

Original sponsor: Parr, Bradner,  
Brown, et al

Offered: 5/29/75  
Referred: Rules

1 IN THE HOUSE BY THE FINANCE COMMITTEE

2 CS FOR HOUSE BILL NO. 448 (Finance)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 NINTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act creating an emergency housing revolving loan  
7 fund."

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

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

10 CHAPTER 100. EMERGENCY HOUSING REVOLVING LOAN FUND.

11 Sec. 18.100.010. FUND ESTABLISHED. There is created in the  
12 Department of Commerce an emergency housing revolving loan fund for the  
13 purpose of making residential housing loans, for mobile homes, and  
14 for making construction loans for mobile home parks within communities  
15 designated by the governor under AS 34.06.020 as housing emergency  
16 areas.

17 Sec. 18.100.020. MOBILE HOME LOANS. The department may make loans  
18 at an interest rate not to exceed six per cent a year to a person of  
19 lower or moderate income who has been continuously an Alaska resident  
20 since June 1, 1973 for purchase of mobile homes, to be used as the  
21 permanent place of abode of the resident in communities which are  
22 declared by the governor under AS 34.06.020 to be a housing emergency  
23 area. If the loan is for purchase of a mobile home, the term of the  
24 loan shall not exceed 10 years. The department shall make the loans on  
25 the terms and conditions it finds appropriate.

26 Sec. 18.100.030. MOBILE HOME PARK CONSTRUCTION LOANS. (a) The  
27 department may make loans for construction of mobile home parks in  
28 communities which are declared to be a housing emergency area by the  
29 governor under AS 34.06.020.

1 (b) The loans shall be for a maximum term of 10 years and bear  
2 interest at a rate not to exceed 10 per cent a year upon the terms and  
3 conditions the department finds appropriate.

4 (c) The loans may be for the purpose of acquiring land for use as  
5 a mobile home park and for making, installing and constructing improve-  
6 ments including water, sewer, other utilities, roads, streets, curbs,  
7 gutters, sidewalks, drainage facilities, pads and other installations  
8 or work, whether on or off the premises, which the department considers  
9 necessary or desirable for a mobile home park.

10 (d) Loans shall be made based upon proposals for loans to the  
11 department. The proposal shall show the number of mobile home spaces to  
12 be provided, the facilities to be provided, the anticipated cost of the  
13 project, the portion of the cost to be provided from sources other than  
14 the loan, the space rentals and other charges to the tenants and the  
15 number of spaces which are to be offered to persons of lower and moder-  
16 ate income, and such other information as the department prescribes.

17 (e) The department shall require as a condition of a loan satis-  
18 factory assurances that the mobile home park will be constructed and  
19 operated in accordance with the proposal and that notice to persons of  
20 lower and moderate income shall be made in a manner it considers ade-  
21 quate to inform prospective tenants of lower and moderate incomes of the  
22 availability to them of the spaces.

23 (f) During the life of the loan no changes may be made in space  
24 rental or other charges or in the number of spaces to be available to  
25 persons of lower and moderate income without the prior approval of the  
26 department unless specifically authorized by regulations adopted by the  
27 department.

28 Sec. 18.100.040. SPACE RENTAL CREDIT. The department shall  
29 provide for space rental credits in mobile home parks financed in whole

1 or in part by acquisition, development or construction loans made under  
2 sec. 30 of this chapter. The credit is against interest which would  
3 otherwise be payable on the loan. The department shall develop, by  
4 regulation, criteria for qualifications for rent credit, including a  
5 schedule of family income in relation to rent and family size. The  
6 credit may be all or part of the space rental for specific spaces within  
7 the park and may vary considering the needs of the tenant.

8 Sec. 18.100.050. ASSISTANCE NOT CONSIDERED IN DETERMINING OTHER  
9 BENEFITS. Amounts credited on behalf of tenants under this chapter may  
10 not be considered in determining the amount of welfare or other public  
11 assistance otherwise authorized by law.

12 Sec. 18.100.060. POWERS OF DEPARTMENT. The department may

13 (1) adopt regulations necessary to carry out the purposes  
14 of this chapter;

15 (2) determine eligibility of applicants for loans under  
16 this chapter;

17 (3) designate agents and delegate powers to them as neces-  
18 sary.

19 Sec. 18.100.070. SALE OR TRANSFER OF MORTGAGES. The Department  
20 of Revenue shall purchase all mortgages approved and authorized by the  
21 Department of Commerce under this chapter.

22 Sec. 18.100.080. TERMINATION. When the governor declares under  
23 AS 34.06.020 that a housing emergency no longer exists in an area, no  
24 further loans may be made in that area.

25 Sec. 18.100.090. DEFINITIONS. In this chapter "persons of lower  
26 and moderate income" means a person or persons considered by the depart-  
27 ment to require credits under this chapter on account of insufficient  
28 or inadequate personal or family income or otherwise limited personal  
29 financial resources, taking into consideration, without limitation, such

1 factors as

2 (A) the amount of the total income of the persons avail-  
3 able for housing needs;

4 (B) the size of the family;

5 (C) the cost and condition of housing facilities avail-  
6 able;

7 (D) standards established for various federal programs  
8 determining eligibility based on income of the persons; and

9 (E) the ability of the persons to compete successfully  
10 in the normal housing market and to pay the amounts at which pri-  
11 vate enterprise is providing decent, safe and sanitary housing.