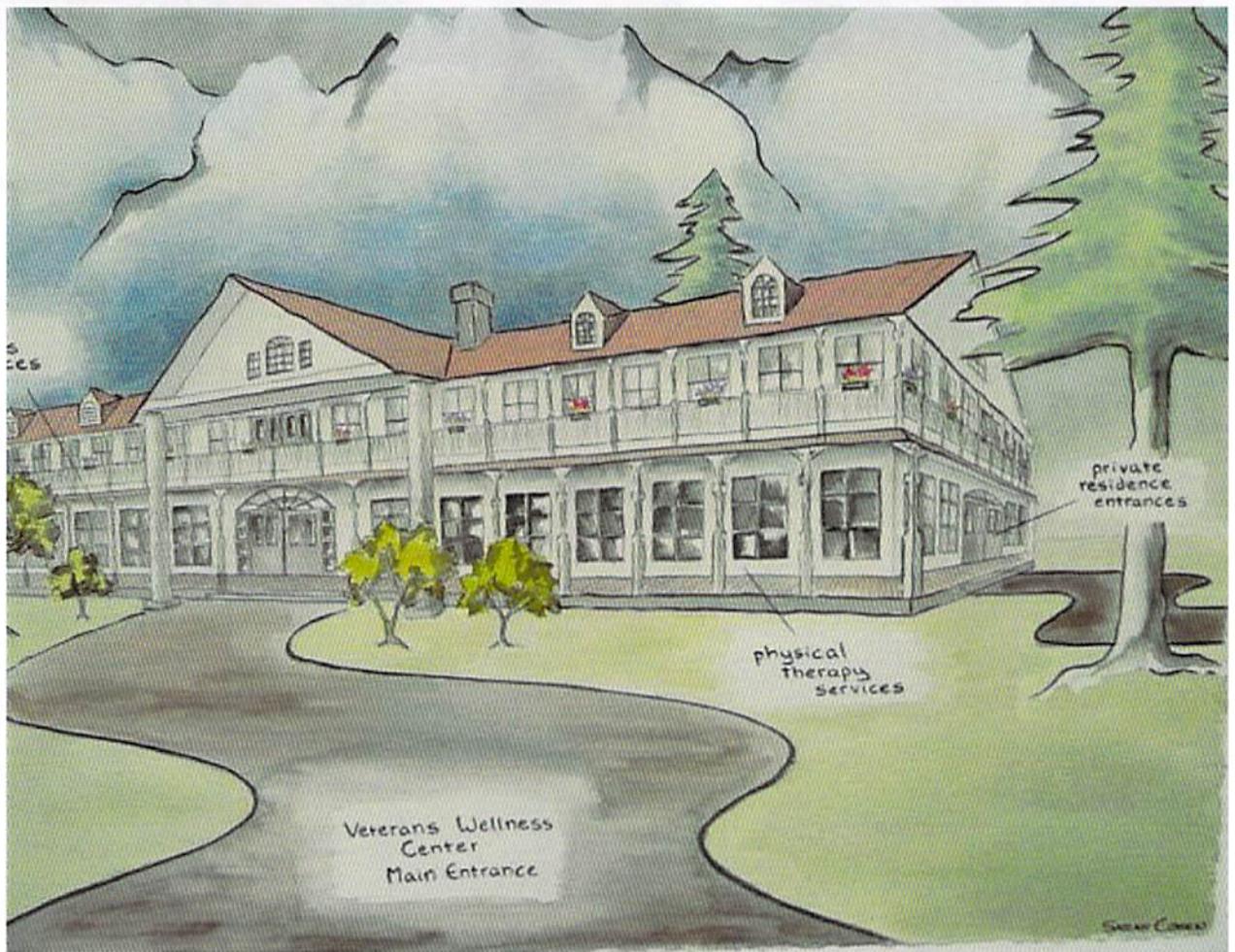
Thanks for listening!

Marlys Johns

Walter Soboleff Village

Project Development Cost

Land Acquisition	\$	670,000.00			
Arch/Engr. Design					
Arch. Supervision & Inspections	\$	395,506.00		8% of structures	
Construction (structures) GMP	\$	4,943,833.00			
Stite Prep/Parking	\$	150,000.00			
Unallocated Contingency	\$	165,000.00	Design Build GMP		
Landscape/walks	\$	25,000.00			
Utility Connects	\$	20,000.00			
Elevator	\$	103,000.00			
ESA, Phase I	\$	4,400.00			
Geotech Report	\$	8,000.00			
Organizational Costs	\$	6,000.00			
Survey	\$	3,250.00			
Permits/Inspections	\$	10,000.00			
Title/Recording	\$	6,125.00			
Legal	\$	15,000.00			
Marketing	\$	5,000.00			
Land and Construction Total	\$	6,530,114.00			
Admin.	\$	280,000.00	Admin., Project Mgmt., Other Soft costs		
Sponsor's Contribution	\$	(770,000.00)	Land and Cash		
Rent Up Reserve	\$	58,122.00			
TOTALS	\$	6,098,236.00			
		17,780sf total, 2 levels			
		\$386.29/sf total development cost			
		\$286.49/sf site and const. cost			



Veterans Wellness
Center
Main Entrance

physical
therapy
services

private
residence
entrances

S. COOK



Haines Senior Village

*153 First Ave. South,
PO Box 835
Haines, AK. 99827
Phone: 907-766-3199*

A Haines Senior Citizens Center, Inc. Retirement Community

6 February 2012

Jim Studley
President, Haines Assisted Living
P O Box 916
Haines AK 99827

Dear Jim:

I am writing this letter in support of building more apartments for rent in Haines. As manager of the Haines Senior Village for more than five years, I have watched the need for additional units increase each year. At this time there are twelve individuals or couples, aged 55 years and older, waiting for one and two-bedroom apartments at the Village. Because we have very little turnover, some have been on the waiting list for more than two years.

Many of the people who are hoping to move into the Senior Village own homes here in Haines and want to down-size, avoid stairs or reduce maintenance responsibilities. What they have in common is that they want to remain here in the community with family and friends that they have loved for years.

In the past few years, some very nice apartments have been built in Haines that are restricted to low-income tenants. Although these serve the community well, there is an unmet need for fair market rate rentals for those who do not meet these income requirements. I have begun to dread visits from some of the Haines pioneers who are on our waiting list, because I rarely have good news about availability of an apartment at the Senior Village.

I support building an apartment complex with a veterans' preference. It would be good for veterans and good for Haines.

Sincerely,

Anne Hanssen
Manager, Haines Senior Village