



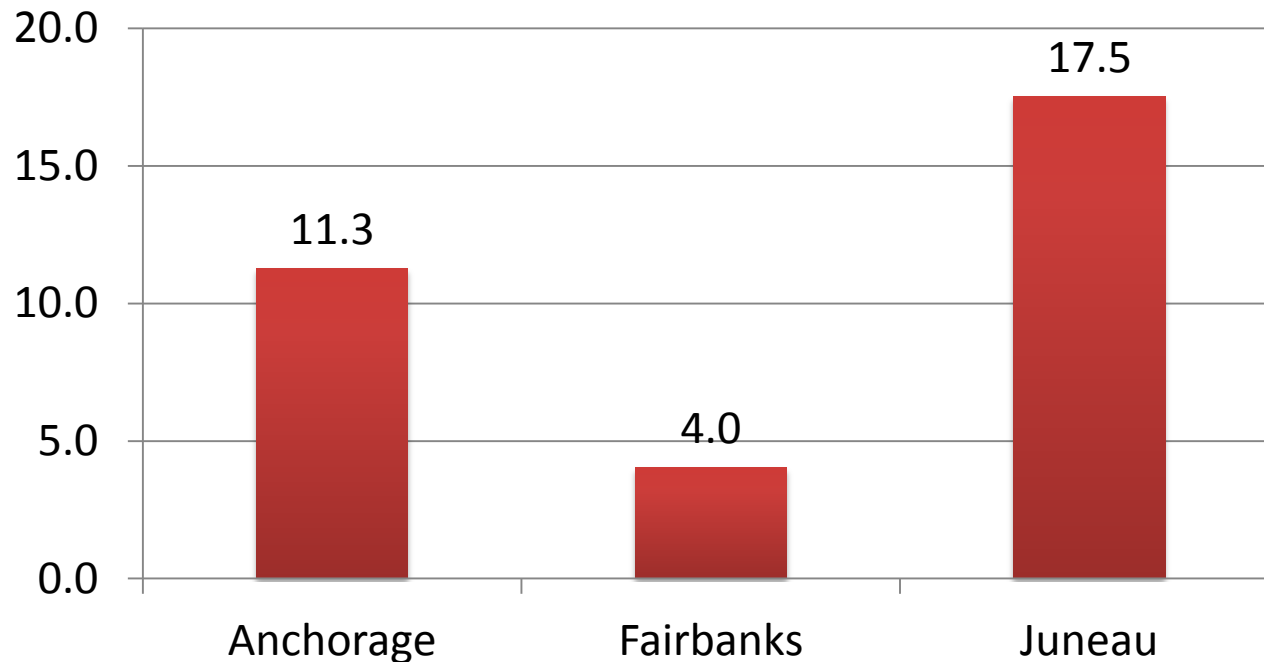
Silver Tsunami



The Boomers Last Blast!

Juneau is Alaska's Most Homeless City

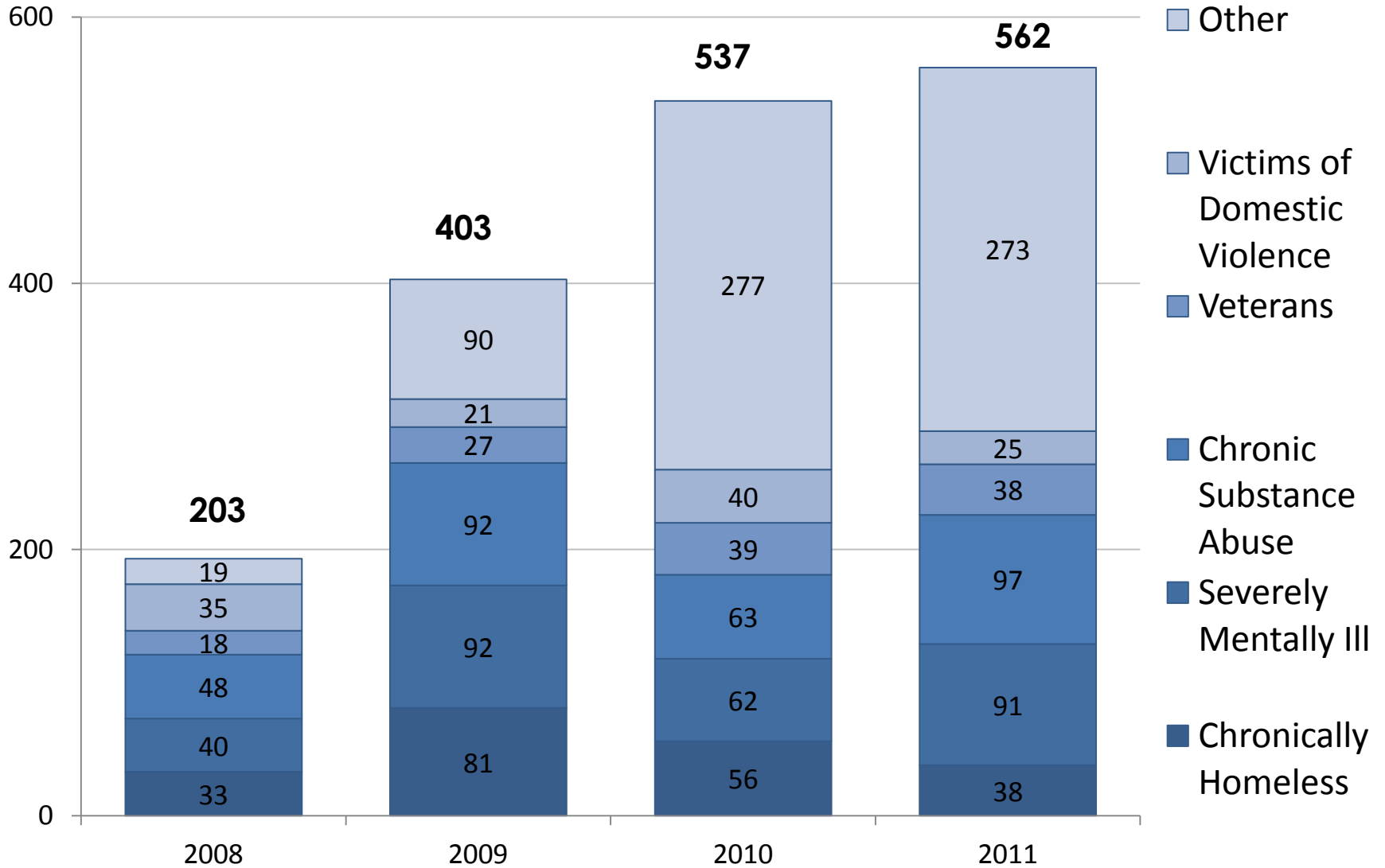
Per Capita Homeless Count per 1,000 residents



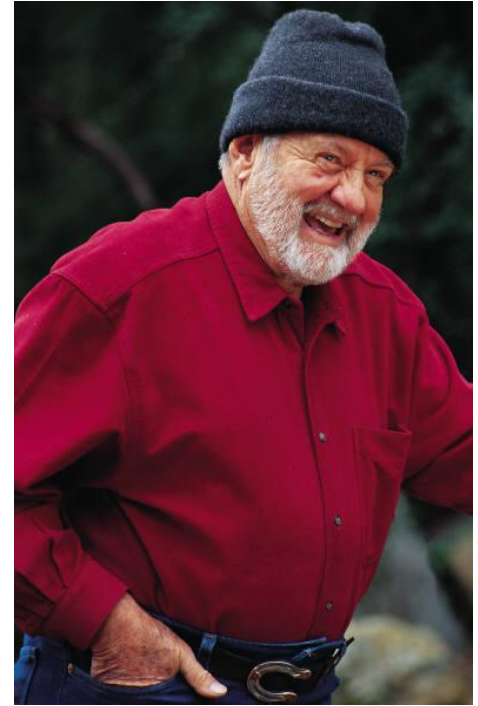
2011 Point In Time and Homeless Connect Surveys

If L.A. County had the same rate, there would be 170,000 on their streets (not the 51,000 counted now).

Juneau Point In Time Homeless Count, 2008-2011



Seniors are the fastest growing segment of Juneau's homeless.



In 10 years, it is estimated that 40% of Juneau's homeless will be seniors.

The “Silver Tsunami”-- 75 million “Boomers” become elderly over the next 15 years.



With the fastest senior growth rates in the country, Alaska and Juneau get hit first and hard.

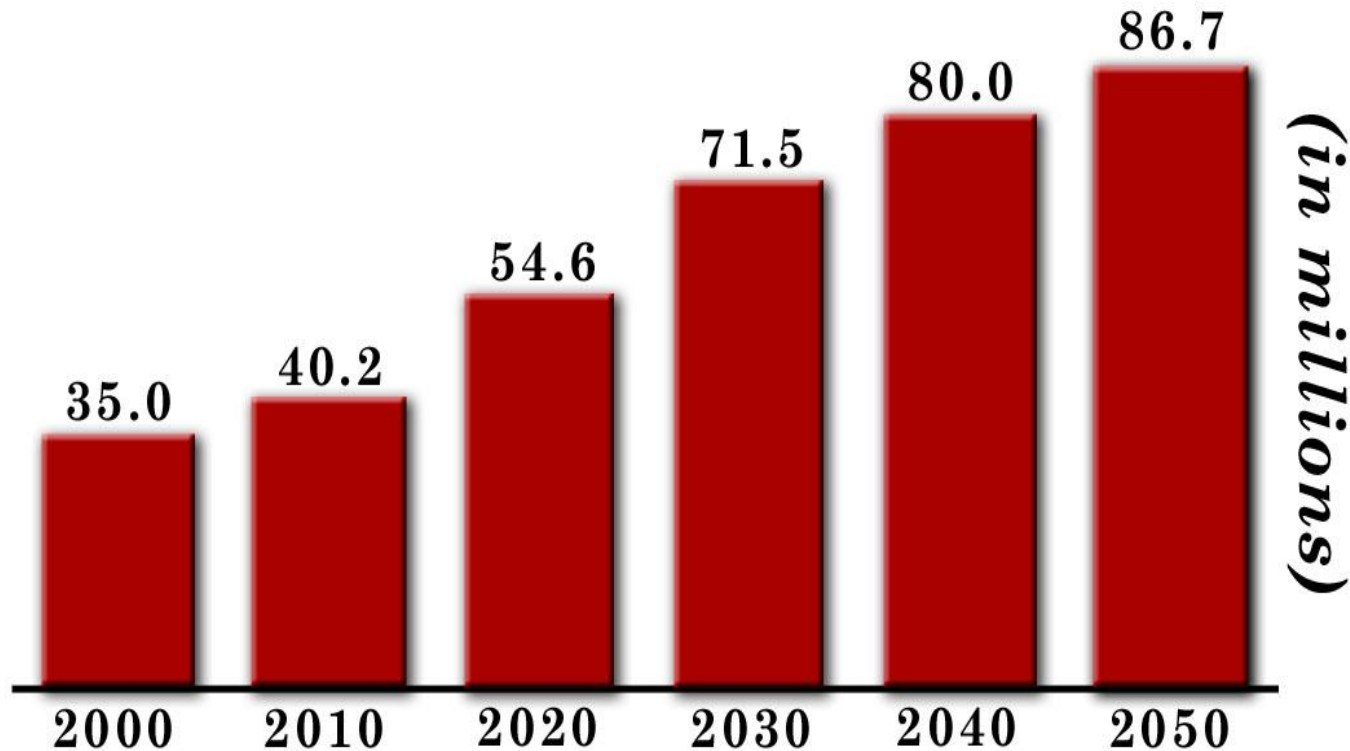


By 2040 the U.S. senior population will Double to 80 million.

Now, about half of all seniors rely solely on social security income.



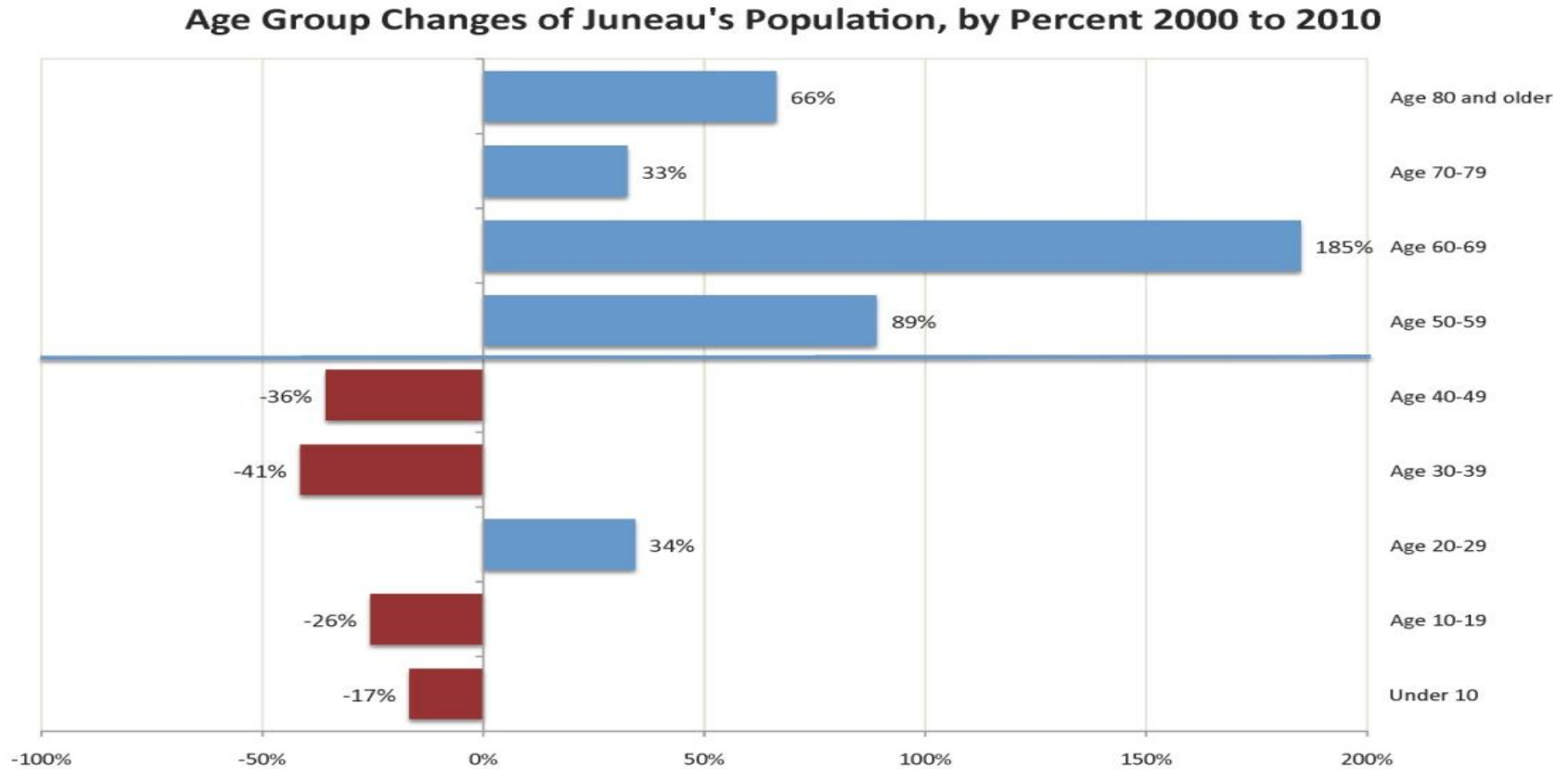
POPULATION AGED 65 & OVER 2000 to 2050



Note: The reference population for these data is the resident population.

Sources: 2000, U.S. Census Bureau, 2001. Table PCT12; 2010 to 2050, U.S. Census Bureau, 2004.

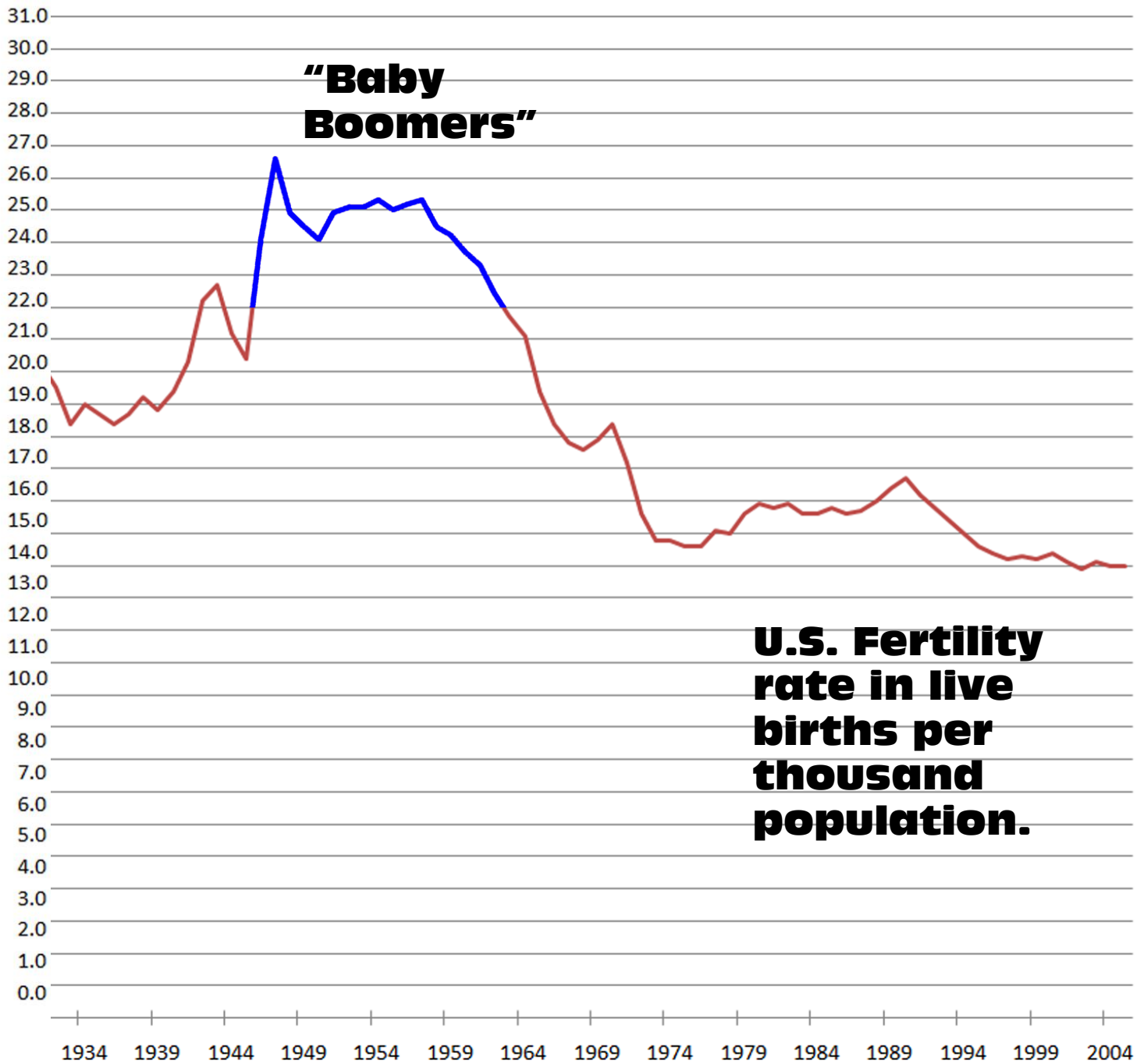
Alaska has the fastest growing senior population in the nation with a projected 206% growth rate between 1995 and 2025^[1]. Juneau's senior (60-69 yrs.) growth rate was 185% between 2000 and 2010^[2].



Alaska Department of Labor, Juneau Population Changes, 2000—2010.

^[1] U.S. Census Bureau, Senior Population Growth by State, 2005

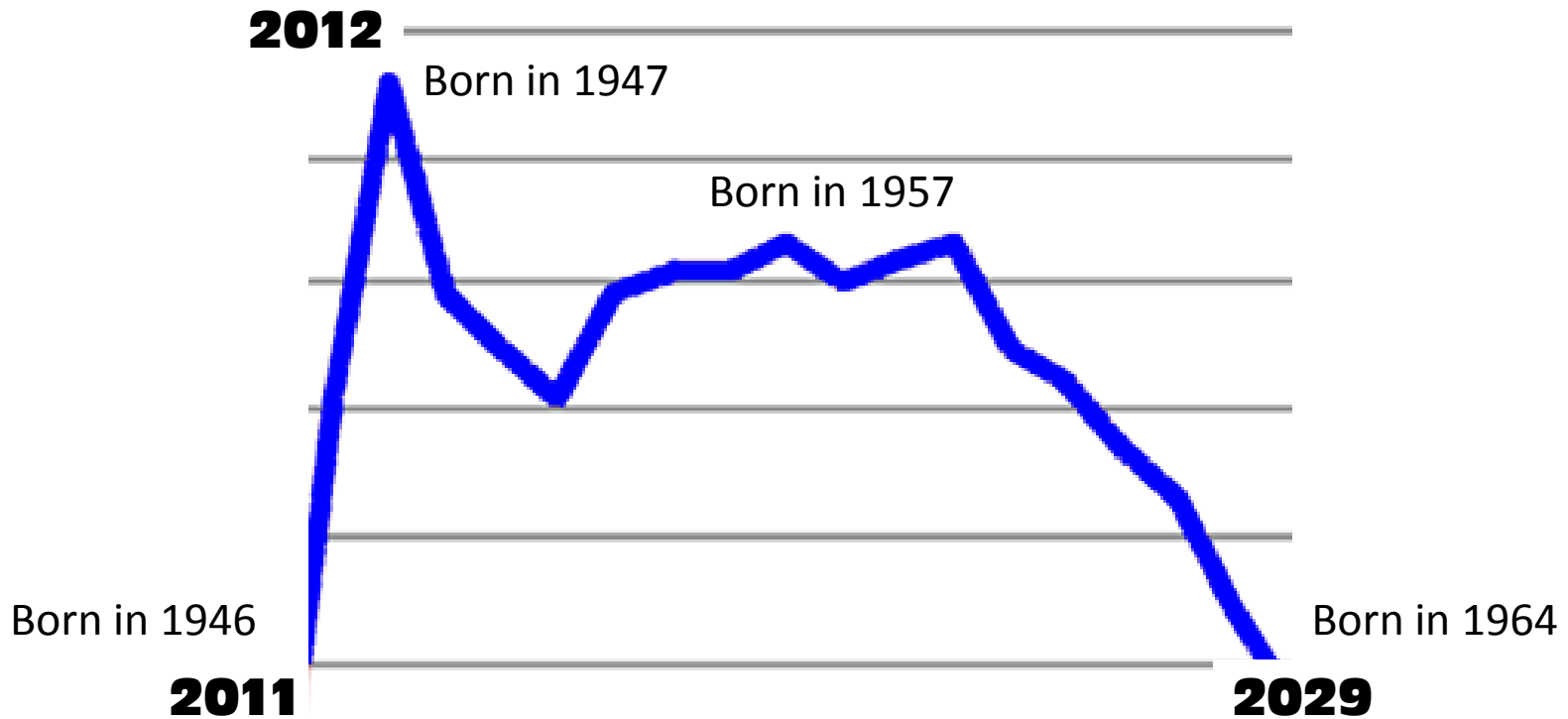
^[2] Alaska Department of Labor, 2010



"Baby Boomers"

U.S. Fertility rate in live births per thousand population.

How and when the wave will hit.



79 million Boomers turn sixty five starting NOW.

Just being a senior shouldn't automatically make you poor. But, about half of all seniors rely solely on Social Security income.

And that puts them in the “Very Low-Income” category—POOR.

Today, half of Juneau's single seniors--188 households--qualify for subsidized housing because they are very low-income.

Today, there are 55 units of fully occupied subsidized senior housing and waitlists of 67.

No subsidized senior housing has been built since 1998.

U.S. HUD has cancelled the Senior and Disabled Supportive Housing grant program.

If the current trend continues, we can expect 348 Very Low-Income Single Senior Households in 10 years.

Just to stand still, with zero vacancy and 120% waitlists, we must build at least 50 more very low-income affordable senior apartments in this decade.

What is “Very Low-Income Affordable?”

Smith Hall

Very Low-Income Senior Apartments



Average annual income of Smith Hall seniors = \$18,247

30% “Affordable” monthly rent and utilities = \$456.

Juneau Fair Market Rent Rate = \$912

Smith Hall 1 bdrm. = \$799. $\$799 - (\$456) = \$343$

Who pays the \$343 subsidy?

The current game: *Without “Affordability” there is no housing. Without subsidy, there is no “Affordability”.*

We Need a Game Changer.

Haines Assisted Living and St. Lucy's Senior Living



- Rural Alaska's first LEED certified non-profit multifamily residence.
- \$5.5 million to Southeast contractors.
- Now one of Haines Borough's largest employers.
- Returns 9% per year to local community.
- Operates at 50% of cost of comparable facilities.
- Debt Free. 100% grant and donation funded.
- 13 senior households remain in their town close to family and friends.

The L-41, *All For One*



Factory Built L-41 Modules

L-41, L-42, L-43

Stackable



Expandable



Build 'em Better, Build 'em
Smaller, Build More of 'em.



For Rent, studio apartments for single seniors 62 years + with annual incomes below \$33,000. In the valley, 1 block from Nugget Mall, close to shopping, banks, professional services. ADA accessible, all utilities paid.



\$500 per month.



Smith Hall Studios

- **12 ADA accessible senior apartments.**
- **Green and energy efficient--LEED.**
- **Half current operating expense per unit.**
- **Affordable to very low-income *without* government subsidy.**