

Agency: Commerce, Community and Economic Development

Grants to Named Recipients (AS 37.05.316)

Grant Recipient: Willow Area Seniors, Inc.

Project Title:

Willow Area Seniors, Inc. - Bring Power to Willow Area Senior Campus

State Funding Requested: \$ 100,000

House District: 15 - H

One-Time Need

Brief Project Description:

Funding to bring a power extension to the new Willow Area Senior Campus.

Funding Plan:

Total Cost of Project: \$100,000

<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
There is no other funding needed					

Detailed Project Description and Justification:

This would bring electric power one mile to the site of the new Willow Area Senior Campus. Currently the property does not have electric power available which means that funding from the AHFC for construction of the campus is unavailable. Funding the power extension will free those funds and allow for construction of needed senior housing facilities.

Project Timeline:

Fall-winter of 2008

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

Matanuska Electric Association, Inc.

Grant Recipient Contact Information:

Contact Name: Tony DeLucia
 Phone Number: 907-495-5230
 Address: HC 89 Box 57 Willow, AK 99688
 Email: willowseniors@yahoo.com

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

For use by Co-chair Staff Only:

4:23 PM 4/29/2008

Willow Area Seniors, Inc.

HC 89 - Box 57 (mailing address)
32186 West Parks Hwy.
Willow, AK. 99688
Phone/Fax: (907) 495-5222
email: willowseniors@yahoo.com

March 15, 2008

Representative Mark Neuman
Alaska State Capital
Juneau, AK 99811

Dear Honorable Senator Huggins,

Attached you will find our request for a state Appropriation for this years budget. We are requesting funds to extend the power line to our new Senior Apartments at the location on Willow Creek Parkway. We are excited about starting the development of this Project which eventually will be home to six senior housing units and a Senior Center.

As you know we have applied to AHFC for a construction funding Grant for the first project which is a 6 unit senior housing project called Willow Parkway Senior Housing. We anticipate starting construction in the summer of 2008 so having power will be essential by late fall.

We appreciate your support of our projects and the help you have provided so all options to get power to the site were explored. Let us know if you have any questions.

We have received notice that AHFC intends to issue the grant for building this project. Power is so important, and as you will note from the enclosed documents that the Senior population of Alaska is growing and housing for these seniors so they may continue to live independently is very much needed in the Mat-Su Valley.

Any help that you can give to us will be greatly appreciated in getting power to our new apartment complex.

Sincerely,

Delores (Dee) Pralle,
Director of Housing

Board of Directors: Tony DeLucia, President; Derral Godbee, Vice President; Kathy Huston, Secretary; Carole Wegner, Treasurer;
Delores E. Pralle, Director of Housing; At Large members: Delores E. Pralle, Director of Housing; Dorothea Taylor, Donella Otter;
Jim Norcross; Doyle Holmes; David Ordway



State of Alaska Appropriations Request Sheet

Proposal for Capital Project

Project grant recipient: Willow Area Seniors, Inc.

Contact: Tony DeLucia, Board President
Dee Pralle, Housing Director

Mailing Address: HC 89 Box 57
Willow, AK 99688

Physical Address: Willow Haven Senior Housing, Willow Alaska
Phone Contact: 907-495-5230
Email: willowseniors@yahoo.com

Project Location: Willow Creek Parkway, Willow Alaska
Matanuska Susitna Borough

Project Overview:

Funding is requested for extension of the electric power lines approximately one mile down Willow Creek Parkway to the location of the new 20 acre Willow Area Senior Campus. We purchased this 20 acre parcel from the Mat-Su Borough this past summer and have developed a master plan for the development of the senior campus which we are attaching. We have applied to AHFC through their GOALS Program for funding to construct the first senior housing project on the campus beginning in the summer of 2008. To make this project work we need to bring power to the site next summer.

The Senior Campus will eventually have six separate senior housing projects, along with a Senior Center. This is an ideal location as it is close to the center of Willow and all the services seniors need like shopping, medical facilities, and the post office. We obtained a \$19,300 planning grant from AHFC last year and used those funds to complete pre-development activities like a market study, architect plans, a professional cost estimate, and soils testing. We are including copies of the campus master plan.

We have received an official cost estimate from Matanuska Electric Association who estimated the cost at \$100,000. That is attached.

The Organization's Main Activities:

Willow Area Senior, Inc. is a nonprofit, 501c3 entity composed of senior residents of the Willow area. Our main purpose is to provide our services to the seniors of this area. We currently provide a community lunch once a week, and many social activities. We also take an active role in our community using funds we raise from community activities and from our gaming permit activities.

Funding details:

a. Total project cost (i.e., including all funding sources and all years):

\$ 100,000

b. Amount you are requesting for this project in fiscal year 2009 (your FY 2009 request should not exceed the amount that will be used in one year):

\$ 100,000

c. **Breakdown/budget** of the amount you are requesting for this project in fiscal year 2009. (For example, salary \$40,000; computer \$3,000 etc.)

Project Costs:

Utility Extension by MEA	\$ 100,000
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**Matanuska Electric
Association, Inc.**

P.O. Box 2929
Palmer, Alaska 99645-2929
Telephone: (907) 745-3231
Fax: (907) 745-9328

10/1/07

PRELIMINARY ESTIMATE

Willow Area Seniors Inc
Tony Delucia
32186 W Parks Hwy
Willow, AK 99688

Dear Mr Delucia:

Subject: MEA Work Order # 88611/1

At your request, Matanuska Electric Association, Inc. (MEA) has prepared a preliminary estimate to provide power to T19N R5W S12 for senior housing. The estimated cost of construction is \$100,000. This estimate should only be used to indicate a general idea of the cost involved with your inquiry.

The assumptions used to prepare this preliminary estimate include, but may not be limited to, the following:

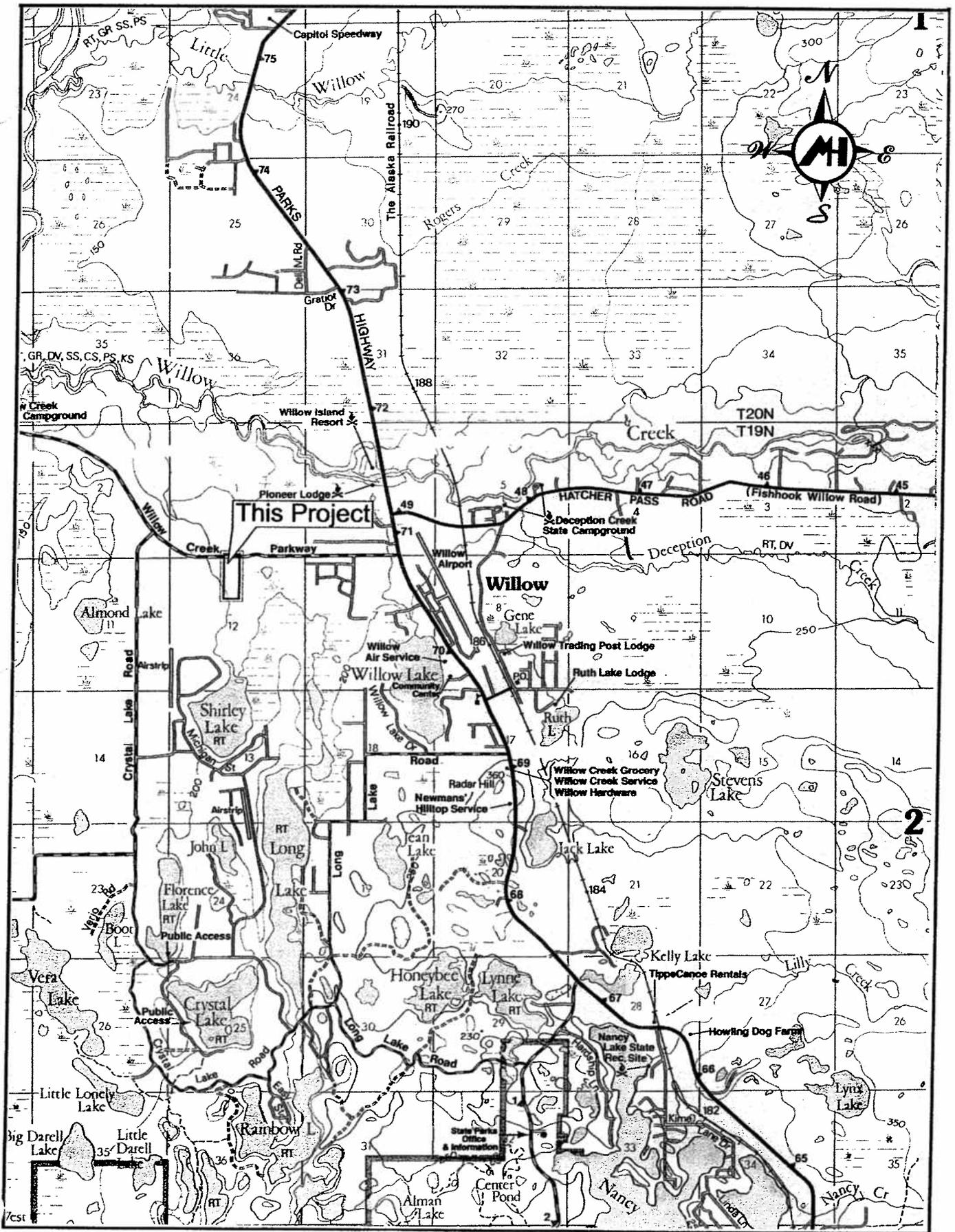
- All Necessary easements and permits can be obtained
- Prices for both materials and labor will remain fairly consistent to what they are now. Any rise in cost will effect the final estimate.
- The location of your buildings has been assumed. The actual location of the meter bases will effect the final estimate

This preliminary estimate is not for payment. Final design and cost estimate will be prepared when you are ready to proceed with your project. If you have any questions, please call me at 761-9451.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Maxwell', written over a horizontal line.

Kevin Maxwell
Senior Engineering Technician



Vicinity Map

A.S.C.S. 79-349

W WILLOW CREEK PARKWAY
SUSITNA RIVER ACCESS ROAD

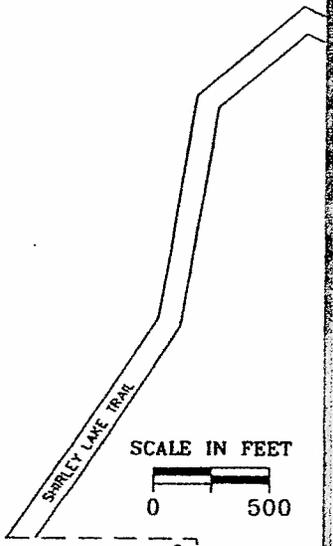
Parcel 1
20+ ac.
Parcel 2
20+ ac.

SUBJECT PROPERTY

PLAT WAIVER
2005-195PWm
2005-028400-0

MSB

N CRYSTAL LAKE RD

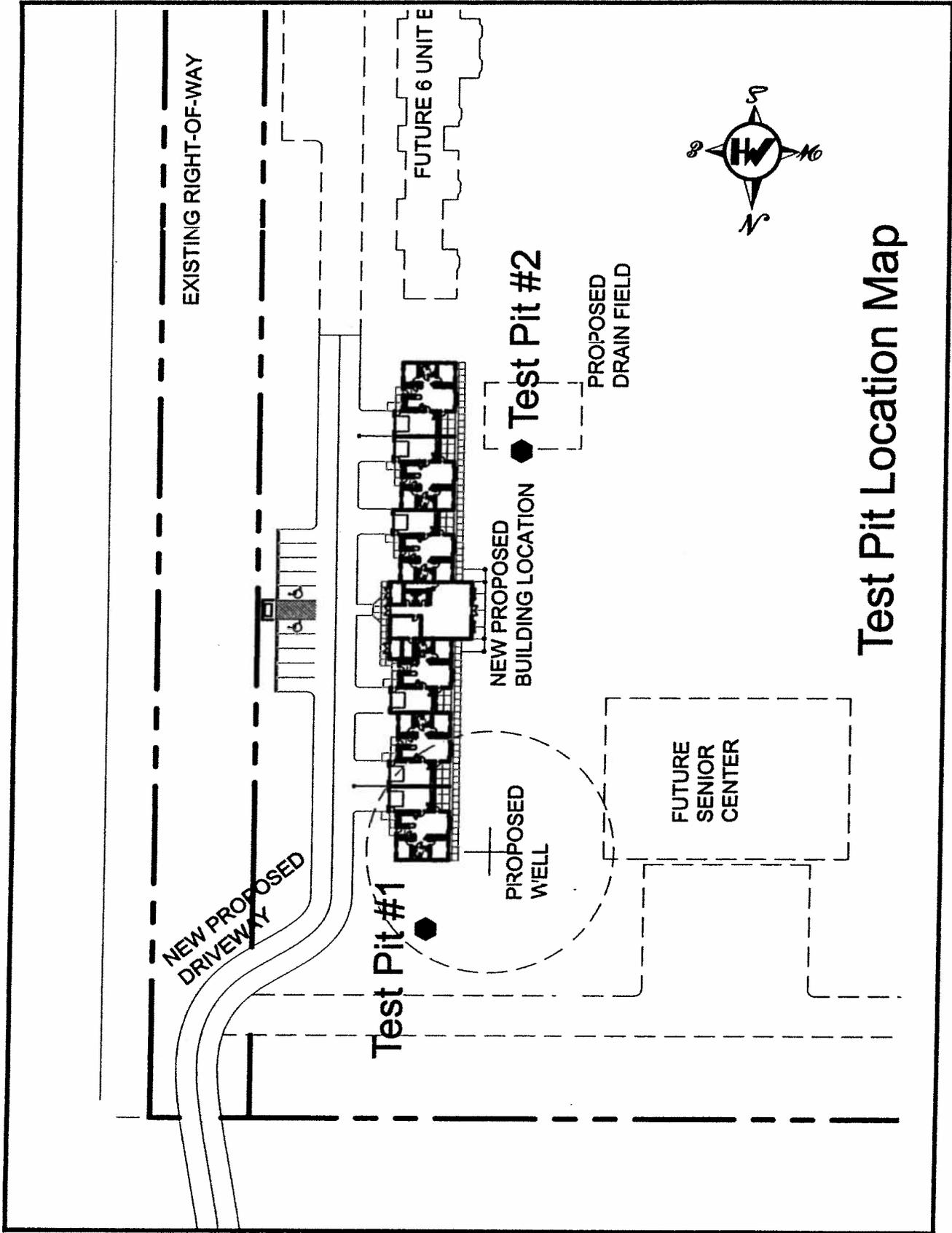


SCALE IN FEET
0 500

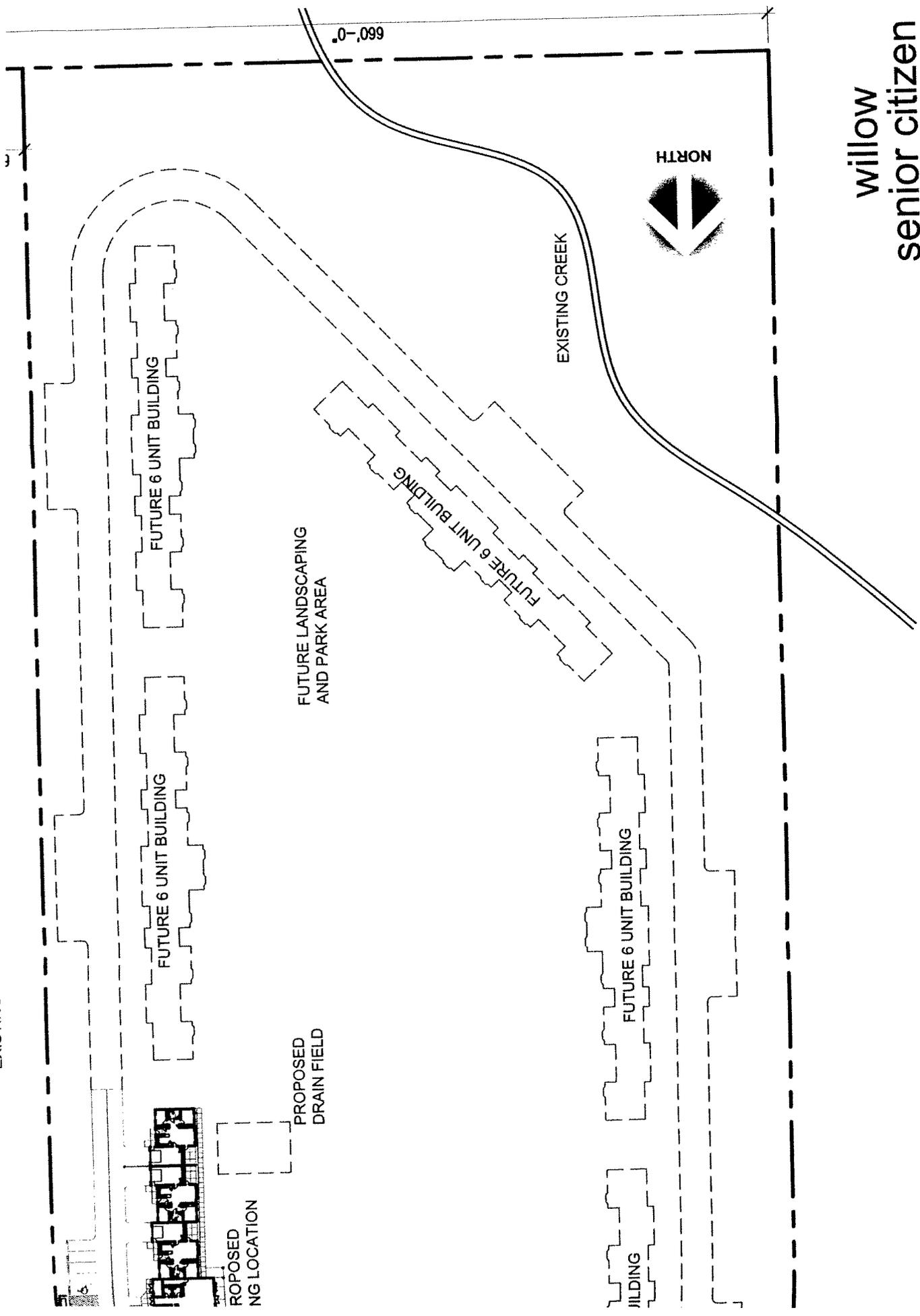


IM 06-231
OR 06-156
RS 06-108

MSB#004633
Application for Less than fair market value sale for Senior housing & Senior Center in Willow Sec. 12, T19N, R05W Tax Map WI 11



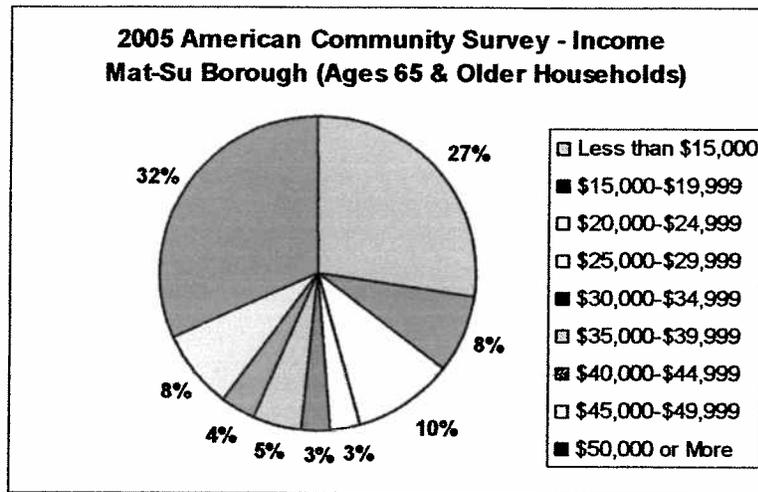
Test Pit Location Map



willow
senior citizen
housing
willow, alaska

overall site plan

WILLOW SENIOR HOUSING
Preliminary Analysis of Primary Market Area
Willow CDP



Estimated Households in Primary Market Area

The second step in conducting demand analysis is to determine population increases since 2000. Since population estimates by age are only available borough-wide between Census years, AUS determined the percent increase for each age group for the Mat-Su Borough as a whole, rather than by City or Census-Designated Place (CDP). Combining age groups 55 to 59 and 60 to 64 within the Mat-Su Borough between 2000 and 2006, the average population percent increase is 79%. Combining age groups from 65 and over, the average percent increase is 53%.

Table 2: Population Change in Mat-Su Borough, 2000-2006

Mat-Su Borough Age	2006 Total Population	2000 Total Population	2000-2006 Change	2000-2006 % Increase
55-59	4,776	2,650	2,126	80%
60-64	3,055	1,724	1,331	77%
65-69	2,010	1,360	650	48%
70-74	1,332	991	341	34%
75-79	996	634	362	57%
80-84	580	317	263	83%
85-90	421	198	223	113%
Total	13,170	7,874	5,296	67%

Sources: 2000 US Census, 2006 estimated population by age, State of Alaska Department of Labor, Research & Analysis Section.

These average percent increases were then applied to community households from the 2000 Census for the two age groups (55 to 64 and 65 and older) in the following two tables to estimate the number of current year (2006) households in the primary market area. The rationale is that the number of households will increase in proportion to population increases.

WILLOW SENIOR HOUSING
Preliminary Analysis of Primary Market Area
Willow CDP

Columns were added to the following two tables to illustrate the monthly rent capability for senior households using the AHFC standard for senior households of 35% of income going toward rent and utilities (i.e., gross rent). The “Min” represents the least a senior household can afford and the “Max” the most they can afford. These ranges help us to interpret affordable versus market-rate rents.

Table 3: Primary Market Area 2006 Households, Ages 55-64

Willow	2000 Totals Households Ages 55-64	% Increase (Borough- wide) Ages 55-64	2006 Estimated Households	Mo. Rent Capability (35% of Income)	
				Min	Max
Less than \$15,000	12	79%	21	\$0	\$437
\$15,000-\$19,999	12	79%	21	\$438	\$583
\$20,000-\$24,999	6	79%	11	\$583	\$729
\$25,000-\$29,999	6	79%	11	\$729	\$875
\$30,000-\$34,999	24	79%	43	\$875	\$1,021
\$35,000-\$39,999	6	79%	11	\$1,021	\$1,167
\$40,000-\$44,999	0	79%	0	\$1,167	\$1,312
\$45,000-\$49,999	6	79%	11	\$1,313	\$1,458
\$50,000 or More	48	79%	86	\$1,458	or more
Totals	120		215		

Table 4: Primary Market Area 2006 Households, Ages 65 and Older

Willow	2000 Totals Households Ages 65+	% Increase (Borough- wide) Ages 65+	2006 Estimated Households	Mo. Rent Capability (35% of Income)	
				Min	Max
Less than \$15,000	11	53%	17	\$0	\$437
\$15,000-\$19,999	0	53%	0	\$438	\$583
\$20,000-\$24,999	20	53%	31	\$583	\$729
\$25,000-\$29,999	4	53%	6	\$729	\$875
\$30,000-\$34,999	2	53%	3	\$875	\$1,021
\$35,000-\$39,999	0	53%	0	\$1,021	\$1,167
\$40,000-\$44,999	7	53%	11	\$1,167	\$1,312
\$45,000-\$49,999	13	53%	20	\$1,313	\$1,458
\$50,000 or More	31	53%	47	\$1,458	or more
Totals	88		135		

Median Family Income (MFI) Ranges

Next, we analyzed where each Census-determined income category falls within Median Family Income (MFI) ranges in the Mat-Su Borough for 2006. MFI ranges are available through Novogradac & Company at <http://calc.novoco.com> using their Rent & Income Limit Calculator©.

Community Demographic Data

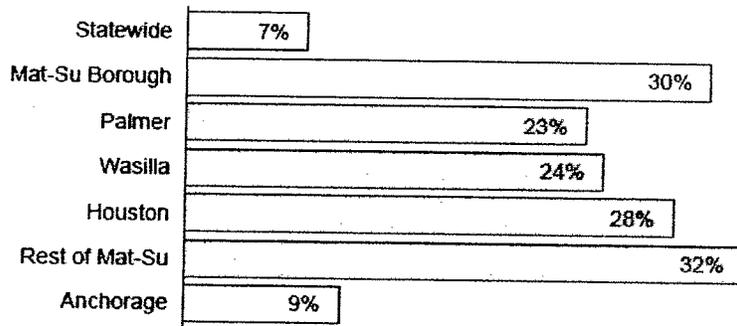
Population Trends

Mat-Su Borough Population

According to the June 2007 *Trends* article: “According to Alaska Department of Labor and Workforce Development population projections, the Mat-Su Borough could become the second-most populous area in the state by 2018. The University of Alaska Anchorage projects that the borough’s population could reach 176,000 in 2030 and become home to more than a third of the region’s population. (*Trends*, June 2007).”

“Between 2000 and 2006 the [Mat-Su] borough’s population grew by 30 percent, compared to just 9 percent for Anchorage and 7 percent for the state as a whole. Growth from migration was more than four times as high for Mat-Su than for Anchorage during those six years, and Mat-Su’s share of the region’s population has steadily climbed.

Population growth: Percentage changes from 2000 to 2006

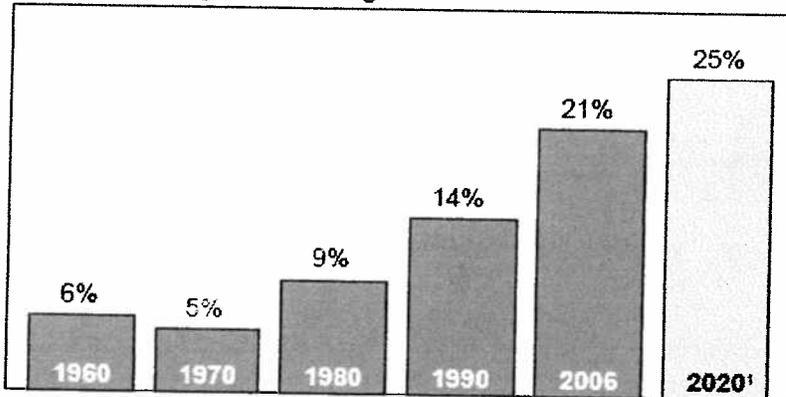


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Mat-Su has also bucked the statewide trend that has seen more people move out of the state than move in since 2000. Although plenty of other boroughs and census areas have grown since 2000, Mat-Su is the only area in the state where growth has come primarily from migration, rather than natural increase (more births than deaths). In fact, since 2000, over three-quarters of the borough’s population growth has come from migration, the remaining having come from natural increase.

WILLOW SENIOR HOUSING
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Mat-Su's population as a percentage of the Anchorage/Mat-Su region's

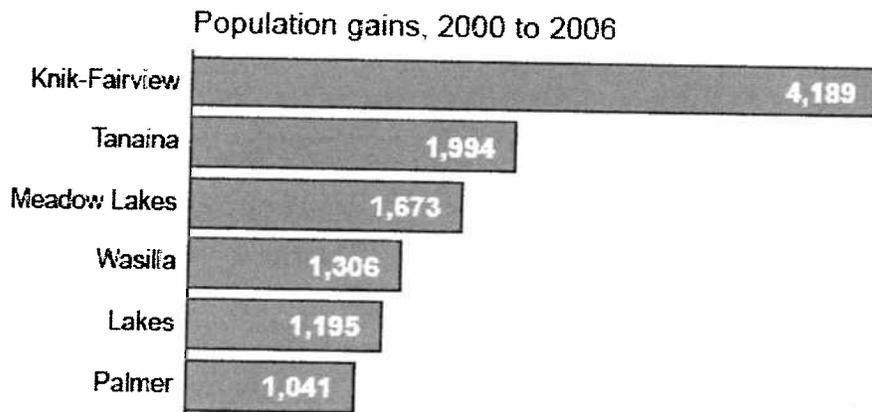


¹ Projected
 Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and the U.S. Census Bureau

Mat-Su's population grew by 4.2 percent in 2006, compared to 1.7 percent for Anchorage. Steady growth in that range – a little more than 4 percent per year for Mat-Su since 1990, compared to 1.3 percent for Anchorage and a hair over 1 percent for the state as a whole – has resulted in the borough capturing a growing share of the combined Anchorage/Mat-Su region's total population. In 1990, Mat-Su's share had grown to 21 percent.

Su's population represented 14 percent of the region's total; by 2006 its share had grown to 21 percent.

Six places in the borough grew by more than 1,000 people from 2000 to 2006. Not all the growth has come from the Parks Highway corridor between Palmer and Houston, either. Some of the more far-flung communities such as Y, Talkeetna and Willow also experienced healthy growth.”



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

WILLOW SENIOR HOUSING
 Preliminary Analysis of Primary Market Area
 Willow CDP

Primary Market Area Population

Total population in the Willow CDP has consistently grown since 2000 with an estimated 1,973 people living in the CDP in 2006. This trend follows Borough-wide population increases.

Of this population, an estimated 513 are ages 55 and older. Since place-specific age data is not available between Census years, the following table demonstrates 2006 senior population when Borough-wide population percentage increases are applied to the CDP's 2000 Census population by age data.

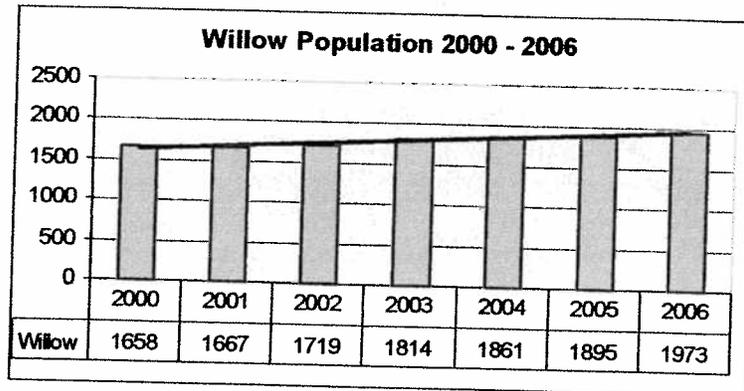


Table 11: Willow CDP 2006 Estimated Senior Population

Age	Willow 2000 Population	% Increase (Borough-wide)	Willow 2006 Estimated Population
55-59	132	80%	238
60-64	48	77%	85
65-69	44	48%	65
70-74	59	34%	79
75-79	15	57%	24
80-84	12	83%	22
85+	-	113%	-
Total	310	67%	513

WILLOW SENIOR HOUSING
Preliminary Analysis of Primary Market Area
Willow CDP

Supply Analysis

From Wasilla, north to Talkeetna there are 260 senior-only housing units. Of those, 42 are market-rate and 218 are affordable. Within the City of Wasilla there are 174 units with 178 on and adjacent to Wasilla Area Senior's campus and 60 at The Birches at Haley Hills. The following table compares properties by area with rents, number of market-rate and affordable units, and bedroom size.

Table 11: Northern Mat-Su Senior-Only Property Supply - 2007

Big Lake/Houston/Meadow Lakes/Willow/Talkeetna

Property	Location	Housing Type	0-Bedroom Market Rate	1-Bedroom Market Rate	2-Bedroom Market Rate	0-Bedroom Affordable	1-Bedroom Affordable	2-Bedroom Affordable
Cranberry Ridge	Houston	Ind Sr					\$724	
Mid-Valley Manor	Houston	Ind Sr					\$680	
Sunshine Senior Village	Talkeetna	Ind Sr		\$685	\$765			
Willow Havens	Willow	Ind Sr		\$780	\$895			

Big Lake/Houston/Meadow Lakes/Willow/Talkeetna

Property	Location	Housing Type	0-Bedroom Market Rate	1-Bedroom Market Rate	2-Bedroom Market Rate	0-Bedroom Affordable	1-Bedroom Affordable	2-Bedroom Affordable
Cranberry Ridge	Houston	Ind Sr					5	
Mid-Valley Manor	Houston	Ind Sr					5	
Sunshine Senior Village	Talkeetna	Ind Sr		4	2			
Willow Havens	Willow	Ind Sr		2	4			
TOTALS			0	6	6	0	10	0

Wasilla Area:

Property	Location	Housing Type	0-Bedroom Market Rate	1-Bedroom Market Rate	2-Bedroom Market Rate	0-Bedroom Affordable	1-Bedroom Affordable	2-Bedroom Affordable
Birches at Haley Hills	Wasilla	Ind Sr					\$479-\$677	\$570-\$808
Birches at Haley Hills - Phase II	Wasilla	Ind Sr					\$436-\$600	\$520-\$678
Chinook Villa	Wasilla	Ind Sr/Hcp					\$700-\$991	
Wasilla Area Sr Campus	Wasilla	Ind Sr		\$700	\$825	\$415	\$485	\$700
Willow Manor	Wasilla	Ind Sr					\$594	

Wasilla Area:

Property	Location	Housing Type	0-Bedroom Market Rate	1-Bedroom Market Rate	2-Bedroom Market Rate	0-Bedroom Affordable	1-Bedroom Affordable	2-Bedroom Affordable
Birches at Haley Hills	Wasilla	Ind Sr					16	16
Birches at Haley Hills - Phase II	Wasilla	Ind Sr					18	10
Chinook Villa	Wasilla	Ind Sr/Hcp					32	
Wasilla Area Sr Campus	Wasilla	Ind Sr		6	24	3	39	42
Willow Manor	Wasilla	Ind Sr					32	
TOTALS			0	6	24	3	137	68

TOTAL UNITS - NORTHERN MAT-SU		0	12	30		3	147	68
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WILLOW SENIOR HOUSING
Preliminary Analysis of Primary Market Area
Willow CDP

North of Wasilla, there are 22 units available in senior-only complexes. Ten of those are located in Houston at Mid-Valley, six in Willow, and six in Talkeetna. Of the 22 units, 10 are affordable one-bedroom at 30% MFI or less and 12 at market-rate with six each 1- and 2-bedroom.

A survey of existing senior-only complexes was performed by the Market Analyst in July 2007 to determine occupancy and wait-list numbers. All complexes, with the exception of The Birches at Haley Hills reported 100% occupancy and wait lists.

The Birches Phase I reported two vacancies for which they were qualifying two households. The Birches Phase II is currently under construction with 23 households waiting for its completion of 28 units. The manager reported that most people on their wait-list are opting to wait for the new units rather than accept a space in Phase I. Wasilla Area Seniors complex has waiting lists with 54 for market-rate and 100 for affordable units. Other complexes report wait lists of 5 to 20 households.

Additional information regarding competitive properties will be included in the final market study. Based on wait-lists and demographics, there is sufficient preliminary evidence to support the need for additional housing in the northern region of Mat-Su.