

## Juneau Senior Housing and Services Market Demand Study

**Funded by:** City and Borough of Juneau, Alaska Mental Health Trust Authority and Senior Citizens Support Services, Inc.

**Prepared by:** Agnew::Beck Consulting and Northern Economics, Inc. October 2014

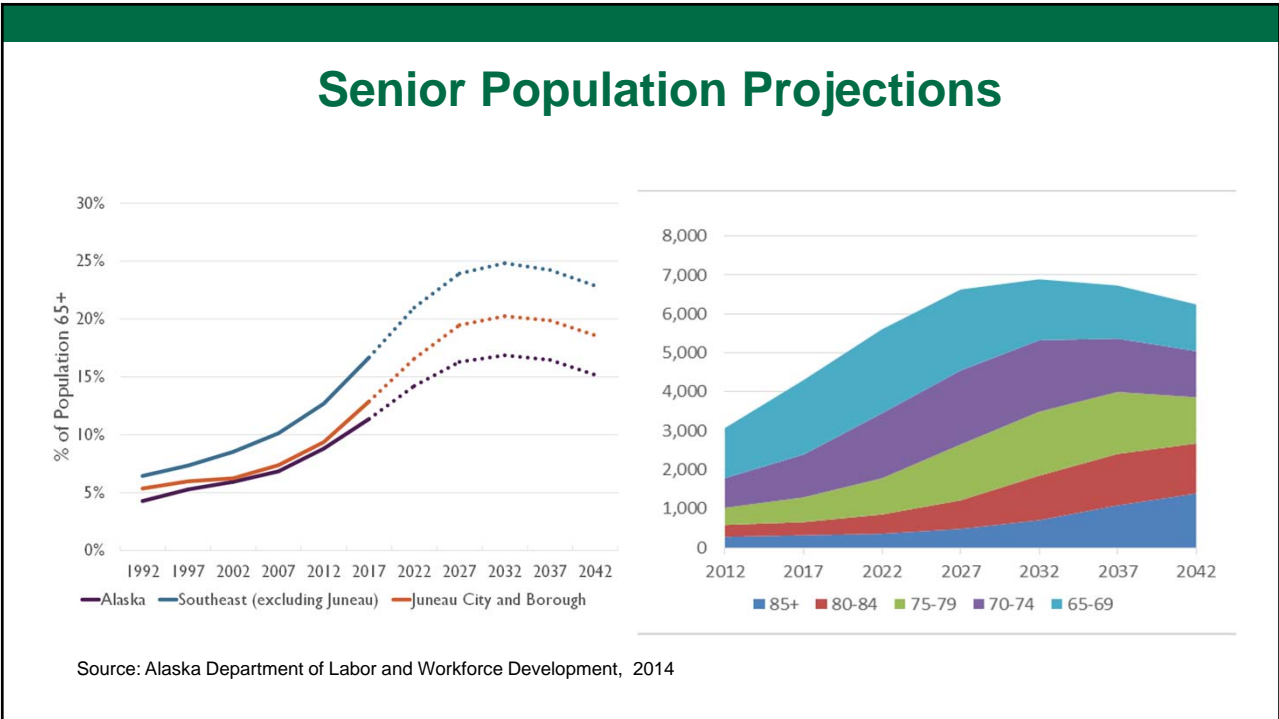
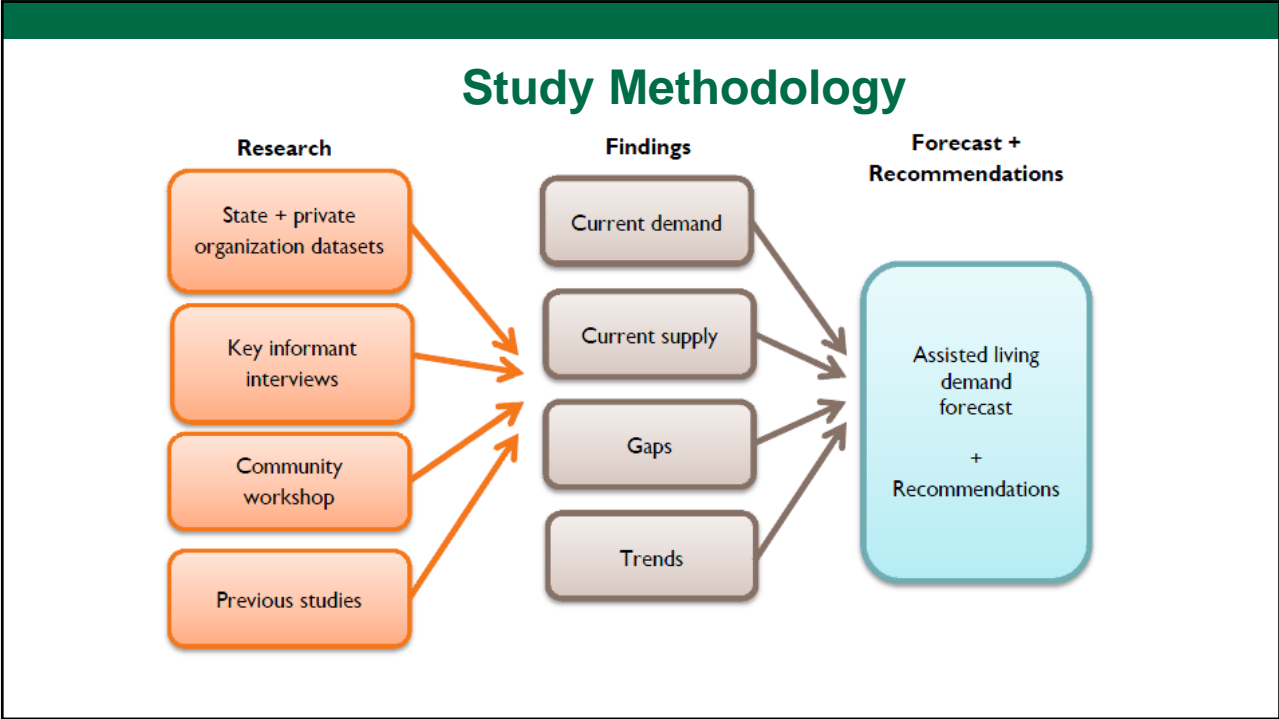


### Study Purpose

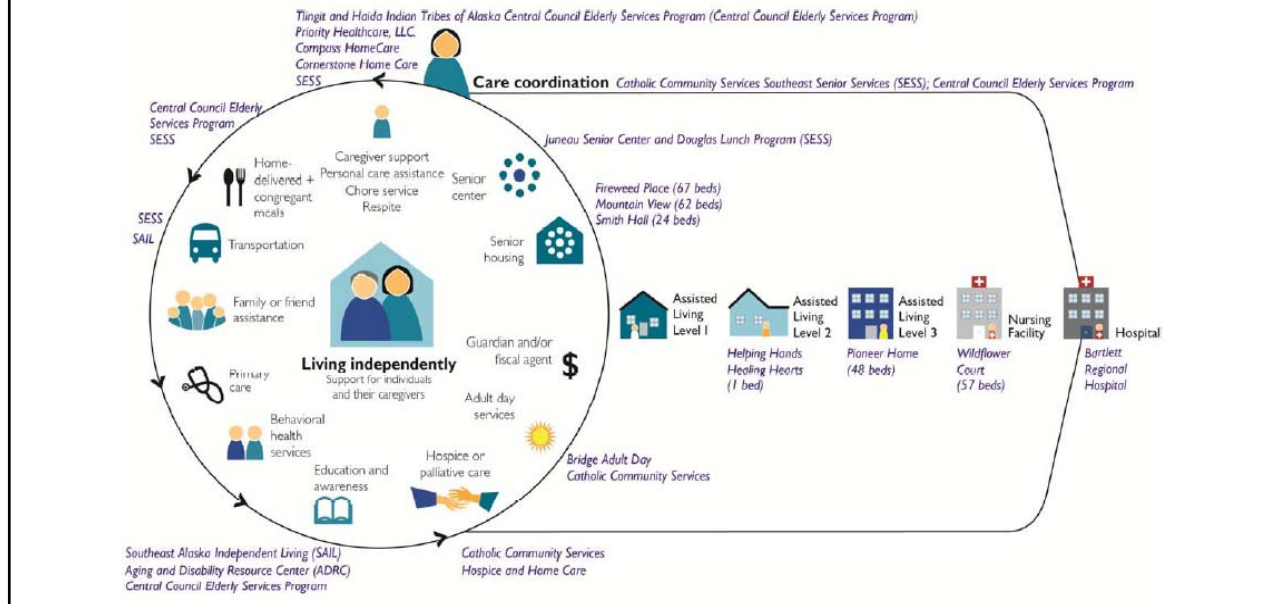
- Forecast demand for senior housing and services in Juneau, with emphasis on assisted living for seniors
- Educate the public about the resources available, what's needed, and what the issues are

### Why Now?

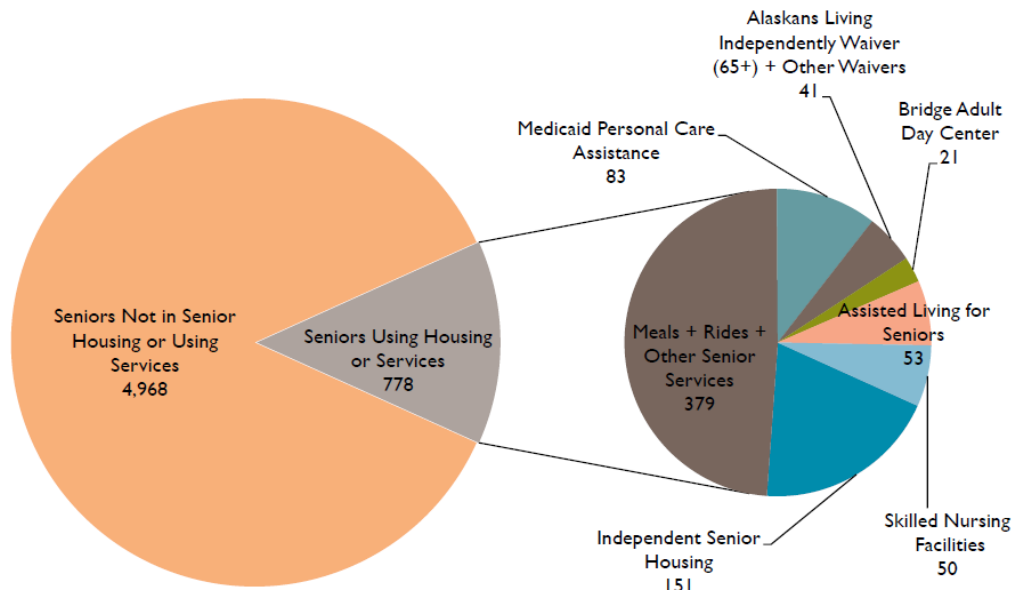
- Assisted living, senior independent living, options for downsizing, supportive in-home services, skilled nursing, are inadequate today
- Seniors (65+) as percentage of Juneau population will double by 2032
- Very Elderly (85+) will quadruple by 2042
- Good market data is required to attract capital
- Consequences for inaction
- Data reaching local agencies, thought leaders, local government and the business community more likely to result in inspired problem solving



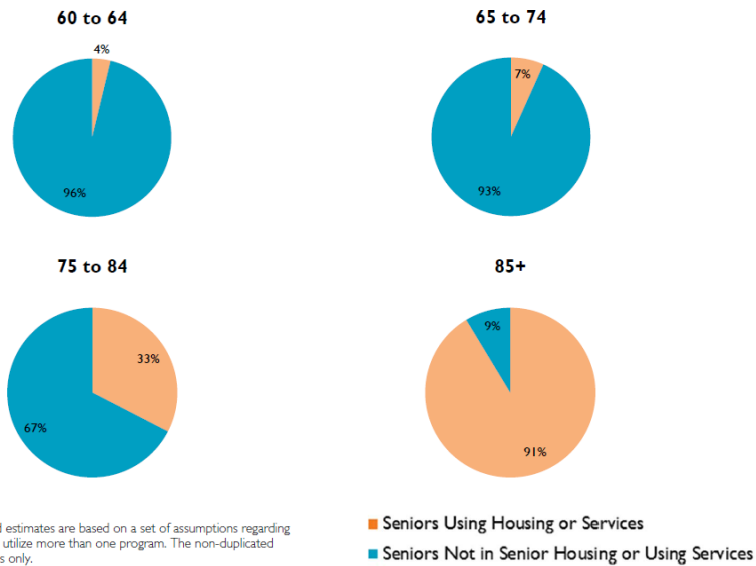
## Juneau's Senior Continuum of Care



## Current Utilization



## Housing/Service Utilization Increases with Age



## Demand for Home + Community Based Services

Item	2014	2017	2022	2027	2032	2037	2042
Juneau Borough Population Age 65+	3,397	4,303	5,608	6,630	6,892	6,731	6,246
Units of Senior Services for age 65+ (Duplicated) in 2014 [1]	2,105						
Units of Senior Services as Percent of Juneau Population	62%	62%	62%	62%	62%	62%	62%
Demand Forecast for Units of Senior Services [2]	2,105	2,666	3,475	4,109	4,271	4,171	3,871

## Demand for Senior Assisted Living

	2014	2017	2022	2027	2032	2037	2042
	Senior Population						
60-64	2,348	2,381	2,301	1,755	1,540	1,361	1,626
65 to 74	2,338	3,010	3,824	3,979	3,401	2,732	2,384
75 to 84	775	974	1,425	2,168	2,785	2,911	2,469
85+	285	319	359	483	706	1,088	1,393
	Assisted Living Beds						
Demand Forecast (Total Beds)	109	131	170	233	301	362	380
Assisted Living Supply of Beds in 2014	53	53	53	53	53	53	53
<b>Surplus (Gap) in Beds</b>	<b>(56)</b>	<b>(78)</b>	<b>(117)</b>	<b>(180)</b>	<b>(248)</b>	<b>(309)</b>	<b>(327)</b>

## Unmet Needs / Business Opportunities

- Improved senior center
- Private pay PCA services
- Planning for growth in senior population
- Senior independent housing
- Assisted living with memory care
- Short-term skilled nursing/assisted living beds for rehab, respite, transition, end of life

## Recommendations for Juneau Assisted Living

1. Co-location of assisted living/independent housing to create aging in place community
2. Distribute report to potential investors
3. Identify/assess locations
4. Plan to meet demand in a variety of ways
5. Feasibility testing to refine near-term project
6. Anticipate public-private partnership will likely be required
7. Bring in more financial resources, advertise them to potential developers
8. Engage/involve tribal health system as partner
9. Plan for additional independent senior housing
10. Ensure home and community based services can keep pace with population growth
11. Support referral network Aging and Disability Resource Center/information sharing

## Questions? Contacts?

Margaret O'Neal                      523-2326  
 JEDC                                        moneal@jedc.org

Sioux Douglas                        463-3042  
 SCSSI                                      Sioux@gci.net

To be added to listserve  
[JuneauSeniorAssistedLiving@gmail.com](mailto:JuneauSeniorAssistedLiving@gmail.com)

**Download report:** <http://www.jedc.org/2014-juneau-senior-housing>