

Offered: 4/11/85  
Referred: Finance

Original sponsors: M.M. Miller, Duncan,  
Goll, et al

1 IN THE HOUSE

BY THE COMMUNITY AND REGIONAL  
AFFAIRS COMMITTEE

2

CS FOR HOUSE BILL NO. 190 (C&RA)

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

FOURTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6 For an Act entitled: "An Act relating to senior citizen housing; and  
7 providing for an effective date."

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

9 \* Section 1. AS 44.47.610 is repealed and reenacted to read:

10 Sec. 44.47.610. PURPOSE. There exists in the state a serious  
11 shortage of available and affordable residential housing designed to  
12 meet the special needs of Alaska's senior citizens. It is the purpose  
13 of AS 44.47.610 - 44.47.626 to use both private and public resources  
14 to provide a full range of housing opportunities and services for all  
15 older Alaskans regardless of income. It is also the purpose of  
16 AS 44.47.610 - 44.47.626 to emphasize alternatives to institutional-  
17 zation, to support individual dignity and independence, and to assist  
18 senior citizens in remaining in their own homes for as long as is  
19 desirable and appropriate.

20 \* Sec. 2. AS 44.47.620 is amended to read:

21 Sec. 44.47.620. OLDER ALASKANS' [SENIOR CITIZENS] HOUSING  
22 DEVELOPMENT FUND. (a) There is created in the department, as a  
23 revolving fund, an older Alaskans' [A SENIOR CITIZENS] housing devel-  
24 opment fund. Subject to direct appropriation or through proceeds of a  
25 bond issue the division [DEPARTMENT] shall make loans to businesses  
26 and corporations considered eligible under standards established by  
27 the division and make grants to municipalities or public or private  
28 nonprofit corporations designated as tax exempt under 26 U.S.C.  
29 501(c)(3) and (4) (Internal Revenue Code of 1954) for the purpose of

1 developing senior citizen housing. A grant from the proceeds of a  
2 bond issue may be made only to municipalities.

3 (b) Application for a loan or grant under (a) of this section  
4 shall be in the form prescribed by the division [DEPARTMENT]. The  
5 application shall demonstrate the need for senior citizen housing in  
6 the area to be served, the feasibility of the proposed project, and an  
7 adequate management plan that shall demonstrate the ability of the  
8 eligible recipient to sustain the proposed project.

9 (c) All grant projects under this section shall be in accordance  
10 with facility procurement policies developed under AS 35.10.160 -  
11 35.10.200 and are public facilities under those sections. Loan proj-  
12 ects are not subject to facility procurement policies developed under  
13 AS 35.10.160 - 35.10.200.

14 (d) The division [DEPARTMENT] shall adopt regulations to carry  
15 out the purposes of this section. The provisions of the Administra-  
16 tive Procedure Act (AS 44.62) apply to regulations adopted under this  
17 section.

18 [(e) IN THIS SECTION "SENIOR CITIZEN HOUSING" MEANS A SPECIFIC  
19 WORK OR IMPROVEMENT UNDERTAKEN PRIMARILY TO PROVIDE DWELLING ACCOMMO-  
20 DATIONS FOR PERSONS 60 YEARS OF AGE OR OLDER, INCLUDING BUT NOT LIMIT-  
21 ED TO CONVENTIONAL HOUSING, HOUSING FOR THE FRAIL ELDERLY; GROUP  
22 HOMES, CONGREGATE HOUSING, AND OTHER HOUSING THAT MEETS SPECIAL NEEDS  
23 OF THE ELDERLY; SENIOR CITIZEN HOUSING INCLUDES THE ACQUISITION,  
24 CONSTRUCTION, OR REHABILITATION OF LAND, BUILDINGS, IMPROVEMENTS, AND  
25 OTHER NONHOUSING FACILITIES THAT ARE INCIDENTAL OR APPURTENANT TO THE  
26 HOUSING.]

27 \* Sec. 3. AS 44.47 is amended by adding new sections to read:

28 Sec. 44.47.622. OLDER ALASKANS' HOUSING LOAN PROGRAM. (a) The  
29 division may use funds in the older Alaskans' housing development fund

1 to make interest free loans for the development of senior citizen  
2 housing to individuals and corporations considered eligible under  
3 standards established by the division.

4 (b) A loan made from the older Alaskans' housing development  
5 fund may not exceed 50 percent of the lesser of the actual cost or the  
6 appraised value of the project and shall

7 (1) be made interest free, provided that the loan contract  
8 shall provide for equity participation by the state in proportion to  
9 the relationship between the loan amount and total cost of the proj-  
10 ect;

11 (2) be repaid in a period of 25 years, or upon sale of the  
12 property by the borrower, whichever is sooner, except that the divi-  
13 sion may make the loan assumable;

14 (3) provide in the loan contract that, for rental projects,  
15 rents may be raised only once annually and the increase may not be  
16 greater than the increase in the Anchorage consumer price index for  
17 all urban consumers for the same year;

18 (4) provide in the loan contract that, for a project con-  
19 sisting of five or more units, at least 20 percent of the units must  
20 be reserved for low income senior citizens.

21 (c) A loan made from the older Alaskans' housing development  
22 fund may be subordinated to a first deed of trust held by an author-  
23 ized financial institution.

24 Sec. 44.47.626. DEFINITIONS. In AS 44.47.610 - 44.47.626

25 (1) "division" means the division of housing assistance  
26 established under AS 44.47.360;

27 (2) "equity participation" means an interest in the value  
28 of the appreciation of the project;

29 (3) "senior citizen housing" means a specific work or

1 improvement undertaken primarily to provide dwelling accommodations  
2 for persons 60 years of age or older, including conventional housing,  
3 housing for the frail elderly, group homes, congregate housing, other  
4 housing that meets special needs of the elderly, and adaptation of  
5 existing owner-occupied or rental senior citizen residential units to  
6 incorporate gerontological features; senior citizen housing includes  
7 the acquisition, construction, or rehabilitation of land, buildings,  
8 improvements, and other nonhousing facilities that are incidental or  
9 appurtenant to the housing.

10 \* Sec. 4. This Act takes effect January 1, 1986.