

Introduced: 5/2/75  
Referred: State Affairs and  
Finance

1 IN THE HOUSE

BY BRADNER AND PARR

2 HOUSE BILL NO. 475

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 NINTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act establishing an emergency rent subsidy program  
7 in areas impacted by rapid economic development."

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 57. EMERGENCY RENT SUBSIDY PROGRAM.

11 Sec. 18.57.010. CREATION OF PROGRAM. There is created in the  
12 Department of Commerce an emergency rent subsidy program. The purpose  
13 of the program is to moderate the impact of rapid economic development  
14 on persons of fixed income within the region impacted by the rapid  
15 economic development.

16 Sec. 18.57.020. DECLARATION BY GOVERNOR. If the governor finds  
17 that an area of the state is impacted by rapid economic development to  
18 the extent that the vacancy rate of rental housing is so low there is a  
19 substantial impairment of free choice in rental housing or to the extent  
20 that rentals for housing have increased substantially in excess of  
21 normal increases, he may by proclamation declare the area an emergency  
22 development impact area. The proclamation shall define the area to  
23 which the declaration applies.

24 Sec. 18.57.030. IMPLEMENTATION OF PROGRAM. If the governor  
25 declares an area an emergency development impact area, the commissioner  
26 of commerce shall implement an emergency rent subsidy program for the  
27 area in accordance with the provisions of this chapter.

28 Sec. 18.57.040. QUALIFICATIONS. A person is eligible for rent  
29 subsidy under this chapter if he

1 (1) has been a resident of the area declared impacted for at  
2 least two years;

3 (2) has a minor dependent, or is 65 years of age or older, or  
4 is disabled and is receiving aid or compensation from a public agency as  
5 a consequence of the disability; and

6 (3) meets the criteria established by regulations promulgated  
7 under this chapter.

8 Sec. 18.57.050. SUBSIDY PAYMENTS. The department may provide for  
9 rent subsidy payments of up to 100 per cent of the rental impact for  
10 persons who are eligible for rent subsidies under sec. 40 of this  
11 chapter and of up to 50 per cent of the rental impact for persons who  
12 would otherwise be eligible but do not qualify under the provisions of  
13 sec. 40(2) of this chapter.

14 Sec. 18.57.060. POWERS AND DUTIES OF THE DEPARTMENT. (a)  
15 The department shall

16 (1) develop, by regulation, criteria for determining normal  
17 rental rates for housing in the impact area;

18 (2) adopt, by regulation, a schedule of normal rental rates  
19 for any area declared by the governor to be an emergency development  
20 impact area;

21 (3) develop, by regulation, criteria for qualifications for  
22 rent subsidy under this chapter, including a schedule of family income  
23 in relationship to rent and to family size.

24 (b) The department may

25 (1) enter into contracts with owners of residential housing  
26 in the impact area as defined in the proclamation by the governor to pay  
27 a rent supplement on behalf of the eligible tenant in an amount and for  
28 the period of time the department determines necessary, considering  
29 the need of the tenant, the amount appropriated to the department for

1 rental assistance, and the purposes of this chapter; the department may  
2 not contract with an owner of residential housing unless

3 (A) the housing which is the subject of the proposed  
4 contract is certified to the department by an appropriate official,  
5 if any, to be in compliance with provisions in the applicable law,  
6 regulation, code, or ordinance governing minimum standards of  
7 fitness for human habitation, if any; and

8 (B) the rent charged by the owner for the housing which  
9 is the subject of the proposed contract is not in excess of rents  
10 for similar residential rental housing in the area in which assis-  
11 tance is made available;

12 (2) make rent subsidy payments to the extent authorized by  
13 sec. 50 of this chapter directly to the qualified person;

14 (3) adopt regulations in addition to those required by this  
15 chapter as necessary to carry out the purposes of this chapter.

16 Sec. 18.57.070. ASSISTANCE NOT CONSIDERED IN DETERMINING OTHER  
17 BENEFITS. Amounts paid on behalf of tenants under this chapter may not  
18 be considered in determining the amount of welfare or other public  
19 assistance otherwise authorized by law.

20 Sec. 18.57.080. APPLICABILITY OF ADMINISTRATIVE PROCEDURE ACT.  
21 Regulations adopted under this chapter and determinations by the commis-  
22 sioner under sec. 20 of this chapter may be appealed under the Adminis-  
23 trative Procedure Act (AS 44.62).

24 Sec. 18.57.090. DEFINITIONS. In this chapter

25 (1) "commissioner" means the commissioner of commerce;

26 (2) "department" means the Department of Commerce;

27 (3) "rental impact" means the difference between the normal  
28 rental rate for the impact area as determined under sec. 60(a)(2) of  
29 this chapter and the actual rental rate charged so long as the actual

1 rental rate charged is not in excess of rents being charged for similar  
2 residential housing in the impact area.  
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