

Original sponsors: Ray and Stimson

Offered: 3/8/79  
Referred: Finance

1 IN THE SENATE

BY THE COMMUNITY AND  
REGIONAL AFFAIRS COMMITTEE

2 CS FOR SENATE BILL NO. 140

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 ELEVENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act extending the authority of the Alaska Housing  
7 Finance Corporation in making rural loans; and pro-  
8 viding for an effective date."

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

10 \* Section 1. AS 18.56.010(a) is amended to read:

11 (a) There exists within the state a serious shortage of decent,  
12 safe and sanitary residential housing available at low or moderate  
13 prices or rentals to persons of lower and moderate income. There also  
14 exist within the state rural [REMOTE], underdeveloped or blighted areas  
15 where the development of decent, safe and sanitary housing is necessary  
16 to economic growth. These conditions are inimical to the safety,  
17 health, welfare and prosperity of the residents of the state and to the  
18 sound growth of urban and rural communities.

19 \* Sec. 2. AS 18.56.010(b) is amended to read:

20 (b) The legislature finds and declares that private enterprise has  
21 not been able to provide, without assistance, an adequate supply of safe  
22 and sanitary homes at prices or rents which persons of lower or moderate  
23 income can afford, or to achieve rehabilitation of much of the present  
24 housing for persons of lower and moderate income, or to provide without  
25 assistance the housing necessary to promote the economic growth of rural  
26 [REMOTE], underdeveloped or blighted areas, and that existing state and  
27 federal programs are inadequate to meet housing needs of persons of  
28 lower and moderate income or of rural [REMOTE], underdeveloped or  
29 blighted areas. It is imperative that the supply of housing for persons

1 of lower and moderate income and the housing necessary to promote the  
2 economic growth of rural [REMOTE], underdeveloped or blighted areas be  
3 increased and that coordination and cooperation among private enter-  
4 prise, state and local government be encouraged to sponsor, build and  
5 rehabilitate residential housing for these persons.

6 \* Sec. 3. AS 18.56.010(c) is amended to read:

7 (c) The legislature finds and declares further that, in accom-  
8 plishing this purpose, the creation of the Alaska Housing Finance Cor-  
9 poration is essential to assist in the acquisition and development of  
10 land and the construction, rehabilitation, financing, management, main-  
11 tenance, sale and rental of dwelling units for persons of lower and  
12 moderate income or persons in rural [REMOTE], underdeveloped or blighted  
13 areas and that these activities serve a public purpose in benefiting the  
14 people of the state. The Alaska Housing Finance Corporation is em-  
15 powered to act on behalf of the state and its people in serving this  
16 public purpose for the benefit of the general public.

17 \* Sec. 4. AS 18.56.088(c)(1) is amended to read:

18 (1) determination of borrower eligibility including, but not  
19 limited to,

20 (A) income limitations; and

21 (B) the determination of rural [REMOTE], underdeveloped  
22 or blighted areas of the state; for purposes of this subparagraph,  
23 an area within the corporate limits of a densely settled munici-  
24 pality is not disqualified from eligibility for assistance under  
25 programs of the corporation if the area meets the criteria of  
26 AS 18.56.210(12);

27 \* Sec. 5. AS 18.56.090(4) is amended to read:

28 (4) make partial rental payments and mortgage interest pay-  
29 ments under a contract with any housing owner if the payments will be

1 applied to decrease rental or mortgage interest charges of persons of  
2 lower and moderate income or owners or purchasers of residential housing  
3 in rural [REMOTE], underdeveloped or blighted areas of the state;

4 \* Sec. 6. AS 18.56.210(11) and (12) are amended to read:

5 (11) "residential housing" means a specific work or improve-  
6 ment undertaken primarily to provide dwelling accommodations without  
7 limitation as to form of lawful occupancy, whether rental, under con-  
8 tract, fee ownership, cooperative housing, condominium, mobile home, or  
9 other lawful form of ownership, for persons of lower and moderate in-  
10 come, or in rural [REMOTE], underdeveloped or blighted areas, including  
11 the acquisition, construction or rehabilitation of land, buildings and  
12 improvements to them, and such other nonhousing facilities as may be  
13 incidental or appurtenant to the land or buildings;

14 (12) "rural [REMOTE], underdeveloped or blighted areas" means  
15 areas considered by the corporation to require assistance available  
16 under this chapter on account of insufficient availability of the resi-  
17 dential housing necessary to promote, develop or maintain the economic  
18 growth or potential of the area, taking into consideration, without  
19 limitation, the following:

20 (A) the population, resources and environment of the  
21 area;

22 (B) the present availability and condition of residen-  
23 tial housing in and near the area;

24 (C) the cost of construction and rehabilitation of  
25 residential housing in the area;

26 (D) the availability of other federal or state sponsored  
27 programs to facilitate the development of residential housing in  
28 the area; and

29 (E) the ability of residents of the area to finance the

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purchase of residential housing or to rent or lease such housing at rates comparable to those in effect in other areas of the state.

\* Sec. 7. This Act takes effect immediately in accordance with AS 01.10.-070(c).