

CS FOR SENATE BILL NO. 223(FIN)

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTIETH LEGISLATURE - SECOND SESSION

BY THE SENATE FINANCE COMMITTEE

**Offered: 4/1/98
Referred: Rules**

Sponsor(s): SENATE RULES COMMITTEE BY REQUEST

A BILL

FOR AN ACT ENTITLED

**1 "An Act relating to the age requirement for purposes of senior housing programs
2 and requiring the Alaska Housing Finance Corporation to establish the age
3 requirement, which may not be less than 55 years of age, for occupants of
4 certain senior housing; relating to the senior housing revolving fund; providing
5 that the senior housing bond account consists of money appropriated to the
6 account and interest earned on money appropriated to the account; providing that
7 the Alaska Housing Finance Corporation may use money in the senior housing
8 bond account only in accordance with an appropriation of the money; repealing
9 the senior housing bond account on June 30, 1999; relating to bonds to fund
10 senior housing loans; and repealing a provision relating to the interest rate on
11 senior housing loans made by the Alaska Housing Finance Corporation."**

12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

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

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

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

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

7 (b) It is the purpose of this Act to make senior housing development programs more
8 available to older Alaskans through the senior housing revolving fund.

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

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

16 **(1)** pledge amounts deposited in the revolving fund for bonds issued
17 under AS 18.56.790;

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

20 **(A)** [(1)] senior housing mortgage loans;

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

22 **(C)** [(3)] loans made for renovation or improvement of or for
23 senior housing, including loans for renovation or improvement of congregate
24 or individual residences; and

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

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

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

31 * **Sec. 4.** AS 18.56.790(d) is amended to read:

1 (d) There is established in the corporation a senior housing bond account. The
 2 account consists of [PROCEEDS OF BONDS ISSUED UNDER THIS SECTION,]
 3 money appropriated to the account **and interest earned on money appropriated to**
 4 **the account** [, REPAYMENTS OF PRINCIPAL THE CORPORATION COLLECTS
 5 FOR A LOAN MADE UNDER AS 18.56.700 - 18.56.799 THAT WAS FUNDED BY
 6 BONDS ISSUED UNDER THIS SECTION, AND THE CORPORATION'S RIGHT,
 7 TITLE, AND INTEREST IN PROPERTY FINANCED THROUGH A LOAN MADE
 8 UNDER AS 18.56.700 - 18.56.799 THAT WAS FUNDED BY BONDS ISSUED
 9 UNDER THIS SECTION]. The corporation may [PLEDGE ASSETS IN THE
 10 ACCOUNT AND IN THE SENIOR HOUSING REVOLVING FUND FOR THE
 11 PAYMENT OF BONDS ISSUED UNDER THIS SECTION AND MAY] use money
 12 in the account **only in accordance with an appropriation of that money** [FOR
 13 PAYMENT OF THE BONDS].

14 * **Sec. 5.** AS 18.56 is amended by adding a new section to read:

15 **Sec. 18.56.795. Regulations.** For purposes of implementing AS 18.56.700 -
 16 18.56.799, the corporation shall, under AS 18.56.088, establish by regulation the age
 17 requirement for occupants of senior housing, which may not be less than 55 years of
 18 age.

19 * **Sec. 6.** AS 18.56.799(2) is amended to read:

20 (2) "senior housing"

21 (A) means construction or improvement undertaken primarily
 22 to provide dwelling accommodations for [PERSONS 60 YEARS OF AGE OR]
 23 older **individuals**, including conventional housing, housing for frail elderly,
 24 group homes, congregate housing, residential horizontal property regimes
 25 organized under AS 34.07, residential cooperatives organized under AS 10.15
 26 or AS 34.08, residential condominiums organized under AS 34.08, and other
 27 housing that meets special needs of the elderly;

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

31 * **Sec. 7.** AS 18.56.800 is amended to read:

- 1 **Sec. 18.56.800. Declaration of purpose.** There exists in the state a serious
2 shortage of decent, safe, and sanitary residential housing available at low or moderate
3 prices or rentals to [PERSONS 60 YEARS OF AGE OR] older **individuals**. There
4 also exists in the state organizations whose purposes are to provide the kinds of
5 housing needed to alleviate this shortage. Development work to provide such housing
6 involves substantial expense that is often beyond the resources of the organizations.
- 7 * **Sec. 8.** AS 18.56.720, 18.56.790(b), and 18.56.790(c) are repealed.
- 8 * **Sec. 9.** AS 18.56.790(d) is repealed on June 30, 1999.