

SENATE BILL NO. 191

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-THIRD LEGISLATURE - SECOND SESSION

BY THE SENATE RULES COMMITTEE BY REQUEST OF THE GOVERNOR

Introduced: 1/18/24

Referred: Labor and Commerce

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to the power of the Alaska Housing Finance Corporation to make or**
2 **purchase mortgage loans."**

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

4 * **Section 1.** AS 18.56.096(a) is amended to read:

5 (a) The corporation may not make, participate in the making of, purchase, or
6 participate in the purchase of

7 (1) a first mortgage loan under this chapter for a duplex, triplex, or
8 four-plex that exceeds the limitations on first mortgage loans for similar housing
9 purchased by the Federal National Mortgage Association as to principal amount and
10 loan-to-value ratio;

11 (2) a second mortgage loan for a duplex, triplex, or four-plex the
12 amount of which, when combined with the principal balance of a first mortgage loan
13 on the property, exceeds the limitation on the amount set out in (1) of this subsection
14 or that has a loan-to-value ratio, when considered with the principal balance of the first

1 mortgage loan, that exceeds 90 percent;

2 (3) a mortgage loan to finance the purchase of new housing or for the
3 improvement or rehabilitation of existing housing, unless the construction,
4 improvement, or rehabilitation work has been performed by a contractor who is
5 registered to work as a contractor under AS 08.18; this paragraph does not apply if the
6 construction, improvement, or rehabilitation work

7 (A) has been totally or substantially performed by the
8 borrower;

9 (B) has been performed by a borrower who acts as the
10 contractor for the construction, improvement, or rehabilitation work; or

11 (C) has been performed in an area designated by the
12 corporation as exempt from the requirements of this paragraph because of the
13 unavailability of registered contractors in that area;

14 (4) a first mortgage loan for a single-family residence that exceeds the
15 limitations on first mortgage loans for similar housing purchased by the Federal
16 National Mortgage Association as to principal amount by more than 10 percent [, OR
17 HAS A LOAN-TO-VALUE RATIO THAT EXCEEDS 95 PERCENT,] or a second
18 mortgage loan for a single-family residence, the amount of which, when combined
19 with the principal balance of a first mortgage loan on the property, [EXCEEDS THE
20 LIMITATIONS ON LOANS FOR SIMILAR HOUSING PURCHASED BY THE
21 FEDERAL NATIONAL MORTGAGE ASSOCIATION AS TO PRINCIPAL
22 AMOUNT BY MORE THAN 10 PERCENT, OR] has a loan-to-value ratio [, WHEN
23 CONSIDERED WITH THE PRINCIPAL BALANCE OF THE FIRST MORTGAGE
24 LOAN,] that exceeds 90 percent;

25 (5) a first or second mortgage loan for rental housing unless the
26 borrower agrees not to discriminate against tenants or prospective tenants because of
27 sex, marital status, changes in marital status, pregnancy, parenthood, race, religion,
28 color, national origin, or status as a student;

29 (6) a first mortgage loan if the borrower has an outstanding first
30 mortgage housing loan under this chapter or an outstanding first mortgage loan for
31 owner-occupied housing under former provisions of AS 44.47; or

1 (7) a loan to a person who has a past due child support obligation
2 established by court order or by the child support services agency under AS 25.27.160
3 - 25.27.220 at the time of application.