

**ALASKA SENIOR HOUSING SUMMIT**  
**Wednesday, December 12, 2012**  
**Wilda Marston Theatre, Loussac Library, Anchorage, Alaska**

**Sponsors: Alaska Commission on Aging, Alaska Department of Health and Social Services, Alaska Housing Finance Corporation, and the Alaska Mental Health Trust Authority**

**Panel 1: “Affordable and Sustainable Senior Housing across the Continuum of Care: Where We Are & the Challenges Ahead”**

**Moderator: William Streur, Commissioner, Department of Health and Social Services**

William J. "Bill" Streur was appointed commissioner of the Alaska Department of Health and Social Services (DHSS) on February 1, 2011 by Governor Sean Parnell. Streur served as acting commissioner from December 2010 to his appointment in February 2011.

Streur also served as deputy commissioner for Medicaid and health care policy for DHSS for three years, where he was responsible for all aspects of Medicaid, the state Children’s Health Insurance Program and the Chronic and Acute Medical Assistance Program, as well as oversight of the department’s health planning, systems development and provider rate review functions.

Streur has more than 30 years of experience in health care administration. Before joining the state, he served as senior director for First Health Services’ Alaska operations, where he oversaw the fulfillment of the state of Alaska Medicaid Management Information Systems contract. Prior to moving to Alaska in 2003, he was president and CEO of the Upper Peninsula Health Plan in Michigan, where he founded and led the plan to becoming one of the top five health plans in the state.

Streur is retired U.S. Air Force, a Vietnam and Desert Storm veteran and recipient of the Bronze Star and Meritorious Service Medals. Streur has a bachelor’s degree in pre-medicine from Northern Michigan University.

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## **Presenter: Colleen Bickford, Alaska State Director, Department of Housing and Urban Development**

Colleen Bickford has served as HUD's Alaska State Director since May 2000. In this current position, Ms. Bickford is responsible for the management and administration of the Alaska Field Office. Bickford has been instrumental in working with federal and state partners, foundations, for-profits and non-profits to create 10-year plans on homelessness, a framework for a statewide housing trust fund, and has encouraged the creation and maintenance of sustainable affordable housing statewide. Prior to her appointment as the Alaska HUD Director, Ms. Bickford served as Director of the Community Planning and Development Division for the Alaska HUD office for nine years, working with Alaska's communities to address homelessness, affordable housing, community and economic development and fair housing. Ms. Bickford has traveled throughout the State and has extensive experience with Public and Indian Housing and community development programs, serving HUD, as well as the Tacoma Housing Authority where she worked before coming to work for HUD.

Ms. Bickford is currently Co-Chair of the United States Interagency Council on Homelessness – Alaska Chapter, and is an active member of the Alaska Federal Executive Association.

Ms. Bickford currently lives in Anchorage with her husband and two children. She is actively involved in school curriculum and serves on the Steller Secondary School Parent Advisory Committee. Ms. Bickford received her Bachelor's Degree in Organization Management from the Alaska Pacific University.

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**Presenter: Mark Romick, Director Planning & Program Development, Alaska Housing Finance Corporation**

Mark Romick is the Director of Planning and Program Development for the Alaska Housing Finance Corporation, the housing finance agency and public housing authority for the State. He has been working in the affordable housing field since 1987.

Prior to assuming the director position, Mr. Romick managed the Low Income Housing Tax Credit program for 18 years, overseeing the allocation of credit on 80 projects (3,000 units) in Alaska. He has extensive experience in housing market research, grant writing, housing program development, financial analysis of rental housing and the use of state and federal housing programs for affordable and special needs housing development.

Mr. Romick holds Bachelor of Arts and Masters of Science degrees in Economics.

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**Presenter: Paula Easley, Trustee, Alaska Mental Health Trust Authority**

Paula Easley is a Trustee for the Alaska Mental Health Trust Authority, first appointed in 2006 and re-appointed in 2008. She serves on the Trust's Executive Committee and Chairs its Planning Committee. During Paula's many years in the public policy arena, she has advocated developing the State's vast natural resources to provide jobs for Alaskans, particularly those in rural areas. She was the Resource Development Council's (RDC) long-time executive director and handled federal regulatory affairs during Anchorage Mayor Tom Fink's two terms of office. Many Alaskans know Paula through her five years of monthly Anchorage Daily News columns addressing economic and development issues.

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**Presenter: Karen Perdue, CEO, Alaska State Hospital Nursing Home Administration**

Karen Perdue is the President/ CEO of Alaska State Hospital and Nursing Home Association. She was appointed to that role in 2010. The Association has a 60 year history of health advocacy and today has a mission to be the premier provider-advocate bringing unity to the Alaska health care community.

Previously, Karen was the Associate Vice-President for Health at the University of Alaska. She was appointed to this position in October of 2001 by the President of the University to help develop health and social sciences capacity throughout the University. From 1994 to 2001, Ms. Perdue served as the State’s Commissioner of Health and Social Services, overseeing the State’s largest department. She was the longest serving DHSS Commissioner since statehood.

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## **Presenter: Tom Livingston, Principal, Livingston Slone**

Tom Livingston, Fellow in the American Institute of Architects (FAIA), founding Principal of Livingston Slone, Inc. (1975), is passionate about both the social and technical challenges of planning and designing buildings in Alaska. Tom's work has been cited in national and international publications and has been presented to professional gatherings throughout Alaska and in Canada. In 1997, Tom was advanced to Fellow in the American Institute of Architects, one of their highest honors, because of his extensive contribution to northern architecture. Three of Tom's projects have been featured in Cool Architecture: Designing for Northern Climates, an international publication while a fourth project, the YKHC Community Health Services Building has been included as a case study in the Advanced Energy Design Guide, published for ASHRAE and AIA.

Tom has served as Principal in Charge for many of Livingston Slone's 18 award-winning projects including the Alaska SeaLife Center, the Alaska Public Health Laboratory and Office of the State Medical Examiner, the Museum of the Aleutians, the Maniilaq Health Center, and the State of Alaska Crime Laboratory and Vintage Pointe Senior Housing for the City of Kenai. The latter received National Accessible Housing Award, an award given annually by the American Institute of Architects & the American Association of Realtors.

Since 1996, Tom has been one of the instructors for the Northern Design Course at the University of Alaska Anchorage, one of the prerequisites for licensing architects in Alaska.

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## **Presenter: Vivian Shade, Housing Manager, Bristol Bay Housing Authority**

Vivian Shade is from Aleknagik/Dillingham Alaska. She was born and raised there. She is employed by Bristol Bay Housing Authority in their housing management office since 1996. She has been the housing manager since 2005. She is currently working towards her Bachelor of Arts degree through the University of Alaska in Rural Development. Vivian is married and has three adult sons.

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## **Panel 2: “Best Practices, Funding & Strategies for Building Independent Senior Housing”**

**Moderator: Colleen Bickford, Alaska HUD Director  
Department of Housing & Urban Development**

**Presenter: Mark Romick, Director Planning & Program Development  
Alaska Housing Finance Corporation  
“Tools for Financing Senior Housing Projects, Alaska Examples”**

Note: Mark Romick is a speaker on two panels. His bio and contact information appear on page 3.

**Presenter: Jeff Judd, Executive Vice President of Real Estate, Cook Inlet Housing Authority  
“Strategies for Funding & Leveraging for Senior Housing: Examples from Southcentral  
Alaska”**

Jeff Judd is the Executive Vice President of Real Estate at Cook Inlet Housing Authority (CIHA). Mr. Judd has 27 years of experience in the Alaska housing and finance industries. For the last eighteen, Mr. Judd has concentrated on Alaska’s affordable housing issues.

As the former Director of Operations and Asset Management for CIHA, Mr. Judd oversaw key CIHA programs, including the HOME Loan Program, senior and family rental housing operations, housing services, and housing development finance. In 2005, Mr. Judd assumed the role of Vice President of Development for CIHA, concentrating on improving existing programs and developing new opportunities for affordable housing in the Cook Inlet region. As the Executive Vice President of Real Estate since 2010, Mr. Judd oversees all real estate functions -- acquisitions, development, development finance, redevelopment and asset management for CIHA.

Mr. Judd has lived in Alaska for 45 years.

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**Presenter: Debe Mahoney, Executive Director, Anchorage NeighborWorks  
“Connolly Square Senior Housing, HUD 202 Project”**

Debe Mahoney is the Executive Director of Anchorage NeighborWorks, a major affordable housing provider in Alaska. She has nearly 40 years of professional experience in lending and project development. She has managed residential, construction and commercial real estate lending departments. Ms. Mahoney has provided project development consulting services to private and non-profit organizations including project concept, design review, funding, contract and grant administration, and project close-out. She has secured federal and state grants and private project funding for various projects around the State. Projects include HUD Special Needs Housing Projects, primarily for seniors and individuals experiencing a disability, and the Challenge Alaska facility located at Alyeska Ski Resort.

Ms. Mahoney has a business degree with an emphasis in marketing and a Master of Arts degree with a focus in urban renewal. She is a licensed real estate sales person. Her broad background in lending, real estate, and project development and management has provided a key foundation for neighborhood redevelopment projects currently underway. Ms. Mahoney has served on a number of community boards including Chair of the Housing Committee for the Arc of Anchorage board.

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**Presenter: Steve Rouse, Executive Director, Kenai Peninsula Housing Initiative  
Developing a Rural Senior Housing Project: A Developer's Perspective**

Known by many Alaskans as simply Your Friend and Mine, Steven Rouse has been involved in construction for 40 years and specifically housing development for the past decade. His firm Rouse & Associates has developed senior and public safety housing in rural Alaska, most recently in Togiak and Manokotak. In his other role, as CEO of KPHI, he has successfully developed 15 major multi-family housing projects in around the Kenai Peninsula area since 2003. The most recent closing occurred in early December 2012 with the 16th project – a new eight-plex to come on line in 90 days. He will be developing Phase 2 of Silverwood Senior Housing in Soldotna in 2013.

Previously, Steven managed the nonprofit organization Make it Alaskan Inc. and was instrumental in establishing the Made in Alaska and Silver Hand product identification programs in Alaskan law. Before that, he served as Marketing Director for the Alaska State Chamber of Commerce during the Valdez Oil Spill as well as construction foreman and superintendent for over \$350 million in capital construction projects through Alaska and the Northwest including the Federal Building, Museum and Library in Anchorage and the Columbia Tower and One Union Plaza in Seattle.

Steve holds a degree in Economics from the University of Alaska Anchorage. He has earned over a dozen professional certifications in Housing and Economic Development.

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### **Panel 3: “Enhancing Senior Housing with Supportive Services: A Health-Effective & Cost-Effective Alternative to Long-Term Institutional Care”**

#### **Moderator: Rachel Greenberg, Deputy Director, Palmer Senior Citizens Center**

Rachel Greenberg, a lifelong time Alaskan, has lived in Juneau, Fairbanks, Anchorage and most recently, Mat-Su. Ms. Greenberg started at Palmer Senior Citizens Center, Inc., now doing business as Mat-Su Senior Services, in June 1993 and senior services has been a passion ever since. Since 1993, Ms. Greenberg has seen the kick-off of the Home and Community Based Waiver program in the state of Alaska; an increasing senior population and need for senior services and housing; expansion of services; and development of senior housing in the Mat-Su from two complexes to over eighteen. In partnership with AHFC, developers, funders and tax-credit partners, Mat-Su Senior Services has successfully developed, constructed and managed two senior housing facilities in the Palmer area.

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#### **Presenter: Nancy Burke, Program Officer, Alaska Mental Health Trust Authority “The Continuum of Housing Support Services”**

Nancy, Burke, MSW, is the Program Officer at the Alaska Mental Health Trust Authority. Burke completed her master’s program in social work at Syracuse University in Syracuse, New York in Family Mental Health with secondary concentrations in Child Welfare and women’s studies. Burke has over twenty years of professional experience in disability and mental health services in Colorado, Alaska, and New York in several capacities, including director of a non-profit agency in Anchorage. Burke is heading up the Trust’s focus area for affordable accessible housing, concentrating on the improvement of the social service delivery structures and housing options for Trust beneficiaries.

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**Presenter: Duane Mayes, Director, Division of Senior & Disabilities Services**  
**“Keeping Seniors Healthy, Independent, & Living with Dignity: Alaska’s Array of Home- and Community-Based Services for Seniors”**

Duane Mayes, Director of the Senior & Disabilities Division of the Alaska Department of Health and Social Services, began a career in social services just out of high school when he took a job in a nursing home. He found he loved the work, perhaps because he and his two siblings already had experience caring for their father who had significant physical disabilities from polio. Also, both his parents are deaf. Mayes is fluent in American Sign Language, his first language.

Mayes went on to get his bachelor’s and master’s degrees in vocational rehabilitation. Mayes moved to Alaska in 1981 where he worked for many years with the State Division of Vocational Rehabilitation. He has 26 years rehabilitation experience, eight in the private sector, four as the owner of his own business.

He went on to work for two years as operations director of the Governor’s Council on Disabilities and Special Education before taking the position of Division Director for Senior and Disabilities Services.

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**Presenter: Karen Parr, Board Chair, Raven Landing Senior Community, Fairbanks**  
**“Developing a Senior Housing Project: An Owner’s Perspective”**

Karen Parr is a retired teacher and member of the Fairbanks North Star Borough Assembly. Eight years ago, she and Mary Ann Eininger saw the need for a senior residential community in Fairbanks. Today, Raven Landing has 51 residents, soon to be 75, and is building a community center for all area seniors.

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**Presenter: Jim Beck, Executive Director, Access Alaska**

**“Using Technology to Promote Health and Independence in Senior Housing”**

Jim Beck has worked in disability rights and independent living in Alaska for nearly 30 years. He began his career in Alaska with Challenge Alaska, known then as “Alaska Handicapped Sports and Recreation Association.” Jim has worked for the State of Alaska Division of Vocational Rehabilitation in a variety of positions and throughout the ranks at Access Alaska, a Center for Independent Living, as an Independent Living Specialist, Americans with Disabilities Act Project Coordinator and now the Executive Director, a position he has held since December 2002.

Jim has served on the State Independent Living Council since the 1990s, where he served three terms as the Chair and in 2005, serving again as Chair for two terms. He has served on the boards of directors of Challenge Alaska, Alpine Alternatives, Access Alaska, the National Council on Independent Living and the Palmer Museum of History and Art. Jim has traveled the state and the nation consulting and training on disability rights and laws, accessibility and related disability topics. Jim holds a Master of Public Administration degree, with nonprofit management concentration.

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**Presenter: Linda Hendrickson, Executive Director, Chugiak-Eagle River Senior Center**

**“Independent Living, Assisted Living, and Long-Term Care Senior Campus**

Linda Hendrickson, CASP (Certified Aging Service Professional), has worked in many different capacities in the long-term care field since 1986. Positions she has held include CNA (Certified Nursing Assistant), Independent Senior Housing Manager, and Director of Resident Services at a 100 room assisted living facility in Seattle. She has served for the last ten years as the Executive Director for the Chugiak-Eagle River Senior Center. This Center offers a wide variety of programs to seniors and disabled adults including Meals-on-Wheels, a full gym with a Wellness Program, a Transportation Program, congregate meal services, and much more. This facility is located on a 20 acre campus and is comprised of 43 independent apartments, 20 low-income HUD 202 apartments, 21 assisted living apartments, a maintenance shop, a kitchen and dining facility, and an Adult Day Services program.

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**Panel 4: “Assisted Living & Long-Term Care Facilities – Current Status & Future Directions”**  
**Moderator: Bill Struer, DHSS Commissioner**

**Presenter: Dave Cote, Director, Division of Pioneer Homes**

**“Alaska’s Pioneer Homes – Caring for Alaska’s Seniors Since 1913**

Dave Cote has been the Director of the Division of Alaska Pioneer Homes within the Department of Health and Social Services since July 1, 2008. He has overall responsibility for the management and administration of 508 assisted living beds of the six Pioneer Homes. The Homes are located in Anchorage, Fairbanks, Juneau, Ketchikan, Palmer, and Sitka. There is also a centralized pharmacy and a central office which provides administrative support to the Homes.

Before becoming director of the Alaska Pioneer Homes, Cote was project coordinator for the division. In this capacity, he served as the division’s legislative liaison, liaison with the U.S. Department of Veterans Affairs, point person for Medicare Part D, Medicaid and special projects.

Cote has over 20 years of active and reserve service in the U.S. Coast Guard. He has also worked for the Office of Children’s Services as a social services program coordinator and officer, and as an accountant and accounting supervisor. Cote earned his bachelor of art degree in business administration from Northeastern University in Boston.

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**Presenter: James Benard, Director, Providence Horizon House**  
**“Housing for Seniors with Alzheimer’s Disease and Related Dementias and Challenging Behaviors”**

James Benard began working in health care in 1988 after 14 years in the world of culinary arts. His first exposure to health care was as the dining services manager at Mary Conrad Center Skilled Nursing Home in East Anchorage. James worked his way up the ranks to become Director of Support Services and managed all departments with the exception of nursing.

In 2007, James became the director of Providence Horizon House Assisted Living. Providence Horizon House has 60 independent studio apartments and 25 beds in two cottages designed for persons with Alzheimer’s disease and related dementias (ADRD). Most recently, Providence opened a 10-bed short stay assisted living home called Forest View that is located above Creekside Surgery Center designed to serve knee and hip replacement patients during recovery from the surgery center in a home-based setting.

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**Presenter: Dr. Karen Mailer, Medical Director, Providence Extended Care**  
**“Providing Resident-Centered skilled Nursing Care**

Karen Mailer, MD, CMD, serves as Medical Director and staff physician at Providence Extended Care Center. She specializes in Geriatric Medicine and care of people in the post-acute care settings. Dr. Mailer’s medical degree is from Case Western Reserve University School of Medicine. She completed a residence in Family Medicine at Memorial Hospital of Rhode Island and a fellowship in Geriatric Medicine at MetroHealth in Cleveland, Ohio. She received her certification as a medical director by the American Medical Directors Association (AMDA) in addition to certification in wound care.

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**Presenters: MaLane Harbour, Executive Director, Primrose Retirement of Wasilla  
Mick Thares, Regional Operations Manager for Primrose Retirement Communities  
“Developing Private Senior Retirement Communities in Alaska”**

Mick Thares is currently the Regional Operations Manager for Primrose Retirement Communities overseeing communities in the states of Alaska, Montana, North Dakota, South Dakota and Wisconsin. He has been in this position since October 2010. Prior to that time, Mick spent eight years working in the Development and Land acquisition department for Primrose.

MaLane Harbour is the Executive Director for Primrose Retirement of Wasilla. MaLane’s prior experience includes working in skilled nursing, hospice, and in the nonprofit sector.

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**Presenter: Steven Insoft, President and Chief Operating Officer, AVIV REIT  
“Innovations in Long-Term Care Facilities: Finance & Operations”**

Steven Insoft is the President and Chief Operating Officer. Prior to joining the company in 2005, Mr. Insoft spent eight years as a Vice President and Senior Investment Officer of Nationwide Health Properties, Inc., a publicly-traded REIT. Before that, he was President and Chief Financial Officer of CMI Senior Housing & Healthcare, Inc., a privately-held nursing home and assisted living facility operations and development company, for seven years. Mr. Insoft received an M.B.A from Columbia University and a B.S. in Electrical Engineering from the University of Pennsylvania.

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