

**CS FOR SENATE BILL NO. 223(RLS)**

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTIETH LEGISLATURE - SECOND SESSION

BY THE SENATE RULES COMMITTEE

Offered: 2/6/98

Referred: Today's Calendar

Sponsor(s): SENATE RULES COMMITTEE BY REQUEST

**A BILL**

**FOR AN ACT ENTITLED**

1 "An Act lowering the age requirement from 60 years to 55 years for purposes  
2 of senior housing programs; relating to the senior housing revolving fund; relating  
3 to bonds to fund senior housing loans; repealing provisions establishing the senior  
4 housing bond account of the Alaska Housing Finance Corporation; and repealing  
5 a provision relating to the interest rate on senior housing loans made by the  
6 Alaska Housing Finance Corporation."

7 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

8 \* **Section 1.** FINDINGS AND PURPOSE. (a) The legislature finds that

9 (1) it is necessary to ensure that decent, safe, sanitary, and affordable housing  
10 is available in the state for seniors;

11 (2) senior housing should be made available to as many people as possible; and

12 (3) federal law accommodates certain types of senior housing for people 55  
13 years of age or older under 42 U.S.C. 3607(b) (Fair Housing Act).

1 (b) It is the purpose of this Act to make senior housing development programs more  
2 available to older Alaskans.

3 \* **Sec. 2.** AS 18.56.710(a) is amended to read:

4 (a) The senior housing revolving fund is established. The revolving fund  
5 consists of appropriations made to it by the legislature, the proceeds of bonds sold  
6 under AS 18.56.790, repayments of principal and interest on loans made or  
7 purchased from assets of the fund [AS THEY ARE DEPOSITED INTO IT BY THE  
8 CORPORATION FOR SPECIFIC PROJECTS], and money or other assets transferred  
9 to the revolving fund by the corporation. The corporation may

10 (1) pledge amounts deposited in the revolving fund for bonds issued  
11 under AS 18.56.790;

12 (2) use amounts deposited in the fund [AND USED BY THE  
13 CORPORATION] for making, purchasing, or participating in

14 (A) [(1)] senior housing mortgage loans;

15 (B) [(2)] loans made for building materials for senior housing;

16 (C) [(3)] loans made for renovation or improvement of or for  
17 senior housing, including loans for renovation or improvement of congregate  
18 or individual residences; and

19 (D) [(4)] loans made for the construction of senior housing.

20 \* **Sec. 3.** AS 18.56.790(a) is amended to read:

21 (a) Under the procedures of this chapter, the corporation may issue bonds in  
22 a total amount not exceeding \$30,000,000 to fund senior housing loans made under  
23 AS 18.56.700 - 18.56.799 [THAT ARE APPROVED BY THE CORPORATION  
24 UNDER (b) OF THIS SECTION].

25 \* **Sec. 4.** AS 18.56.799(2) is amended to read:

26 (2) "senior housing"

27 (A) means construction or improvement undertaken primarily  
28 to provide dwelling accommodations for persons 55 [60] years of age or older,  
29 including conventional housing, housing for frail elderly, group homes,  
30 congregate housing, residential horizontal property regimes organized under  
31 AS 34.07, residential cooperatives organized under AS 10.15 or AS 34.08,

1 residential condominiums organized under AS 34.08, and other housing that  
2 meets special needs of the elderly;

3 (B) includes acquisition, construction, or rehabilitation of land,  
4 buildings, improvements, and other nonhousing facilities that are incidental or  
5 appurtenant to the housing described in (A) of this paragraph.

6 \* **Sec. 5.** AS 18.56.800 is amended to read:

7 **Sec. 18.56.800. Declaration of purpose.** There exists in the state a serious  
8 shortage of decent, safe, and sanitary residential housing available at low or moderate  
9 prices or rentals to persons 55 [60] years of age or older. There also exists in the state  
10 organizations whose purposes are to provide the kinds of housing needed to alleviate  
11 this shortage. Development work to provide such housing involves substantial expense  
12 that is often beyond the resources of the organizations.

13 \* **Sec. 6.** All assets in the senior housing bond account (AS 18.56.790(d)) on the effective  
14 date of this Act are transferred to the senior housing revolving fund (AS 18.56.710).

15 \* **Sec. 7.** AS 18.56.720, 18.56.790(b), 18.56.790(c), and 18.56.790(d) are repealed.