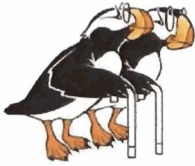


Homer Senior Citizens, Inc. Overview



Homer Senior Citizens, Inc. was incorporated in November of 1973 as a non-profit corporation. Homer Senior Citizens, Inc. for the past 35 has been a leader in providing programs for senior citizens in the Homer area.



1. Mission:

Our Mission is to offer opportunities to adults 55 years and older to live life to its fullest.

Homer Senior Citizens, Inc.'s mission statement was developed with input from a committee composed of staff, community members and board members in conjunction with the development of the HSC Strategic Plan. Each year the mission statement and plan are reviewed and revised, if necessary.

The primary focus behind the mission statement and strategic plan is to work towards providing a senior campus that provides access to programs that benefit seniors. This in some cases involves directly providing services as described below. In other cases, this means supporting other organizations that provide these services or providing information on organizations that provide senior services. What we are trying to accomplish is to provide either directly or indirectly a continuum of care for seniors at the lowest cost possible so they will not have to move from the community.

During the last thirteen years, we have experienced an exceptional amount of growth and change. Our corporation budget has increased by 366% from \$557,000 to \$2,600,000.00. With this increase in revenue we have been able to expand and improve our services in all of our programs; however, because of cash flow problems it is difficult to start new programs without initial grant funds.

2. Strategic Plan

A key element of our Strategic Plan is that no programs or projects will be undertaken unless a cost analysis and impact study has been done.

The primary considerations here are as follows:

- a. Does it fit within or support the mission of HSC?
- b. Who and how many individuals does it benefit?
- c. What are the short and long-term benefits to the Corporation and the community?
- d. If it is a long term project or program, is it sustainable?
- e. If the project or program is not sustainable by itself, is the benefit to seniors sufficient to use other Corporation funds to subsidize it?

As a result, the HSC Board has adopted the policy that each program should pay for itself and be sustainable without being dependent upon grant funds.

3. Number and Geographic Location of Beneficiaries

There are approximately 1,300 individuals in the Homer area who are 55 years or older. In addition, we also serve individuals 18 years and older who have a disability in our transportation program and individuals who are 18 years and older who have dementia or Alzheimer's in our adult day services program.



Census data indicates that the population of the area served by Homer Seniors is approximately 11,000. Of those individuals, 1,050 are listed as being 60 years or older. In 2008/09, Homer Seniors served over 600 individual seniors in our programs. This is close to 60% of the seniors who live in this area.

4. Programs

Located in the central part of Homer; Friendship Center (Adult Day Services), Friendship Terrace (Assisted Living), Kachemak Bay Senior Housing (Independent Living), Pioneer Vistas Senior Housing (Independent Living), Homer Senior Center (Nutrition, Recreation/Activities, Transportation and Support Services), and the Administrative Offices are all located next to or attached to each other. Bartlett Terrace Senior Housing is located approximately three blocks from the Senior Center. This makes it easy for seniors to access housing and programs.

Adult Day Services at Friendship Center serves persons 60 years and older who are frail/handicapped, low income, and/or minority and those individuals of any age with

Alzheimer's and related Dementia. This year we served 30 different people for a total of 14,000+ hours of day services. This program averages 10-13 participants per day Monday through Friday. Special arrangements can be made to serve individuals at other time.



Friendship Terrace is a forty-unit apartment complex attached to the Friendship Center and the Homer Senior Center. The program serves adults 55 years and older who require help with activities of daily living. We presently have 36 residents.



assistance.

This program was started in 1996 and is capable of serving 40 individuals. This program is fully funded by program income generated from rent, meal fees and services fees. Assisted living service at Friendship Terrace is designed to allow the individual to live as independently as possible. This facility is based on the "Wellness Model", which is a blend between the social and the medical model of

Kachemak Bay Senior Housing, which is located across the street from Friendship Center, Friendship Terrace and Homer Senior Center; is made up of four, six-plex apartment units. Residents must be 55 years or older and be able to live independently. Presently all units are full with a waiting list of 45. This program is completely funded from the rents generated.



Pioneer Vistas Senior Housing, which is located adjacent to Homer Senior Center, is a eight-plex apartment building for seniors 55 years and older who are able to live independently. This program is fully funded from rental receipts.

Bartlett Terrace Senior Housing is a newer complex consisting of nine units: seven two bedroom and two one-bedroom. Each unit has a one-car garage. Units are open to anyone 55 years or older. Presently there is a waiting list for these units.



Homer Senior Center provides a noon nutrition program and home delivered meals for seniors, transportation for activities such as medical appointments and shopping, recreational activities such as pool, cards and entertainment and support services, such



as,

help with taxes, Medicare, Medicaid and training programs. During this past year we served approximately 55,000 meals to seniors in the Homer area and 2500 rides.

Homer Senior Citizen's Administrative Offices are attached to the Friendship Center and the Homer Senior Center.

5. Support to the Community

Although the primary emphasis at Homer Senior Citizens, Inc. is to provide services for seniors, the organization also provides support for other individuals and organizations. Some of these programs are listed below:

- a. Education and training provided for caregivers that take care of seniors that have Alzheimer's or related dementia.
- b. Handicap van transportation for individuals 18 and older with disabilities on a sliding fee scale.
- c. Income Tax preparation for low-income families and individuals.

- d. Use of facilities for other non-profit's meetings; such as the Lions Club, Pioneers of Alaska, Hospice of Homer, Homer Caregivers Group, Downtown Rotary Club, Pioneers of Alaska, End of the Road Quilters and the Alzheimer's Resource Agency of Alaska.
- e. Facility and meeting room rental for any individual or community organization.
- f. Catering of events for individuals and community organizations.
- g. Financial and in-kind support for programs such as Hospice of Homer, Alzheimer's Walk, Alaska Peace Officers Association, Multiple Sclerosis and the Homer Spit Run.
- h. Meals to prisoners on a daily basis through a contract with the City of Homer Jail.

6. Overview of History and Accomplishments

- a. Incorporation as an organization on November 19, 1973. The original members who incorporated were Ben Walters, Sr., Carl Williams, Freda Coles, and Mildred Nordby.
- b. Constructed a home on Herndon St. in June of 1980, which opened as the Homer Senior Center in October of 1980. During the first years of operation a potluck meal was served once a week.
- c. In 1981, Homer Senior Citizens, Inc. started offering transportation through a contract with "Inlet Taxi".
- d. In 1982, meals were expanded to two days a week.
- e. In 1983, the meal program was expanded to three noon meals a week. Also in 1983, the 24 units in Kachemak Bay Senior Housing opened.
- f. In 1987 started operation of the first wheel chair equipped van in Homer to provide transportation.
- g. Expanded the meal program to five days a week in 1988.
- h. Opened Friendship Center Adult Day Care Program in a rented building in 1990.
- i. Expanded Homer Senior Center in 1994 to house Friendship Center in new facilities and purchased a new handicap van.
- j. Opened a 40 unit assisted living complex in 1996 (Now called Friendship Terrace).
- k. Added a Sunroom to Friendship Center in 1996.
- l. Remodeled and added to the kitchen and dining area of Homer Senior Center in 1996.
- m. Remodeled the entryway and lobby of Friendship Terrace and added a Garage/Maintenance Shop in 1998.
- n. Added a new handicap van to the transportation fleet in 1999.
- o. Opened 8 new units of senior independent rental housing called Pioneer Vistas Senior Housing in 2002.
- p. Painted the outside of the Senior Center, Friendship Terrace and Kachemak Bay Senior Housing in 2003.
- q. Remodeled Friendship Center Adult Day Services and entrances to the senior Center in 2003.
- r. Replaced the roofs of Kachemak Bay Senior Housing in 2004.
- s. Re-carpeted the Senior Center in 2004.
- t. Added a new 4-wheel drive Meals-on-Wheels delivery vehicle in 2005.



- u. Remodeled and expanded the Senior Center Dining Room, which increased the seating capacity by one-third the number of people in 2005.
- v. Expanded Meals-on-Wheels delivery from five days a week to seven days a week in 2006.
- w. Purchased a single family home for senior housing in 2006.
- x. Purchased land for new senior independent housing in 2006.
- y. Purchased a new 14-passenger van with a wheel chair lift utilizing HSC cash and a grant from the Alaska Department of Transportation and Public Facilities in 2007.
- z. Purchased a new 7-passenger van with a wheel chair lift utilizing HSC cash in 2007.
- aa. Remodeled the bathrooms in the dining room area in 2007.
- bb. Added a new storage room area, which is attached to the kitchen and provides a roof over the walk-in cooler and freezer in 2007.
- cc. Added a new nine-unit senior independent housing facility. (Bartlett Terrace Senior Housing in 2008.



6. Goals and Objectives for the future include:

1. Expand the marketing of programs offered by Homer Senior Citizens, Inc.
2. Expand fund raising efforts of Homer Senior Citizens, Inc.
3. Expand activities program for Homer Senior Citizens, Inc.
4. Construction or acquisition of additional independent housing units.