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ARCTIC first federal
savings & loan association

P.O. BOX 709 • FAIRBANKS, ALASKA 99707 • 452-4471
570 GAFFNEY ROAD • 400 STEESE HIGHWAY
701 WEST FOURTH AVENUE, ANCHORAGE

March 10, 1980

Senator Brad Bradley, Chairman
Senate Commerce Committee
Pouch U, State Capitol
Juneau, Ak. 99811

Dear Senator Bradley:

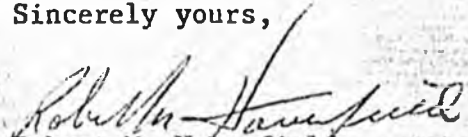
I appreciate you forwarding copies of Senate Bills 140, 384, 387 and 430; and House Bill ~~671~~ to this Association.

In Senate Bill 384 and House Bill 671, page three, line three, we would suggest adding "which would also include refinanced mortgage loans", between the words "loan" and "including".

At page three, line 16 we suggest adding "federal and state savings and loan association" between the words "bank" and "or". Page four, line 27 we suggest adding "federal and state savings and loan association" between words "banks" and "or". This would insure all financial lenders an opportunity to participate in all AHFC programs.

Senate bills 387, 430 and 140 we have no comment and suggest adoption of these three bills.

Sincerely yours,


Robert M. Haverfield
President

RMH:sgH

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPARTMENT OF COMMERCE & ECONOMIC DEVELOPMENT

OFFICE OF THE COMMISSIONER

POUCH D

JUNEAU, ALASKA 99811

February 15, 1980

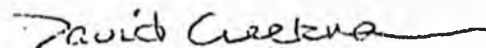
Honorable Brad Bradley, Chairman
Senate Commerce Committee
Pouch V
Juneau, Alaska 99811

Re: SB 386, 387 and CSHJR 52

Dear Senator Bradley:

Thank you for offering the Department of Commerce and Economic Development the opportunity to respond directly to the above referenced bills and resolutions which have been referred to your committee in the Senate. Our responses and comments are contained in the following pages.

Sincerely,



David Creekman
Information Officer

SB 387

"An Act clarifying the authority of the Alaska Housing Finance Corporation to provide housing assistance for mobile homes; and providing for an effective date."

The Department of Commerce and Economic Development requests additional time to consider and respond to this bill.

A copy of the department's response to SB 387 will be provided the Senate Commerce Committee when it is prepared.

Alaska

HOUSING



FINANCE CORPORATION

February 13, 1980

Senator Brad Bradley
Chairman
Senate Commerce Committee
Pouch "V"
Juneau, Alaska 99811

Re: SB 387

Dear Senator Bradley:

I have no opposition or comment to make regarding SB 387.
I do not feel it is necessary for a fiscal note on this legislation.

Sincerely,

J. M. Linton

J. M. Linton
Executive Director

JML:jh



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March 10, 1980

Senator Brad Bradley, Chairman
Senate Commerce Committee
Pouch U, State Capitol
Juneau, Ak. 99811

Dear Senator Bradley:

I appreciate you forwarding copies of Senate Bills 140, 384, (387) and 430; and House Bill 671 to this Association.

In Senate Bill 384 and House Bill 671, page three, line three, we would suggest adding "which would also include refinanced mortgage loans", between the words "loan" and "including".

At page three, line 16 we suggest adding "federal and state savings and loan association" between the words "bank" and "or". Page four, line 27 we suggest adding "federal and state savings and loan association" between words "banks" and "or". This would insure all financial lenders an opportunity to participate in all AHFC programs.

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Sincerely yours,

Robert M. Haverfield
Robert M. Haverfield
President

RMH:sgb



ADMINISTRATIVE OFFICES
(907) 586-1015 586-1017
311 NORTH FRANKLIN ST.
JUNEAU, ALASKA 99801

March 10, 1980

Senator Brad Bradley, Chairman
Senate Commerce Committee
Pouch V, State Capitol
Juneau, Alaska 99802

Re: SB 140, 384, 387, 430
HB 671

Gentlemen:

Thank you very much for the opportunity to comment on the above listed legislation as noted in your letter of February 28, 1980.

SB 387, 430 - Clarifying the authority of Alaska Housing Finance Corporation are needed. We, therefore, urge adoption of these two bills.

SB 140 - Now amended to CSSB 140, expands the authority of Alaska Housing Finance Corporation into rural areas that should assist the public. We therefore urge adoption of the bill.

SB 384 & - Are identical and we believe the following changes would prove
HB 671 beneficial as noted:

Change - Page 3, line 16 and Page 4, line 27

Insert "Insured bank, savings and loan association or trust company" for "banks or trust companies."

Reason - This change will clarify and insure that the financial institution will be supervised by a Federal government agency; and insure that all financial real estate lenders have an equal opportunity to participate in the various programs of Alaska Housing Finance Corp.

Change - Page 3, line 2

Add "initial or refinanced" between words "any" and "housing."

Reason - The addition of these two words will clarify and assure that all residents, whether new home buyers or long time home owners, have an equal opportunity to avail themselves of the benefits of the Alaska Housing Finance Corp. loan programs.



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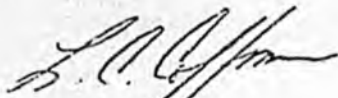
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We have received many customer complaints over the policies of Alaska Housing Finance Corporation. The practice of discrimination over the use of the public tax dollars, when AHFC will not allow a long time home owner to refinance his home under Alaska Housing Finance program, is the one complaint that is heard most often and is impossible for the Alaska resident to comprehend.

We, therefore, recommend the above two changes and adoption of SB 384 and HB 671 as amended.

Thank you again for the opportunity to comment. We would also appreciate receiving information regarding any public hearing dates on the above or any housing related bills.

Yours truly,



L.C. Coffman
President

cc: All Alaskan League Members
Rick Lauber



ANCHORAGE BOARD OF REALTORS,® INC.

1818 WEST NORTHERN LIGHTS BLVD., SUITE 103

ANCHORAGE, ALASKA 99503

(907) 272-3833

February 14; 1980

The Honorable W. E. "Brad" Bradley
The State Senate
Pouch V
Juneau, Alaska 99811

Dear Brad,

Thank you for your letter of February 6 concerning SB387-Mobile Homes as Real Property. I assume the intent of the bill is to provide statutory authority for AHFC to lend on mobile homes whether or not they are permanently affixed to the land or placed on a rented lot.

Additional statutory authority should not be required. AHFC has announced publicly their program to make loans for mobile homes, which indicates they feel they have the necessary authority already. The problem seems to be getting AHFC to adopt a program that is acceptable to the special interest groups involved, and I believe SB387 would have little if any effect in reaching a solution.

I believe a more effective approach would be the following amendments to Sec. 18.56.090:


"Par (2): make or participate in the making of mortgage loans to sponsors, developers, builders and purchasers of residential housing, including mobile homes whether or not they are permanently affixed to the real property or whether or not the mortgagor is the owner of the real property they occupy, if the corporation...."

"Par (7): acquire real property or personal property, or any interest in real property or personal property, in its own name...."

This approach would more clearly portray the intent of the bill without creating controversy over the legal ques-

tion of whether mobile homes can be classed as real property unless permanently attached to the land.

Sincerely,


George Oliver,
Chairman, Legislative Committee

GO/hc