

Introduced: 4/25/74
Referred: Finance

1 IN THE SENATE

BY THE COMMUNITY AND REGIONAL
AFFAIRS COMMITTEE

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SENATE BILL NO. 536

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IN THE LEGISLATURE OF THE STATE OF ALASKA

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EIGHTH LEGISLATURE - SECOND SESSION

5

A BILL

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For an Act entitled: "An Act relating to a rental assistance program in
7 situations of acute housing shortage; and providing
8 for an effective date."

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

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* Section 1. AS 18 is amended by adding a new chapter to read:

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CHAPTER 58. RENTAL ASSISTANCE PROGRAM.

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Sec. 18.58.010. PURPOSE. The legislature finds that, because
of sudden economic development and uneven population growth, an acute
housing shortage may develop in all or part of the state and result
in rental increases which place decent, safe, and sanitary housing
beyond the capacity of persons of limited means to afford without
depriving themselves of other necessities of life. The purpose of
this chapter is to authorize a program of rental assistance to those
persons, within the limits of state appropriations for the purpose.

Sec. 18.58.020. IMPLEMENTATION OF PROGRAM. If the commissioner
of health and social services finds that the rate of vacancies in
residential rental housing is so low that there is a substantial
impairment of free choice in residential rental housing or if the
vacancy rate in residential rental housing falls below three per cent
in the area affected and remains below three per cent for a period
of at least 90 days, he shall implement in the area a rental assis-
tance program in accordance with this chapter. A determination of
the commission under this section may be appealed under AS 44.62.560 -
44.62.570.

1 Sec. 18.58.030. RENTAL ASSISTANCE. The Department of Health
2 and Social Services, upon application of a person determined under
3 regulations adopted by the commissioner to be eligible for rental
4 assistance, may enter into a contract with an owner of residential
5 housing to pay a rent supplement on behalf of the eligible tenant,
6 in an amount and for a period of time as the department determines
7 necessary considering the purpose of this chapter, the ability of
8 the tenant to pay, and the amount available for expenditure to meet
9 other needs under this chapter.

10 Sec. 18.58.040. CONDITIONS. (a) The commissioner shall by
11 regulation adopt a scale of maximum rents, including specified utility
12 charges, as to which rental assistance may be provided under this
13 chapter. No contract may be entered into or rental assistance paid
14 under this chapter unless

15 (1) the department determines that rent payable as to which
16 rental assistance is to be provided under the contract is not in excess
17 of rents payable for similar residential rental housing within the
18 area in which assistance is being made available; and

19 (2) a dwelling unit with respect to which a contract is
20 entered into under this chapter is certified to the department by the
21 appropriate enforcement official to be in compliance with provisions
22 governing minimum standard of fitness for human habitation set out
23 in applicable law, regulations, codes, or ordinances.

24 (b) Amounts paid on behalf of tenants under this chapter may
25 not be considered in determining the amount of welfare or other public
26 assistance payments otherwise authorized by law.

27 Sec. 18.58.050. REGULATIONS. In addition to regulations other-
28 wise expressly required in this chapter, the commissioner shall adopt
29 other regulations to implement the purpose of this chapter, including

1 but not limited to regulations governing applications, priorities,
2 if any, of eligibility for rental assistance, terms and conditions
3 of contracts, and such additional matters under this chapter which in
4 the determination of the commissioner are necessary to carry out the
5 purpose of this chapter.

6 * Sec. 2. This Act takes effect on the day after its passage and
7 approval or on the day it becomes law without approval.

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