

Governor’s Housing Summit with updates, October 2016

January 6, 2016 Workgroup Reports:

The Governor’s Housing Summit was held on January 6, 2016 at the University of Alaska Anchorage. Work groups were assigned to eight focus areas and each provided a report on their discussions as shown below. It should be noted that there was some editing for brevity.

Contents:

Housing Affordability in Rural Alaska.....	2
Reducing Recidivism through Housing	4
Innovative Funding & Financing Options for Housing	10
Incentivizing Private Sector Housing Investments.....	15
Alaskans Experiencing Homelessness.....	19
Senior Housing	24
Veterans Homelessness	30
State Building Codes and Energy Efficiency Standards.....	32

Housing Affordability in Rural Alaska

Facilitator: Bob Poe, University of Alaska Anchorage

Subject Matter Experts:

Jack Hebert, Cold Climate Housing Research Center

Bill Zachares, U.S. Department Housing & Urban Development, Office of Native American Programs

This group asked itself, “What are the unresolved problems and challenges to rural Alaska?”

Priority Issues:

- High Cost of Construction
- Affordability
- Building local economies
- Limited availability of private financing
- Federal and state housing programs targeted primarily for large urban populations that are not available to residents in remote rural communities (i.e. voucher programs)

While there was much discussion about the challenges and potential solutions, the following was agreed upon for action:

High Cost of Rural Construction:

- Work through Denali Commission to update existing project databases that will provide rural communities information about planned regional and local projects. This will allow communities to consider:
 - Consolidation of construction bids
 - Consolidation of materials and equipment shipments to reduce transportation costs and maximize economies of scale
 - Shared use of heavy equipment on multiple projects before demobilizing and backhauling the equipment from the region
- Encourage and educate builders to collaborate with home builders to use reclaimed/unused building materials from other projects to build more affordable homes
- Expand apprenticeship and other proven training programs offered in urban Alaska to rural Alaska
- When possible use local materials to avoid high transportation costs and improve local economy
- Utilize land trusts to reduce land costs for rural housing construction
- University system should coordinate its programs to target rural Alaska to more effectively build capacity
- Use UAA’s logistics program to develop possible transportation solutions
- Follow Habitat for Humanity model with volunteer construction and owner sweat equity

- Alaska Department of Administration (DOA) should update procurement rules to be able to take advantage of federal discounts
- Purchasing through the GSA Global Supply store should be used whenever possible
- Work to develop local business capacity through existing state and university programs
- Maintain bypass mail
- Work through congressional delegation to pursue tax credit for rural transportation; e.g. airlines, ferry, barges
- Encourage congressional delegation to bring federal funds to Denali Commission
- Use high performance/lower cost/ lower weight materials guided by the Cold Climate Housing Center
- Make more effective use of alternative construction techniques – modular, prefab walls and SIP panels
- Set up regional centers where land information and other resource information is available about projects in the region; include current and updated as-built information
- Develop a matrix for holistic approach to sustainable communities

Finance and Leverage & Federal and State Agency Program Coordination:

- Devise systems to encourage private investment in rural Alaska
- Increase Low Income Housing Tax Credit (LIHTC) funding and allocation to Alaska
- Encourage AHFC to use LIHTC in rural Alaska
- Encourage public-private partnerships to invest in rural housing
- Establish Alaska Housing Trust Fund to cover gap between available and needed funding
- Encourage modification of the appraisal process to accurately appraise the value of homes constructed in remote rural communities where appropriate “comparable” may not be readily available

Planning:

- Develop a master plan for communities
- Updated streamlined environmental review
- Increase focus on better “on the ground” planning – reinstitute the Denali Commission Planning Workshop
- Take a holistic approach to planning in each community
- State must evaluate state owned assets in rural Alaska to make land available
- Tie AHFC energy rebate programs and weatherization to local costs in community

Regional Coordination:

- Support the development of the Alaska Native Homeowners coalition

We ranked the five priority areas but did not have enough time to discuss all the priority points and solutions. An additional solution agreed upon was that all state entities should speak with a singular “Arctic Voice”. The Arctic conversation and Arctic development should be done in America’s only “Arctic” state.

Update

- AHFC, CCHRC, and the Regional Housing Authorities have met regarding ways to enhance their coordinated efforts to deliver more affordable housing in rural communities. This would include integrating CCHRC building science in more RHA projects and developing additional alternative construction techniques when possible. AHFC, CCHRC, and the RHAs intend to enter into a Memorandum of Understanding regarding this collaboration in the near future.
- AHFC has made revisions to its Qualified Allocation Plan, which governs the distribution of certain state and federal housing resources in Alaska, that further ensure an equitable distribution of housing resources to urban and rural communities.
- HUD has made significant efforts to streamline its environmental review requirements, including:
 - o Participating on an inter-agency team charged with streamlining federal environmental review;
 - o Collecting data from other federal agencies;
 - o Interviewing affected housing providers;
 - o Holding briefing and listening sessions on the issue;
 - o Hosting a tribal consultation; and
 - o Committing to produce a report no later than August 2015.
- Regional planning – AAHA is working to communicate the need and to provide information to the regional housing authorities

Reducing Recidivism through Housing

Facilitator: Marny Rivera, Ph.D., University of Alaska Anchorage

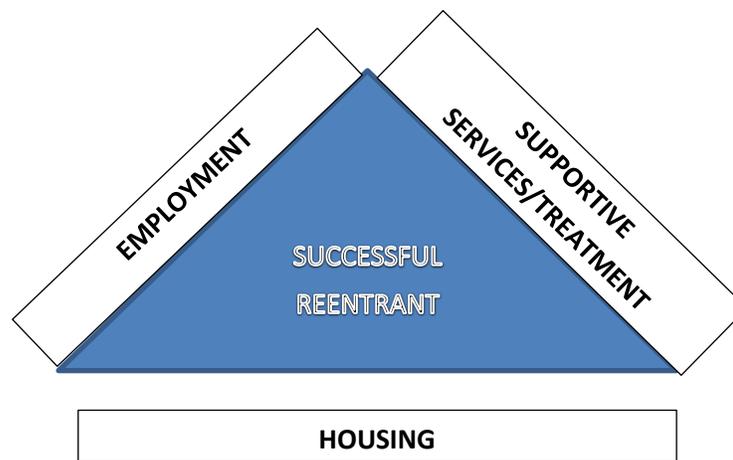
Subject Matter Experts:

Bryan Butcher, Alaska Housing Finance Corporation

Jeff Jessee, Alaska Mental Health Trust Authority

Summary:

The Reducing Recidivism through Housing workgroup, led by Bryan Butcher and Jeff Jessee, focused on barriers that exist with individuals coming out of a correctional setting and obtaining housing. A basis for the workgroup was the idea that each facet of a successful reentry is interdependent on the other. The group felt the illustration below demonstrated how vital it is for each aspect of reentry to be addressed in an integrated and holistic manner. This approach encompasses the need for consistent communication, transparency and a warm hand-off of the reentrant during the transition period from incarceration back into the community.



The group set out the recommendations stated below believing that a low-cost/ or no-cost solution exists and is viable for the organizations identified.

Recommendations:

- Department of Corrections should expand Medicaid application opportunities for reentrants by formalizing a plan, process and logistics with help, coordination and collaboration by Department of Health and Social Service/Division of Public Assistance.

Update

ADOC is working with DHSS in formalizing procedures of the application process for inmates and reentrants. This is looking at the application procedure itself as well as the eligibility and documents needed in order to apply. Also looking at the capacity of DHSS (backlog of apps) and the possibility of an employee who will help train DOC staff on the Medicaid application. Discussion of using a United Way Navigator or another individual for assistance in coordination; intent is Reentry Coalition Coordinator to be involved in this process.

- Department of Corrections should make a universal reentry checklist which includes an employment plan, housing, treatment and medical referrals, a State identification card and applications such as Medicaid and Social Security completed prior to release by revising policies and standard operating procedures.

Update

AHFC is currently expanding its reentry checklist to include these options. AHFC is also revising the P&P's surrounding these issues and making this process more engaging from the outside-in- meaning in-reach and collaboration from outside agencies.

- Department of Corrections and Department of Labor should establish a memorandum of agreement to facilitate workforce development skills and employment preparation by working with identified Institutions and Field Offices prior to release.

Update

AKMHTA and DOL created a DOL Position which is directly focused on collaborating with DOC and facilitating workforce development, employment preparation, increased apprenticeship opportunities and direct hires. DOL is currently going through hiring process.

- Department of Corrections should establish guidelines and/or agreements to get Native Reentrants back to outlying regions by working with the Alaska Native Entities.

Update

DOC is still working on this and acknowledges this as an issue that needs to be addressed ASAP. We are reaching out to Alaska Native Organizations and different entities that can assist in this process and continuing discussions with groups focused on this population. Working with the PRC and their "United Nations" group as well as Dillingham Reentry group to address this as well.

- Reentry Coalitions and Department of Corrections should establish Memorandums of Agreement and consistent procedures for Coalition and community in-reach; this includes establishing protocols for behavioral contracts when working with reentrants.

Update

Final revisions are currently being made and reviewed.

- Reentry Coalitions, Department of Corrections and Alaska Housing Finance Corporation should establish and expand housing options (short and long term) by working with private landlords.

Update

Reentry Coalitions are doing this on a small scale (AHFC and DOC are part of coalition housing subgroups as well). This needs to be expanded and worked on further.

- Housing stakeholders should take steps to expand housing options and voucher programs by pursuing funding options as they become available, work with private landlords so that persons with incarceration histories can access private rental housing, and work to address and present mitigating circumstances regarding criminal backgrounds prior to admission decisions in publicly funded housing.
- Department of Health and Social Services and the Mental Health Trust Authority should ensure treatment services are expanded to meet the needs of reentrants prior to release and in the community.
- Alaska Housing Finance Corporation should develop a listing of inventory in each community for each housing type including; assisted living, transitional living, permanent housing and permanent supportive housing.

For additional context into the day, summaries of the greater discussion follow:

Additional Challenges identified:

- Returning citizens released and having difficulties getting back to their communities; their support system is there and it is easier for them to find housing where they are from.
- The rental housing market is too tight; this allows for higher rents, more selective on who you rent to (background checks).
- Barriers on reentry housing programs such as Temporary Assistance for Needy Families (TANF) vouchers, 1,600 public units, up to 5,000 vouchers but federal restrictions prohibit who they can take in.

- How do we frame solutions as budget neutral but actually demonstrate the reinvestment piece is so vital? Every dollar towards prevention avoids six dollars in future costs.
- How do we seamlessly connect services? Even if institutionally each returning citizen gets a reentry plan, how does that reentry plan get operationalized within the community? That is vital piece. No time for long wait lists whether for housing, medical, treatment, etc.
- How do we convince people to focus on this population? The housing issue encompasses more of the population than just returning citizens; “prisoners are not preferred consumers”; how do we balance housing services on everyone? Pay us now or pay us later concept.

Prioritized Problems:

- Substance abuse treatment
- Job training opportunities
- Housing volume
- Short-term to long-term housing transition
- Return to home communities/region
- Cross-cutting; time order of resources and requirements

Proposed Solutions:

- Medicaid reform opportunities (discussion on timing of application, length of application, who does it, suspension of application vs termination)
- Organized pre-release plan that expands and incorporates the outside service providers in-prior to release
- Broad collaboration and communication (in-reach)
- Returning home to community/region (where funding for housing is there and different opportunities within their corporations and villages)
- Incentives for sobriety
- Incentives to work; restitution pay off
- Rethink/repurpose in lieu of closing institutions; repurpose portions of them for training, treatment, etc.- an area to fill the gaps-done regionally- therefore family support and reunification exists
- Housing First
- Landlord liaison
- Mining resources/services; connecting the providers with those in need
- Improved case management
- Different modes of treatment opportunities; video conferencing, satellite sites
- Resource Center (one stop shop)

- Prevention, reinvestment (still need prevention dollars, look at models that support people; challenge the provider to help with solutions that bring everyone together and does not exclude federal dollars)
- Involve focus populations
- Mentorship and peer to peer programs
- 211 and other websites for resources

Innovative Funding & Financing Options for Housing Investments

Facilitator: John R. Nofsinger, Ph.D., University of Alaska Anchorage

Subject Matter Experts:

Mark Romick, Alaska Housing Finance Corporation (AHFC), Director Planning

Chris Perez, Rasmuson Foundation, Senior Program Officer

Problem Statement:

Given the high cost of construction, a decline in traditional financial resources, and an aging housing stock; how can the state develop additional financial resources to increase housing production and improve the housing stock? There is an economic gap between demand side and supply side of housing for individuals and developers.

- Are we using tools as effectively as we can or are there tools from other states that we can use?
- There is not enough capital / affordable financing to address the needs in Alaska
 - Rents (or appraised value) are insufficient to recoup building costs
 - Awareness/Creativity/Innovation gap
 - Tools
 - Policies / Best Practices
 - Products
 - Builders cannot make money with their development costs

Homeownership Action Items:

1. Using the existing models for sweat equity through Habitat for Humanity and the USDA Self-Help program. Alaska Housing Finance Corporation (AHFC) will convene a meeting with United States Department of Agriculture (USDA), Rural Community Assistance Corporation (RCAC), and Housing & Urban Development (HUD) with current operators of self-help programs and other interested stakeholders.
 - Short Run action - Identify action steps and program elements for an expansion of a self-help program in Alaska beyond what USDA is currently doing.
 - Long Run action – roll out new program to expand self-help homeownership throughout Alaska

Sidebar note: To create new incentive for regional housing authorities, investigate how AHFC's Supplemental Housing Grant Program can play a role in self-help.

Benefits of self-help model – lower cost of construction, greater homeowner and community participation and commitment

Update

AHFC hosted a meeting with Federal Reserve, USDA, HUD and others as follow up to homeownership summit where sweat equity models were discussed. RuralCap and RCAC have had preliminary discussions on what it would take to expand self-help models beyond what USDA is currently doing.

2. There are several underutilized programs for homeownership available in Alaska through HUD's 184 loan guarantees, Individual Development Account (IDA) programs, HomeStart and the Affordable Housing Programs of the Federal Home Loan Bank of Des Moines (FHLB), and the RCAC. They are underutilized due to a lack of awareness by borrowers and financial institutions.
 - o Short term action - Working with the Alaska Mortgage Bankers Association and other industry trade groups, AHFC will convene a meeting with HUD, USDA, FHLB, RCAC and plan for increasing awareness and utilization of these underutilized homeownership programs.
 - Identify specific strategies, materials, programs, events that can be leveraged to increase awareness; i.e. homebuyer fairs, leveraging home shows or other statewide meetings.
 - o Long term action – implement strategy and track utilization rates for these programs to monitor improvements.

Update

AHFC is helping to publicize the latest round of the Affordable Housing Program to housing developers in Alaska via AHFC rental development list serve.

3. Expand the use, awareness, acceptance of alternative housing types like tiny houses, manufactured housing, accessory dwelling units, and floating houses to increase availability of smaller, more affordable housing options. Some of these techniques are already being used in Alaska but not in an organized manner. Information about existing efforts is not centralized or easily accessible. Identified barriers that may exist are:
 - i. Zoning/neighborhood covenants and or code rules
 - ii. Public and market acceptance of products
 - iii. Financing and appraisal rules
- Short Term Action – AHFC to convene meeting with municipal officials and financial/lending institutions to identify solutions to potential barriers and develop a pilot project to emphasis feasibility and provide a model activity.
- Comment on Federal Housing Finance Agency (FHFA) proposed rule directing Fannie Mae to consider manufactured home financing as part of its “duty to serve underserved markets”

- Long Term Action - using strategy developed, implement pilot project and identify central location for information on projects, barriers and solutions to implementing alternative housing types in communities around Alaska.

Update

Comments on Federal Housing Finance Agency (FHFA) proposed rule directing Fannie Mae to consider manufactured home financing as part of its “duty to serve underserved markets” were submitted on AHFC’s behalf by the National Council of State Housing Agencies.

Developer/Rental Action Items:

1. Explore use of project based vouchers for 4 percent and 9 percent development.
 - a. AHFC delivery by January 2017 .

Update

January 2017 is still the estimated timeline for completion. Several projects have already been developed, and effort is designed to expand amount of assistance.

2. Simplify and expand the use of property tax abatement at the state code level. Provide notification/education for local entities in adopting and using at local level.
 - a. Alaska State Legislature in 2016 session
3. Create new working group to explore new state tax credit structures, such as New Market Tax Credit, State Low Income Tax Credit, Corporate Tax Credit, etc.
 - a. Alaska State Legislature in 2016 session
4. Implement a structure of Housing Trust Fund through AHFC with a dedicated funding source or sources of capital and use the funds to maximize leverage of other existing federal funds.

Update

AHFC has been designated the recipient of the National Housing Trust Fund and will be allocating the money through an existing delivery program to achieve maximum leverage of other existing state and federal funds.

5. Explore best practices on use of local improvement district of method to finance infrastructure / capital improvements and confirm compliance of State law.
6. Create working group to promote Community Land Trust (CLT) and examine if State can gift or provide long term lease to CLT.

7. Create one-stop-shop of information clearing house of programs and tools for developers to go to get information on funding, Notice of Funding Availability (NOFA), etc.

Incentivizing Private Sector Housing Investments

Facilitator: Terry Fields, University of Alaska Anchorage

Subject Matter Experts::

Greg Cerbana, Weidner Investment Properties

Lauren Driscoll, Mat-Su Borough

Tyler Robinson, Cook Inlet Housing Authority

Identified Areas of Action: (areas of action are in order of prioritization ranked by group)

1. Infrastructure as a cost barrier
2. Financing options limited and/or costly
3. Shortage of land available for development
4. Cost/time of re-development and/or assemblage
5. Regulatory process and public/private engagement

Solutions:

Areas of Action	Solution	Who
1. Infrastructure as a cost barrier	State of Alaska enables tax incentives (abatement; Tax Increment Financing; Anchorage Community Development Authority; Live/Work/Play)	MOA; ACDA, Governor's Office
	AIDEA participation (risk reduction pool), EB5, RLI	Anchorage Economic Development Corporation, AIDEA
	Coordinate state capital improvement to support housing; better Department of Transportation coordination with local government that is context sensitive; require process wherein DOT is encouraged to work with local jurisdiction to upsize storm water system that currently is built only to drain road and not surrounding development.	Governor, DOT

2. Financing options limited and/or costly	AIDEA participation (risk reduction pool), EB5, RLI	Anchorage Economic Development Corporation, AIDEA
	State of Alaska diversify revenue - tax supportive of infrastructure	Governor, Legislature
	Permanent Fund Dividend down-payment savings, similar to college savings.	AHFC, Legislature
	Financing, reduce multi-family cost (6.7%) -> Permanent Fund investments to reduce multifamily loan funds -Incentives to rehab -Loan loss guarantee on infrastructure finance	Permanent Fund Division, AHFC, Governor, Legislature
3. Shortage of land available for development	State of Alaska land – consider partnerships; Concepts to trade land for infrastructure	Governor
	Make State of Alaska land available; -Alaska Mental Health Trust Authority/State of Alaska, all -Fee simple, land lease, Land Trust -Land swamps, remove regulatory barriers	Governor/ Commissioner Dean Williams/Department of Natural Resources
	Expedite conveyances	Department of Natural Resources, with oversight from Governor
4. Cost/time of re-development and/or	State of Alaska enable tax incentives (Anchorage	Attorney General, reviewing TIF (Tax Increment Financing),

assemblage	Community Development Authority, Live/Work/Play, abatement, Tax Increment Financing) Changes to state enabling legislation are needed.	MOA, AEDC, Legislature.
	Redevelopment - Brownfield revolving loan fund -Land ready to develop -Streamline/coordinate funding applications	AEDC, AHFC, Local jurisdictions.
5. Regulatory process and public/private engagement	Statewide housing resource development, -forum/ repository/ clearinghouse -Encourage housing plans as a part of local comprehensive planning, which is already a requirement. -State data repository	AHFC, Statewide Chapter of American Planning Association.
	Rehab and/or small modifications best practices -AHFC lending on new products (e.g Accessible Dwelling Units, unit lot subdivision, tiny homes	AHFC AHFC, AEDC, Homebuilders

Update

- **The Attorney General’s Office has been provided information to facilitate an analysis of the constitutionality of Tax Increment Financing in Alaska. That analysis is underway.**
- **The Municipality of Anchorage took the lead on advancing a bill, HB 370, that would authorize local governments to offer additional tax abatement incentives for the development/redevelopment of deteriorated properties and properties that would**

promote economic development. It passed the House and was referred to Senate Finance. The bill, or something similar, will need to be introduced again upon convening of the 30th Legislature in January 2017.

Action Area 1 – Infrastructure as a Cost Barrier

- Solution #1 – State enables tax incentives (abatement, TIF, etc.). *The MOA and a coalition of other municipalities advanced legislation last year that would have broadened the authority of municipalities to offer such incentives. It is expected that those efforts be renewed in 2017.*
- **Action Area #4 – Cost/Time of Assembling Sites and Redevelopment**
- Solution #1 – State enables tax incentives (abatement, TIF, etc., same as above). *See Solution #1 under Action Area #1, above.*

Alaskans Experiencing Homelessness

Facilitator- Kathi Trawver, Ph.D, LMSW, University Of Alaska Anchorage

Subject Matter Experts:

Scott Ciambor, Alaska Coalition on Housing & Homelessness

Carrie Collins, Alaska Housing Finance Corporation

Priority issues:

1. High level coordination of housing and homeless services to create policy alignment across state agencies and in partnership with agencies and advocates on the local level to end homelessness in Alaska:

Background:

Advancement of housing and homeless policy in the short-term will require additional coordination with the recognition that housing/homeless data, resources, planning processes, and expertise in the sector are scattered amongst a wide-range of state departments and partner agencies that are often in silos and don't communicate effectively. The Alaska Coalition on Housing and Homelessness proposes a high-level director position or a more empowered Governor's Council on the Homeless to ensure that these conversations take place.

Who: Governor's Administration

What: Create a State Housing Director Position or empower the Alaska Council on the Homeless

When: Immediate

2. Coordinated Funding Program for Housing & Services:

Develop strategic and coordinated funding for housing and services for the homeless. For example:

- Put together demonstration project that includes clear funding options;
- Encourage both housing and services funders (AHFC, DHSS, DCEED, AMHTA, Rasmuson Foundation) to list other housing or services program that can be matched on Requests for Proposals.

For Housing:

Who: AHFC, Alaska Mental Health Trust Authority, Department of Health & Social Services, Rasmuson Foundation, Alaska Continuum of Care (Anchorage Coalition to End Homelessness, Alaska Coalition on Housing and Homelessness)

What: Coordinate available housing funding (HUD 811 program, Special Needs Housing Grant (SNHG), National Housing Trust Fund, and more.)

When: Immediate

For Services:

Who: Department of Health & Social Services, Department of Corrections, Office of Children's Services, Alaska Public Assistance, and more.

What: Funds to follow service needs as attached to individual person that needs it. Prioritize right agency.

When: Immediate

* Coordination of these opportunities can be overseen by either a State Housing Director or the Governor's Council on the Homeless.

3. More involvement in the housing/homelessness services sector is needed on the local level and in the Alaska State legislature. Two pieces of legislation will help in this regard.

- **Legislation that adds a Housing & Homelessness Element to the Comprehensive Plan of Municipal Governments (AS 29.40.030).**

Background:

Currently, there is no such requirement. Subsequently, throughout the state, the housing/homeless language used and approach to addressing housing and homelessness issues vary greatly from community to community. This can lead to confusion, non-participation, or an inability to acquire resources for housing and homelessness issues. (This legislation will be more palatable to the Alaska Municipal League and local governments if packaged with efforts to provide the necessary housing and homelessness data – see recommendation #4.)

Who: Legislator with housing and homeless advocates support.

What: Add Housing and Homelessness Element to Comprehensive Plan

When: This Session

- **Creation of an Alaska State Legislature Committee on Housing/Homelessness.**

Background:

Legislatures across the country address housing and homelessness concerns in formal committees. The Coalition encourages creating a similar committee in the Alaska House or Senate or by adding this subject matter to the responsibilities of an existing committee.

Who: Alaska State Legislature

What: Start a Committee

When: This Session

4. Housing and Homeless Data

Because there are no requirements in local communities Comprehensive Planning process, access to reliable housing and homeless data is often the first barrier to making policy decisions on these issues. Communities need access to the full spectrum of housing and homeless data. (From homeless shelter beds to homeownership)

Access to reliable housing data: In general, there is not a true sense of housing availability or understanding of the housing need in the state. Pockets of housing data exist (State Census, Alaska Housing Finance Corporation, Department of Labor, Department of Commerce and Economic Development, Alaska Mental Health Trust Authority, Rasmuson Foundation, and data that a handful of communities have contracted out to create one-time needs assessment or their own data sets.) The Coalition proposes assembling a workgroup to create a statewide housing data resource that provides up-dated community level housing data that covers the full spectrum of housing (emergency shelter to fair market housing) and provides clarity for communities, planners, policymakers, media, researchers, investors, and other stakeholders.

Two models:

a. **State of California Community Development Department – *Building Blocks for Effective Housing Elements*** (<http://www.hcd.ca.gov/housing-policy-development/housing-element/>)

b. **Vermont Housing Data Website - <http://www.housingdata.org/profile/>**

Who: Partnership between Alaska Housing Finance Corporation, Alaska Mental Health Trust Authority, Department of Labor, Department of Community & Economic Development, Rasmuson Foundation, and Alaska & Anchorage Coalition to End Homelessness (*utilize existing workgroup's work*)

What: Create a Housing Data Website for local communities that is reliable

When: By October 2016

Homeless Data & Homeless Management Information System (HMIS).

As of June 1, 2015, the two Alaska Continua of Care – the Anchorage Coalition to End Homelessness and the Alaska Coalition on Housing and Homelessness have contracted with the Institute for Community Alliances to improve homeless data collection and housing inventory data for those experiencing homelessness throughout the state. Improvements still need to be made:

- a. Outreach and greater community participation in the Annual Point-In-Time Homeless Count.
- b. More reliable Point-In-Time homeless count and housing inventory chart information broken down to community level.

c. Coordinated Entry – Both Continua of Care need to implement a coordinated entry system that involves homeless data and homeless management information systems data sharing and coordination of local housing resources to ensure persons experiencing homelessness are housed appropriately and in a timely manner.

Who: Government Agencies (Governor’s Council on the Homeless, Department of Health & Social Services, Alaska Housing Finance Corporation, Alaska Mental Health Trust Authority, etc.)

What: State agencies should require and use point-in-time and data in policymaking, funding decisions. State agencies should be involved in the development of a coordinated entry planning process.

When: Immediate

5. Access to Supplemental Security Income/Social Security Disability Insurance (SSI/SSDI):

A key component of ending or avoiding a period of homelessness is to ensure individual income and access to mainstream benefits that individuals at risk for homelessness are eligible. Alaska consistently rates last in the nation for Social Security Disability appeals (Alaska – 21 percent, National Average – 43 percent in 2015). Furthermore, despite efforts of Alaska Legal Services Corporation, the Disability Law Center, and Alaska Coalition on Housing & Homelessness to train providers across the state in the SSI/SSDI Outreach, Access and Recovery (SOAR) process, a Substance Abuse and Mental Health Services Administration best practice to approve accuracy and processing time, Coalition members consistently report high rates of application denials by Alaska Disability Determination Services. The Coalition encourages the Administration to look into this matter and to work with our federal delegation to ensure Alaskans are receiving the benefits they deserve.

Who: Governor

What: Direct disability determination services to collaborate with State Homeless Coalitions and providers to improve Alaskans access to benefits for which they are eligible. Including:

- Access to necessary medical records and evaluations; and
- Execute a memorandum of understanding between Disability Determination Services and Social Security Administration in regards to how the SOAR process will operate and be successful in Alaska.

SOAR (SSI/SSDI Outreach, Access, and Recovery) links:

- National: <http://soarworks.prainc.com/>

When: Immediate

6. Medicaid Expansion: Support Optional Medicaid Benefits That Prevent Homelessness and Higher Cost Interventions

Who: Department of Health & Social Services – Medicaid Expansion

What:

- Support additional 1915(i) and other waiver options and tenancy support services resources with Medicaid Expansion.

- Eliminate the provision that you must be a Department of Behavioral Health grantee to bill Medicaid. (This hurts recipients of Alaska Housing Finance Corporation Special Needs Housing Grant funds and permanent supportive housing programs)

When: Ongoing

7. Making the Shift to Permanent Supportive Housing: Continuum of Care Housing Inventory

Current chart data and maps indicate that housing resources for the homeless in Alaskan communities is limited – and in many communities does not exist. In many balance of state communities the only resources are domestic violence shelters or seasonal emergency shelter beds. As a whole the statewide system is severely lacking in permanent supportive housing opportunities (scattered site and congregate setting).

Essentially the state is operating a limited shelter system for the homeless when best practice noted by the Substance Abuse and Mental Health Services Administration (SAMHSA), US Department of Housing and Urban Development, and US Interagency Council on the Homeless indicate that permanent supportive housing is the key to ending homelessness in communities.

Who: Alaska Housing Finance Corporation, Department of Health & Social Services, Alaska Mental Health Trust Authority, Alaska Continuum of Care (Anchorage Coalition to End Homelessness, Alaska Coalition on Housing and Homelessness)

What: Utilize the Technical Assistance Collaborative Permanent Supportive Housing Report: The Alaska Mental Health Trust Authority and Department of Behavioral Health have utilized the Technical Assistance Collaborative to analyze the state system to increase and maximize the supply of affordable housing and to create more Permanent Supportive Housing units.

When: Immediate

Senior Housing

Facilitator: Kathleen McCoy, University of Alaska Anchorage

Subject Matter Experts:

Amanda Lofgren, Alaska Mental Health Trust Authority

Rachel Greenberg, Mat-Su Senior Services

Opportunity Statement:

Per capita, we have the fastest growing aging population in the nation, contributing \$3 billion to the economy.

As a State, we lack sufficient affordable, accessible and appropriate housing.

Suggested solutions:

1. Support Goals, Strategic Objectives and Performance Measures in the Alaska State Plan for Senior Services (FY2016-FY2019) and Alzheimer, Dementia & Related Disorders (ADRD) Road Map. *Please see attached goals, strategic objectives and performance measures.*
2. Advocate for Development of Housing Trust, a long term sustainable trust similar to the Mental Health Trust lands. For all housing, not just senior housing. Revenue neutral.
Who: All agencies
When: Advocate within 3-12 months.
3. Roommate finder service for seniors as a pilot project. Addresses housing design. Levels of support examples: 1) free board with 10 hours of service to senior; 2) half board with five hours of service; 3) pay full and no support to senior. Safety net to senior. Background check for both senior and roommate. Could be college age roommate (specifically to assist senior) or perhaps another senior adult (home sharing for companionship and safety).
Who: Aging and Disability Resource Center, senior centers, community centers.
When: Within 6-12 months to develop plan. Low vacancy community to pilot.

Discussion/Question: Who enforces? Example organization in Baltimore completes vetting and background, match making (interviewing each other). No different than individuals hosting students from foreign countries.

4. Help Alaskans become more proactive and have realistic expectations about aging
Who: AmeriCorps / Alaska Commission on Aging
When: Application due in August 2016

5. Advocate for Sunrise Legislation for the Alaska Commission on Aging. (Representative Hawker and Senator Stoltze have sponsored legislation)

Who: Alaska Commission on Aging/ Agenet / Seniors / Providers

When: Now

6. Support and Strengthen AHFC Senior Housing Office and Programs including support state contribution for Senior Community Housing Development Funds to enable utilization and distribution of \$1.7 million funds from Rasmuson Foundation.

Who: Alaska Commission on Aging / Agenet / Providers / Seniors / developers

When: Now

7. Portable modular ramp: used for making unit accessible. However, when senior passes or moves, the ramp remains at property. Often to be destroyed; possibly used for firewood. Portable ramp could be re-used in another area.

Who: independent living centers. UAA engineering to develop specifications, to be built (as a project) by local individuals as a training process.

Who: UAA / Job Corps / Aging and Disability Resource Center

When: immediately

Further Discussion:

Help Alaskans (via State, local community, and family) become proactive and have realistic expectations about the challenges of aging in Alaska: Marketing, Education and Planning.

Opening statistics:

- 60 and older statewide senior population as of 2014, courtesy Dept. of Labor: 115,280
Those between 50 and 59 (additional folks who will soon be “senior”), as of 2014, (Department of Labor): 107,986
- Cumulate average statewide growth of Seniors (2010 through 2014) 65+: 6.87%
- Cumulate average statewide growth of Seniors (2010 through 2014) 90+: 10.62%
- Long Term Care/Nursing Homes in Alaska: 18 in 16 communities w/a total of 693 beds.
- Total Assisted Living Facilities statewide (senior license designator): 229.
- Total Assisted Living Beds, statewide (senior license designator): 2,042.
- Percent of Assisted Living Facilities located in “urban” communities: 95% (Urban= Anchorage, Fairbanks, Juneau, Mat-Su, Kenai Peninsula)
- Total Independent Living Facilities statewide: 127
- Total units (not beds...) statewide: 3,196
- AHFC senior/disabled wait list as of 12/1/2015: 666 individuals.
- Wait list for NeighborWorks Alaska’s Connolly Square (senior HUD 202 project): 18 people, equating to 4-5 years.
- NeighborWorks Alaska has approximately 350 “seniors” who reside in their properties and most are not “senior housing” per se.

- Wasilla Area Seniors has a wait list of 128 individuals.
- Renovation Loan Options program, offered thru AHFC:
 - Classes offered to Realtors, lenders & licensed contractors.
 - Approximately 250 individuals have completed the course in 2015
 - Loan volume FY14 to FY15 increased by 123 percent.
 - Dollar volume FY 14 to FY15 increased by 190 percent.
 - Our average home in Anchorage, Fairbanks and Juneau is approximately 35/36 years old.
 - Renovations allow people to make modifications and tie accessibility improvements together to “age in place.”

Communities develop plan on senior housing.

Futures planning (education): Peer-to-Peer mentoring program to help seniors plan for their future.

Development of local commissions on aging and workforce development. Also keep the programs that already exist, including maintaining and strengthening AHFC operating and capital budget supporting senior housing.

Updates:

**Senior Housing Workgroup Action Plan
Governor’s Housing Summit
June 22, 2016**

Suggested Solutions

1. **Support Goals, Strategic Objectives and Performance Measures in the Alaska State Plan for Senior Services, FY2016-2019 and the ADRD Roadmap.**

AK State Plan for Senior Services

Goal 4: Ensure seniors have access to quality, affordable, accessible, safe, and appropriate senior housing across the continuum of care. This goal has 4 strategic objectives. The AHFC Senior Housing Office, the lead agency on these strategies, is conducting activities to move two of the four objectives forward to promote awareness and provide loan resources to improve housing stock by incorporating universal design in existing homes to allow aging in place. These objectives include:

- Educate Alaskans about renovation loan options to make accessibility modifications to their homes now while they are employed or have equity to pay off these improvements.
- Educate private contractors and public members about the value of universal design for both new construction and renovation housing projects.

Why?

- Incorporating universal design features is an important strategy for building a housing stock of homes that are usable, safe, comfortable, and accessible for people of all ages and abilities.
- Housing that incorporates universal design features upgrades the value and accessibility of the community’s housing stock that is passed on and used by future generations.

Outcomes

AHFC reports a total of 39 training activities that were conducted January 1, 2015 through January 31, 2016 about the renovation loan program that targeted real estate professionals (AHFC Senior Housing Office), lenders (AHFC Mortgage Department), and home owners with close to 400 participants in total attending. The State Plan’s baseline measure was 4 events reported in 2014.

These events spotlight how to increase value of universal design (features such as a grab bar, toilet lift, stair lift, etc.) that by themselves would probably struggle to increase market value – But when combined with a kitchen remodel, a new roof, or additional bedroom – the appraisal is more likely to reflect the overall upgrades rather than the individual grab bar or toilet seat. Incorporating universal design during a home remodel often costs little to nothing and increases the value after improvements are made.

In 2014, AHFC completed 22 renovation option loans with a total loan volume more than \$4.4 million. In 2015, 49 renovation option loans were completed with a total loan volume more than \$12.8 million. (Source: AHFC Senior Housing Office, June 2016)

Note: In 2015, almost 75,000 Alaskans are age 65+ and 120,444 are age 60+ representing 10% and more than 16% of the State’s total population, respectively. Alaska is the state with the fastest growing senior population. AK’s growth rate of the 65+ population is more than 2.5 times the national growth rate for this population, as averaged over the last 10 years. Surveys show that most of us want to grow old at home. The AK senior population is projected to more than double by 2030 with the over 85+ population expecting to triple over the next 40 years. The market for homes with universal features which allow older people to remain at home and independent will likely increase.

Alaska’s Roadmap to Address Alzheimer’s Disease & Related Dementia

Goal 2: Improve access to appropriate housing, services and supports for individuals with ADRD at all stages of the disease. (2016 65+ pop = 6,800)

Recommendation 3.1.6: Develop and implement Home Modifications for Aging in Place statewide.

- HomeMAP is a “best practice” in home modifications that involves a home assessment that identifies immediate and possible future concerns and challenges through observation and interviews with the resident and family members.
 - Status: Increased use among home owners to identify ways to improve accessibility for persons with physical and cognitive impairments.
 - Working to include HomeMAP as a reimbursable service under Medicaid for home modifications.
 - In FY2016, there have been approximately **42 HomeMAPS** completed for seniors statewide. (200 HomeMAPS since inception with most going to seniors.)
- Increase use of assistive technology in the home including “Smart Home” technologies.
 - SDS, ACoA, and Governor’s Council on Disabilities and Special Education are working together to identify low tech and high tech assistive and smart home technologies to promote greater independence for seniors and individuals with disabilities and bring

down the cost of long-term care. This Committee is identifying appropriate assistive and smart home technology to include in the service array for the 1915 (i/k) Medicaid State Plan options under the DHSS Medicaid Reform and Redesign initiative (SB 74).

2. Advocate for development of a Housing Trust, a long-term sustainable trust similar to the Mental Health Trust lands.

- This goal is a long-term solution that involves the engagement of all partners to promote the development of housing, not just senior housing.

3. Roommate finder service for seniors as a pilot project. Levels of support could include free room and board with 10 hours of service to senior; half board with 5 hours of service; pay full and no support to senior. Requires background check for home owner and home seeker. Pilot after the “Baltimore project.”

- Home sharing is a simple idea where a homeowner offers accommodation to a home sharer in exchange for an agreed level of support in the form of financial exchange, assistance with household tasks or both. A nonprofit organization provides the match-up.
- Benefits include makes efficient use of existing housing stock, helps preserve the fabric of the neighborhood, and helps to lessen the need, in some cases, for chore and long-term institutional care.
- There are many home share programs nationwide (25 states - National Shared Housing Resource Center publishes an on-line shared housing program directory). They match Home Renters with Home Providers based on common needs, interests and preferences.
- Requirements for Baltimore Program participants include clear background checks, no history of drug/alcohol offense, willing to undergo health evaluation, and have sufficient income to pay rent. (Participants in the Baltimore Program undergo criminal background checks, have no current drug and alcohol abuse histories, willing to get a health evaluation done by a doctor, receive at least \$750 month in income, and able to afford a minimum of \$500 per month.)
- *Affordable Living for the Aging* (Los Angeles), oldest home share program, provides housing programs so that low-income older adults can remain supported in their communities. They do so by offering a variety of housing options including home share matches, shared living residences, and permanent supportive housing. ALA’s founder, Janet Witkin, was a pioneer in the shared housing movement that began during the 1970s. In 1979, ALA received a 5-year federal grant to explore shared housing and created the first shared living experience for seniors in Los Angeles. (Shared housing is a decades old movement.)
- Home sharing is a simple idea where a homeowner offers accommodation to a home sharer in exchange for an agreed level of support in the form of financial exchange, assistance with household tasks, or both.
- Shared housing is a situation where two or more unrelated people share a home where resident has their own bedroom but shares common areas with others including the kitchen, living room, and laundry. Two types:
 - Match-Up Programs – Home provider offers lower rents in exchange for a home seeker who provides transportation or housekeeping in exchange for rent.
 - Shared Living Residences involving a number of people living cooperatively as an unrelated family in a large dwelling.
- No programs are available yet in Alaska. Mat-Su may be interested in starting one.

4. Help Alaskans become more proactive and have realistic expectations about aging.

- Promote awareness about Vista programs for senior grandparents, RSVP (Retired Senior Volunteer Program).
- Pursue an idea to engage a VISTA person to develop a communications plan to educate Alaskans about the importance of preparing for growing old in terms of financial security, accessible housing, long-term care planning and insurance, and related concerns and to apply for AmeriCorps resources to communicate the message through various channels (media outlets through newspapers and radio as well as community presentations) by placing AmeriCorps volunteers in senior centers and Aging and Disability Resource Centers.

5. Advocate for Sunrise legislation for the ACoA.

- SB 124 passed and was signed into law by the Governor on June 15 for 8-year extension (6.30.2024). Thank you to all who supported the Commission and legislation.

6. Support and strengthen AHFC Senior Housing Office including state contribution for Senior Community Housing Development funds.

- AHFC's Senior Citizen Housing Development Fund, which was zeroed out last legislative session, has a **\$3.5 million** appropriation from the \$1,750,000 investment from the Rasmuson Foundation and a state match of \$1,750,000 GF. The State match is re-allocated funds from AHFC's Energy Rebate Program that closed on March 28. SCHDF is used as a gap funding source to construct new senior housing and renovate existing properties for senior housing.

7. Portable modular ramp used to make unit accessible. Re-use portable ramps in other areas. Possible project for Job Corps, UAA, and ADRCs

- Develop a possible job training program for a rural vocational tech program in rural communities, like Galena.
- They could use training funds from the Department of Labor and Workforce Development to teach youth how to build, install, and re-use portable ramps.
- Installs could also be done by RuralCap weatherization crews who still travel to villages to install ramps.

Veterans Homelessness

Facilitator: Tracey Burke, Ph.D, MSW, University of Alaska Anchorage

Subject Matter Experts: Ric Davidge, Alaska Veterans Foundation
Steve Ashman, Anchorage Department of Health & Social Services

The veteran's homeless workgroup identified three priorities:

- Finding and engaging homeless veterans.
- A lack of permanent supported housing.
- Sustaining ongoing housing and supportive service costs.

Below are the workgroups priorities and action steps for the Governor's consideration. It should also be noted that that the priorities and non-veteran specific action steps apply to all homeless individuals, not just veterans.

Find Homeless Veterans – Funding for Outreach and Engagement Points of Discussion:

Treatment services should be robust and offered daily. Homeless individuals would not be required to accept them but they should be persistently offered. This can be accomplished by providing Housing First where relationships can be nurtured and developed over time to develop trust. The Municipality of Anchorage created by-name lists of homeless veterans with weekly meetings of outreach teams to discuss the status of each veteran and, when necessary, assigned an outreach worker to locate and engage the veteran in talks about housing and services. By-name team members included shelter providers, service providers and housing providers. Additional points identified by the workgroup for consideration were:

- Female veterans do not want to stay in shelters with male vets.
- The effort should be statewide, coordinated by local communities and Continuum of Care organizations.
- Housing authorities must be involved in the solution to end homelessness.
- Greater coordination of state resources for local government and service providers.
- Educating veterans to self-identify as veteran.
- Veteran status question should be included on all State applications and forms with an automatic referral to the State Department of Military and Veterans Affairs, if desired by the veteran.
- Local hospitals should be able to treat qualified veterans and pass the bill along to the VA or Medicaid for automatic payment.

Permanent Supportive Housing is Needed Immediately:

Studies have shown that homeless individuals stabilize while in housing with supportive services (Permanent Supported Housing or Housing First). This housing is typically integrated but can be provided at scattered sites. Approximately 80 percent of people in this type of housing remain in housing and have resulted in substantial reductions in costly emergency, first responder and state and community resources. These cost savings could be used to expand permanent supported housing, services and provide rental subsidies. Other points discussed by the workgroup:

- The old way of helping the homeless over the last 20 years has not succeeded and change is needed. Even the federal government is turning to the success of Permanent Supported Housing in its funding and programs.
- Funding should also be allocated for prevention or rapid re-housing for those veterans in a temporary emergency and on the verge of homelessness.
- Because of the health status of veterans (i.e. PTSD) housing should have staff on duty 24/7 or at scattered sites the property manager should have one telephone number to arrange for an immediate intervention so the veteran can maintain tenancy.
- Ongoing rental subsidies are needed because of low income; 30% of PSH resident income is used, which is about \$300 a month.
- Due to the extremely low incomes, rental subsidies are essential to keep veterans off the streets -- more VASH and AHFC vouchers are needed.
- State and local governments should make land available for affordable housing.
- Housing and support services could be partially funded by using the alcohol tax or marijuana to fund housing and services.
- Once housed, efforts must take place to train and employ homeless veterans.
- Investigate social impact bonds to help pay for housing and services.

Ongoing Services:

Finding and housing veterans by itself will not end homelessness without the needed social services and housing supports to successfully remain in the community. The SNHG funding augments social services resources (primarily Medicaid billing) by paying for non-Medicaid billing activities that ensure safety, security and success. The AHFC Special Needs Housing Grant has proven to successfully integrate housing and support services throughout the state. Another barrier is the

lack of allowable costs under Medicaid programs. The following items were discussed by the workgroup.

- SNHG should be increased (or at least funded to historical levels).
- Care coordination for personal and medical needs.
- Medicaid reform through state plan amendments; creation of 1115, 1195k and/or 1915i Waivers.
- Psychological treatment, assessment and neurological evaluation.
- Skill development, re-development and employment.
- Financial management.
- Personal health management and hygiene skills.
- Nutrition and cooking skills.
- Substance use reduction, treatment.
- Time management.
- Household management and keeping.
- Social skills and conflict resolution.

Action Steps:

The workgroup felt that there is already a significant amount of funding allocated towards housing and supportive services, but the health system continues to “conduct business” the same way it did 20 years ago. There needs to be better coordination with stakeholders and more innovative use of existing funds to finally end homelessness for veterans and their families.

1. All state applications should include the ability to make a referral to the State DMVA if selected by the veteran.
2. Encourage increased funding for the AHFC SNHG program.
3. Medicaid reform to allow for billing and payment of needed housing supports.
4. Look at dedicated funds (tobacco and marijuana) to fund homelessness capital and service needs.
5. Analyze DHSS existing funding and redesign system to ensure best use of limited resources.
6. Encourage state and local land transfers for the development of housing.

Veteran Housing Updates:

Items in this area are largely included in the homeless and senior areas.

- Support of Coordinated Entry components to ensure both housing and services are made available. The Municipality of Anchorage (MOA) has allocated \$450,000 to support homeless providers and establish a coordinated entry system.

- Pay for Success programs (Social Impact Bonds) can be a financing solution for this area. The MOA is collaborating with the United Way who recently received a grant to investigate this funding opportunity.
- State Medicaid reform will have a large impact – need to make sure State Medicaid Agency (DHSS/DBH) implements new Medicaid Waiver Program prior to conclusion of the ACT and ICM grants are exhausted.
- Tribal VASH program roll out – state partners need to see how we can help roll out this program in an efficient manner. VA has current requirements for the level of qualification of the CM component (masters degreed people only) – that is not sustainable in smaller communities. Suggested – layers of clinical support depending on where the program is rolling out.
- AHFC has an increase – 23 additional VASH vouchers this year.

State Building Codes and Energy Efficiency Standards

Facilitator: Judith Owens-Manley, PhD., LDSW-R, University of Alaska Anchorage

Subject Matter Experts: Alan Wilson, Alaska Renovators, Inc.

John Anderson, Alaska Housing Finance Corporation

Background:

Significant gaps that threaten our health, safety, and economic development: No state wide residential building code, no energy efficiency standards that apply statewide, very uneven playing field in the level of financing, plan review, construction, inspection, and enforcement across all building types and regions of the state. This disjointed building code regulator system consumes too many resources from all interested parties without consistently providing health, safety and savings protections for all Alaskans.

We began the day with two problem statements:

- 1) Should the State have Statewide Energy Standards?
- 2) Should the State have Statewide Building Codes?

Results from the day's discussion:

The consensus from the group was yes, the state should have both statewide energy standards and statewide building codes. There was also consensus that if possible, separation of residential and commercial should be put in place. The state of Alaska should establish a statewide residential building and energy code for single, duplex, triplex and fourplex units.

The problem statements were then re-defined to the following Action Statement.

The State of Alaska should implement a Statewide Residential Building and Energy Code to be housed and authorized under the authorities of Alaska Housing Finance Corporation.

To achieve this broad and sensitive Action Statement, the discussion resulted in the following solution activities and informative deliverables.

- Solution 1: Ask AHFC to coordinate a building and energy code plan for the state, based on the existing AHFC model, and deliver the plan within the next six months to the governor. This plan will outline the process for collaborate public/private involvement for code implementation and compliance. It will also outline the family of codes to be used (International Residential Code or the IRC).
- Solution 2: Ask AHFC and the appropriate attorney generals to work in coordination with appropriate state agencies to review existing statutes and regulations and propose changes to state statutes referencing building and energy codes. The

proposed changes would then be ready for the legislature. The proposed statute changes should be provided to the Governor within six months.

- Solution 3: Ask AHFC to develop a process plan for adopting a Building Advisory Council or some form of a board/commission responsible for overseeing residential codes, timeline to be determined. (There was no definitive who or when on this solution, but the group felt it was an important item to leave as a solution.)
- Solution 4: Ask AHFC to design a building and energy code educational outreach plan that addresses the benefits of statewide codes, the plan should be delivered to the governor in six months.

These problem statements and redefined action statement unfortunately are not easily defined to promote clear actionable deliverables. The group discussion resulted in the best consensus moving forward. We believe that this very complicated topic that needs overall council review to determine what can be done with administrative authority, what has to be done with legislative action and how to consolidate existing statutes and regulations.