

**PETERSBURG BOROUGH  
ORDINANCE #2023-01**

**AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE SECTIONS 14.30.030 AND  
14.30.040 TO INCREASE CERTAIN SERVICE RATES AT THE MOUNTAIN VIEW MANOR  
ASSISTED LIVING FACILITY**

**WHEREAS**, Mountain View Manor Assisted Living Facility ("the Facility") has operated at a financial loss for a number of years and has been subsidized annually by the general fund; and

**WHEREAS**, service rates for residents of the Facility were last adjusted in early 2020; and

**WHEREAS**, since that date, Medicaid has annually established increases in per day services rates for Medicaid Residential Supported Living (RSL) which have not yet been adopted by the Borough; and

**WHEREAS**, Medicaid RSL payments are a significant source of income for the Facility; and

**WHEREAS**, the service rates charged for Medicaid RSL cannot exceed those charged to self-pay residents, and thus basic care service rates for self-pay residents should be coupled with Medicaid RSL service rates in order for the Borough to regularly maximize Medicaid payments received; and

**WHEREAS**, with the intent to establish service charges for the facility that will allow the Borough to generate revenue, to the maximum extent possible, to pay for operational and maintenance expenses at the facility, the Petersburg Borough Assembly wishes to link the basic care per day assisted living service rates for self-pay residents to the amounts permitted by Medicaid RSL, and to increase the rate for provision of basic cable TV at the facility to account for the increased cost of that service incurred by the Borough.

**THEREFORE THE PETERSBURG BOROUGH ORDAINS** as follows:

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

**Section 2. Purpose:** The purpose of this ordinance is to increase certain assisted living service rates.

**Section 3. Substantive Provisions:** Sections 14.30.030(B) and 14.30.040(A) of the Petersburg Borough Municipal Code shall be amended to read as follows (the proposed new language is in red bold and underlined, and the language to be deleted is struck through):

**Chapter 14.30 - MOUNTAIN VIEW MANOR ELDERLY HOUSING AND ASSISTED LIVING FACILITY**

**14.30.030 - Assisted living rental rates, food and service charges.**

*[There are no changes to paragraph A]*

B. Residents of the assisted living units with care plans requiring assistance shall pay 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 One thousand one hundred dollars (\$1,100) per month;

(b) For calendar year 2021, the sum of One thousand two hundred dollars (\$1,200) per month;

(c) For calendar year 2022, the sum of One thousand three hundred dollars (\$1,300) per month;

(d) For calendar year 2023 and thereafter, the sum of One thousand four hundred dollars (\$1,400) per month, or ninety percent (90%) 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.

**(e) For Double Occupancy of a unit, an additional Nine Hundred dollars (\$900) per month.**

2. Food: Three hundred fifty dollars (\$350.00) per month.

3. Service charges:

Self-pay units <b><u>(Basic Care)</u></b>	<b><u>The maximum service rate per day applicable to the facility established by the federal government for Medicaid Residential Supported Living</u></b> <del>Four thousand eight hundred eighty dollars (\$ 4,880.00) per month for basic care</del>
	Double-occupancy: An additional <del>Nine hundred dollars (\$900.00) per month</del>
Medicaid subsidized units	Service charges as approved and adjusted from time to time by Medicaid

*[There are no changes to paragraphs C or D]*

**14.30.040 - Additional services.**

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

Basic cable TV	\$ <del>25.00</del> <sup>18.00</sup> per month, plus any additional charges for channels above basic service
Laundry	\$10.00 per month
Covered parking	\$10.00 per month

[There are no changes to paragraph B]

**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 of other persons or circumstances shall not be affected.

**Section 5. Effective Date:** This Ordinance shall be effective immediately upon adoption.

**Passed and approved** by the Petersburg Borough Assembly, Petersburg, Alaska this 6<sup>th</sup> day of February, 2023.

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**Mark Jensen, Mayor**

**Attest:**

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**Debra K. Thompson, Borough Clerk**

Adopted:  
Published:  
Effective: