

**PETERSBURG BOROUGH
ORDINANCE #2024-20**

AN ORDINANCE AMENDING CHAPTER 14.30, *MOUNTAIN VIEW MANOR ELDERLY HOUSING AND ASSISTED LIVING FACILITY*, TO INSTITUTE A NEW ASSISTED LIVING COMMUNITY FACILITY FEE TO BE USED FOR FACILITY MAINTENANCE AND REPAIR, TO REQUIRE THAT TWO BEDROOM ASSISTED LIVING UNITS BE OCCUPIED BY TWO RESIDENTS, AND TO INCREASE CERTAIN FEES

WHEREAS, the Mountain View Manor Assisted Living Facility has experienced increased operational costs due to inflation and rising utility expenses; and

WHEREAS, the current rates have not been adjusted for several years, resulting in a financial shortfall; and

WHEREAS, it is essential to ensure the financial sustainability of the Mountain View Manor Assisted Living Facility to continue providing safe, comfortable, and supportive living environments for its residents; and

WHEREAS, the proposed rate increase has been carefully evaluated to balance affordability for residents and their families with the facility's operational needs.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Sections 14.30.030 and 14.30.040, of Chapter 14.30, *Mountain View Manor Elderly Housing and Assisted Living Facility*, of the Petersburg Municipal Code, are hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to establish a one-time community fee for MVM Assisted Living residents, to help pay for needed repair and maintenance at the facility, and to establish and increase certain other charges.

Section 3 Substantive Provisions: Section 14.30.030, Assisted living rental rates, food and service charges, and Section 14.30.040, Additional Services, of the Petersburg Municipal Code, are hereby amended as follows. The language proposed for deletion is struck through and for addition is **underlined and bolded**.

14.30.030 Assisted living rental rates, food and service charges.

- A. Residents of the assisted living units with independent care plans shall pay monthly rent at a rate set by the joint discretion of the finance director and facility director.
- B. Residents of the assisted living units with care plans requiring assistance shall pay **monthly** rent, food and basic service charges, ~~per unit~~, as follows:
 1. Rent:
 - (a) ~~For the months of April—December of calendar year 2020, the sum of \$1,100.00 per month;~~
 - (b) ~~For calendar year 2021, the sum of \$1,200.00 per month;~~

- (c) ~~For calendar year 2022, the sum of \$1,300.00 per month;~~
- (d) For calendar year 2023 and thereafter, the sum of **One Thousand Four Hundred Dollars (\$1,400.00)** per month **for a one (1) bedroom unit and One Thousand Six Hundred Dollars (\$1,600.00) per month for a two (2) bedroom unit,** or 90 percent of market rent applicable to the Section 8 subsidized elderly housing units for one and two bedroom units as approved by the Alaska Housing Finance Corporation and adjusted on an annual basis, whichever is greater.
- i. **Security deposit: Five Hundred Dollars (\$500.00), subject to use and refund in accordance with terms of residential services contract.**
 - ii. **Two (2) bedroom units: Two bedroom units are required to have two residents, each of whom is responsible for one-half (1/2) of the rental and cable tv fees. This does not apply to a resident who was residing in a two bedroom unit as of July 1, 2024.**
 - iii. **Pet registration fee: Three Hundred Dollars (\$300.00), paid in accordance with facility pet addendum and policy.**

(e) ~~For double occupancy of a unit, an additional \$900.00 per month.~~

- 2. Food: ~~\$450~~350.00 per month.
- 3. Service charges:

Self-pay units (Basic Care)	The maximum service rate per day applicable to the facility established by the federal government for Medicaid Residential Supported Living
Medicaid subsidized units	Service charges as approved and adjusted from time to time by Medicaid

C. Residents in assisted living units who require more care than required for basic care shall be charged for additional services based on a personal assessment determined by an accumulative point system established by this assisted living service plan:

Basic care (0—15 points)	No additional charge
Level I care (16—30 points)	\$350.00 per month
Level II care (31—45 points)	\$550.00 per month
Level III care (46—60 points)	\$750.00 per month
Level IV care (61+ points)	\$1,000.00 per month

D. The assisted living director may increase the number of Medicaid assisted living units when there are no potential self-pay tenants on the waiting list.

E. Beginning January 1, 2025, a new resident moving into the facility shall pay a one-time Community Facility Fee, in the form of a non-refundable charge of Two Thousand Dollars (\$2,000.00); except that a resident who permanently moves out of the facility prior to six (6) months following his or her move in date shall receive a partial refund

of the Fee, calculated on a pro rata basis, for the number of days the resident resided in the facility within that six month period. For purposes of this paragraph, "resided in" means that the resident was occupying, or had the right to occupy, a room in the facility. The proceeds of the Community Facility Fee shall be used for facility maintenance and repair.

14.30.040 Additional services and charges.

A. Residents may purchase additional services provided by the facility by paying service charges as follows:

Basic cable TV	\$25.00 per month, plus any additional charges for channels above basic service
Laundry	\$10.00 per month, Elderly Housing Only
Covered parking	\$10.00 per month, Elderly Housing Only

B. At the discretion of the housing director, individuals or groups may rent the elderly housing kitchen and/or dining/social hall at the following rates:

Kitchen	\$15.00 per hour
Social/dining hall	\$75.00 per day
	\$50.00 per evening

Social/dining hall rental rates may be waived for Mountain View Manor residents.

C. Other charges:

<u>Late fees (recurring charge)</u>	<u>\$25.00 if paid past due date; + \$25.00 if not paid before the end of the month, \$50.00 maximum</u>
<u>Late fee (non-recurring charge)</u>	<u>\$50.00</u>
<u>Dishonored payment</u>	<u>Actual bank charges</u>

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective January 1, 2025.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of _____, 2024.

Mark Jensen, Mayor

ATTEST:

Adopted:

Debra K. Thompson, Borough Clerk

Published:
Effective: