

HP

150



Revisor's note. — This section was renumbered by the revisor of statutes formerly designated 18.100.050 and was pursuant to AS 01.05.031.

Sec. 18.54.060. Interest. The interest rate on loans made under this chapter shall be set by the department at a rate sufficient to pay the administrative costs of the fund but the interest rate may not exceed three per cent. (§ 10 ch 151 SLA 1975)

Revisor's note. — This section was renumbered by the revisor of statutes formerly designated 18.100.060 and was pursuant to AS 01.05.031.

Sec. 18.54.070. Senior citizen housing development. (a) There is created within the Department of Community and Regional Affairs a senior citizens housing development fund. Subject to direct appropriation or through proceeds of a bonding issue the department shall make grants or loans to municipalities or to corporations eligible for loans under AS 18.54.050 for the purpose of developing senior citizen housing. A grant from the proceeds of a bond issue may be made only to municipalities.

(b) Application for a grant or loan under (a) of this section shall be in the form prescribed by the department. The application shall demonstrate the need for senior citizen housing in the area to be served, the feasibility of the proposed project, and an adequate management plan which shall demonstrate the ability of the eligible recipient to sustain the proposed project.

(c) All projects under this section shall be in accordance with facility procurement policies developed under AS 35.10.160 — 35.10.200 and are public facilities under those sections.

(d) The department shall promulgate regulations to carry out the purposes of this section. The provisions of the Administrative Procedure Act (AS 44.62) apply to regulations adopted under this section.

(e) In this section "senior citizen housing" means a specific work or improvement undertaken primarily to provide dwelling accommodations for persons 60 years of age or older, including the acquisition, construction or rehabilitation of land, buildings and improvements and other nonhousing facilities that are incidental or appurtenant to the housing. (§ 1 ch 238 SLA 1976; am § 20 ch 94 SLA 1980)

Revisor's note. — This section was formerly designated 18.100.070 and was renumbered by the revisor of statutes pursuant to AS 01.05.031.

Effect of amendment. — The 1980 amendment substituted "AS 35.10.160 — 35.10.200" for "AS 35.10.060 — 35.10.200" near the middle of subsection (c).

Chapter 55. Housing

Article 5. Regional Native Housing Auth

Article 1. Alaska

- Section
- 100. Powers of authority
- 190. [Repealed]
- 210. Right of obligee of authority to injunction
- 255. Procedure for title of land

Editor's note. — As to class brought by owners and occupants housing constructed from certain provisions alleging defects in the design construction of the housing units § 12-15, ch. 167, SLA 1978, in the Temporary and Special Acts and Re

Sec. 18.55.100. Powers of authority. (c) Any two or more authorities another in the exercise of their housing authorities law for undertaking, constructing or located within the area of of (am § 1 ch 151 SLA 1975)

Effect of amendments. The 1975 amendment added subsection (c). As the rest of the section was affected by the amendment, it is out.

Sec. 18.55.190. Maximum Repealed by § 1 ch 52 SLA

Editor's note. — The repealed derived from § 40-7-11, ACLA 194 § 1, ch. 64, SLA 1970.

Sec. 18.55.210. Right of injunction. An obligee of their rights which may be conf

POSITION PAPER  
ON  
SPONSOR SUBSTITUTE FOR HOUSE BILL NO. 150

"An Act making a special appropriation to the Department of Community and Regional Affairs, senior citizens housing development fund to develop senior citizen housing; and providing for an effective date."

Seniors living on fixed incomes are finding it difficult to afford to pay the rising costs of housing and fuel in most areas of Alaska, especially in smaller communities.

The Department of Health and Social Services supports the concept of a study to assess the need for senior citizen housing and the development of senior citizen housing to meet identified needs. Housing for the frail elderly, group homes, congregate housing, and other housing that meets special needs are alternatives to unnecessary and premature institutionalization.

If, however, an Older Alaskans Commission is established, it may be appropriate to have the commission conduct such a study.

Recommended by: Elizabeth Muktarian  
Elizabeth Muktarian  
Director  
Div. of Adult & Aging  
Services

Date: 2/24/81

Approved by: Helen D. Beirne  
Helen D. Beirne  
Commissioner  
Dept. of Health and  
Social Services



AGINA  
PH

Funding Information

General Fund	\$25,000,000
Other Funds	-0-
	<u>\$25,000,000</u>

Introduced: 2/19/81  
Referred: Community & Regional  
Affairs and Finance

1 IN THE HOUSE

BY DUNCAN AND MILLER

2

SPONSOR SUBSTITUTE FOR HOUSE BILL NO. 150

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

TWELFTH LEGISLATURE - FIRST SESSION

5

A BILL

6

For an Act entitled: "An Act making a special appropriation to the Department of Community and Regional Affairs, senior citizens housing development fund to develop senior citizen housing; and providing for an effective date."

7

8

9

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

11

\* Section 1. The sum of \$225,000 is appropriated from the general fund to the Department of Community and Regional Affairs, senior citizens housing development fund (AS 18.54.070), to study and assess the need in the state for senior citizen housing.

15

\* Sec. 2. The sum of \$24,775,000 is appropriated from the general fund to the Department of Community and Regional Affairs, senior citizens housing development fund (AS 18.54.070) to develop senior citizen housing, including, but not limited to, conventional housing, housing for the frail elderly, group homes, congregate housing, and other housing that meets special needs.

20

\* Sec. 3. This Act takes effect immediately in accordance with AS 01.10.070(c).

27

28

29

30

31

32

33

34

Specialized Housing

①  
3/11/91

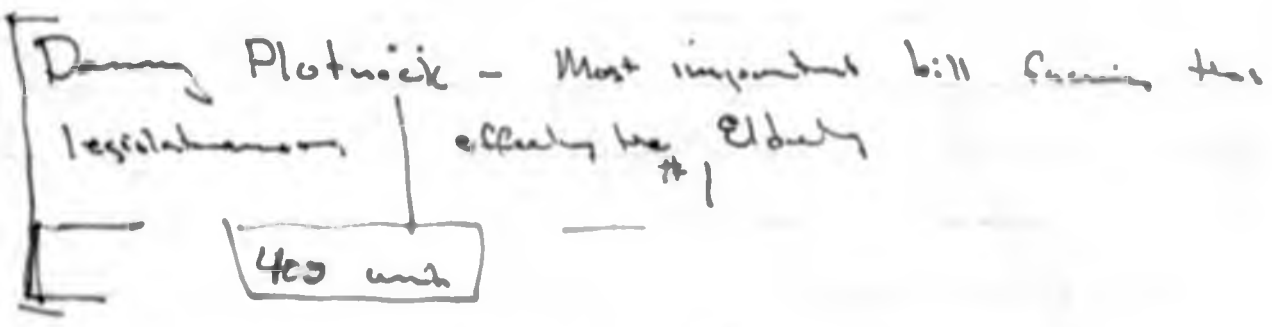
Kull - 25% unnecessary in Nursing Homes.  
Congregate Housing. (It's -

→ probably have 2000 in Homes.

Do not want HUD - because [handicapped]

Want all State Money  
for frail elderly

② extended family Concept - Grand ma - Grand pa Room.  
isolating



C.R.A. - Marie Matsuda & Louis Crane } Have housing at the <sup>Michigan</sup> ~~state~~ level  
is fact

13 public housing authorities  
non-profit would be qualified  
non-profit

watch ASHA

ALASKA  
STATE LEGISLATURE  
**MEMORANDUM**

TO: Ben

Date: March 10, 1981

FROM: Linda

RE: Comments on SSHB 150 by Duncan & Miller

Rep. Miller will testify on the bill. Apparently, Rep. Duncan introduced the original bill without notifying Rep. Miller first. The Sponsor Substitute was introduced to increase the special appropriation from 15 million to 25 million. The 25 million dollar figure was derived from the needs determined by the Interim Committee on the Elderly of which Rep. Miller and Senator Rodey were co-chairman.

Senator Rodey is in the process of preparing a similar bill to HB 150. His bill will outline more clearly the direction for the funds for the needs assessment. The study will be to include more research as to design for efficient housing and architectural type construction that is done in other states that could be used in Alaska.

We also have, in our Committee, HB 259 and HB 260 (there are companion bills - SB 232 & SB 233 that have been introduced in the Senate). They will be meeting on these bills in Senate State Affairs next week. The ASHA bills (a package apparently introduced together) were introduced through Legislative Budget & Audit Committee at the request of the ASHA people (not sure of their names). It was introduced as a favor rather than a statement of recommendation by the Audit Committee. A meeting was held last week with the Interim Committee, both House and Senate members of that Committee and the ASHA representatives. The Committee still recommends that the Dept. of O&RA remain the administrators of the Senior Citizens Housing funds and that they continue to be permitted to utilize a portion of their allocation to assist ASHA in obtaining permanent financing.

Just a thought... perhaps a portion of the funds should be utilized in informing senior citizens of the funds available to them for housing assistance. Apparently it is not common knowledge that these citizens may go to their municipal government to request assistance; the municipal governments then go to the O&RA to request funds needed.



# Alaska State Legislature

## House of Representatives

Committee on

Community & Regional Affairs

Rep. Ben Grussendorf  
Chairman  
465-3870

Pouch V  
State Capitol  
Juneau, Alaska 99811

Summary - SSHB 150, by Duncan & Miller

This bill changes the total amount of appropriation to \$25,000,000 (original bill called for \$15,000,000) and adds \$10,000,000 to the appropriation to the Department of Community & Regional Affairs, senior citizen housing, and adds language "including, but not limited to, conventional housing, housing for the frail elderly, group homes, congregate housing, and other housing that meets special needs." The bill requests a 'special' appropriation.

The bill provides for an immediate effective date.

FISCAL NOTE

I. REQUEST

Bill/Resolution No. SPONSOR SUBSTITUTE FOR HOUSE BILL NO. 150  
 Title SENIOR CITIZENS HOUSING  
 Requested by LEGISLATIVE FINANCE Date 2-20-81

II. FISCAL DETAIL

Agency Affected DEPARTMENT OF COMMUNITY & REGIONAL AFFAIRS  
 Program Category Affected SOCIAL & ECONOMIC ASSISTANCE FOR THE AGED  
 BRU, Program, or Subprogram(s) Affected SENIOR CITIZEN HOUSING

(Note: If more than one budget component is affected, separate line-item amounts and funding for each component in the analysis section.)

EXPENDITURES (Thousands of Dollars)

	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL						
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
<b>TOTAL</b>	-0-	-0-	-0-	-0-	-0-	-0-

FUNDING (Thousands of Dollars)

GENERAL FUND	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
FEDERAL FUNDS						
OTHER (Specify Fund Source)						

-0-

POSITIONS

FULL TIME	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
PART TIME						
TEMPORARY						

-0-

III. ANALYSIS (See Fiscal Note Preparation Instructions, Section III)

This bill will require no additional operating expenses other than a continuation budget.

IV. DATE 2-25-81 PREPARED BY JACK SMODEX

Original: Legislative Finance  
 cc: Budget and Management  
 Prime Sponsor (First Legislator Named)

AGENCY Dept. of Community & Regional Affairs, Division of Housing Assistance  
 PHONE 272-4585

AGENCY COMMENTS:

Sponsor Substitute for House  
Bill No. 150

Needs Assessment

This bill provides for an appropriation of \$225,000 which would be utilized to develop a statewide senior citizen housing needs assessment.

Population estimates and projections for funding decisions are a major element to efficient planning of elderly housing projects on State, area-wide, and local levels.

The elderly housing needs assessment will serve to inform the Legislature and the Department of Community and Regional Affairs when communities with substantial need are being left out as proposals come in. The Department of Community and Regional Affairs could then take an "activist approach" to meeting that need. Planning grants could then easily be obtained by interested senior citizens and would enable senior citizens to have the financial resources to control the project, i.e., to see their decisions concerning location, design, management and ownership implemented.

A very rough estimate of the demand for senior citizen housing is approximately 800 units as follows:

230 units--urban areas;

326 units--population areas over 500

267 units--population areas less than 500

## Administration

This bill provides for an appropriation for construction and development of rental housing for senior citizen and requires the DCRA to continue to administer the existing Senior Citizens Housing Program. The existing program has utilized State funds to leverage existing federal financing when possible and to provide 100% State grants when leveraging federal funding was not appropriate.

Continued placement in the DCRA would assure equalitarian administration and distribution of funds to all public housing authorities and communities throughout Alaska.

Additionally, by permitting the Department of Revenue to "hold" the funds until allocated to a specific project, the State will continue to receive the investment income earned on the \$24,775,000 allocation.

Communities which have received planning grants from the DCRA are: Wasilla, Wrangell and St. Marys. Additionally, Kodiak and Homer are preparing applications for planning grants. These communities will then require grants to construct the housing.

It is our recommendation that the DCRA be permitted to utilize a portion of this allocation to assist the Alaska State Housing Authority (ASHA) in obtaining permanent financing on all interim construction loans outstanding with the Department of Revenue for existing senior citizen housing (e.g. Anchorage, Fairbanks, Cordova, Seward and Bethel). Assistance means leveraging state funds with financing from other sources to a feasible level for debt retirement and maintenance and operating expenses.

SENIOR CITIZEN HOUSING BOND FUND

JANUARY 1981

FINANCING METHOD	LOCATION	SPONSOR	OWNER	UNITS	AMOUNT	%	OTHER FUNDS SOURCE &	TOTAL ALL SOURCES
<u>DIRECT FINANCING:</u>								
	Chugiak-Eagle	Municipality of Anchorage	Municipality of Anchorage	24	\$1,510,809	100	--	\$1,510,809
	Allakaket	City of Allakaket	City of Allakaket	2	75,865.69	100	--	75,865.73
	Anvik	City of Anvik	City of Anvik	2	64,631.62	100	--	64,631.89
	Fort Yukon	City of Fort Yukon	City of Fort Yukon	4	131,433.97	100	--	131,434.45
	Grayling	City of Grayling	City of Grayling	1	23,090.86	100	--	23,090.86
	Holy Cross	City of Holy Cross	City of Holy Cross	2	60,852.58	100	--	60,851.73
	McGrath	City of McGrath	City of McGrath	4	123,203.49	100	--	123,203.49
	Nulato	City of Nulato	City of Nulato	2	53,629.75	100	--	53,629.75
	Ruby	City of Ruby	City of Ruby	2	73,718.79	100	--	73,718.73
	Shageluk	City of Shageluk	City of Shageluk	2	91,403.17	100	--	91,403.17
	Tanana	City of Tanana	City of Tanana	2	69,363.78	100	--	69,363.78

FINANCING METHOD	LOCATION	SPONSOR	OWNER	UNITS	AMOUNT		OTHER FUNDS SOURCE &	TOTAL ALL SOURCES
------------------	----------	---------	-------	-------	--------	--	----------------------	-------------------

COVERAGING:

	Juneau	City and Borough of	ASHA	42	\$525,000	27	\$1,425,683 HUD Sec. 5402	\$1,950,683
	Ketchikan	City of Ketchikan	ASHA	50	775,000	31	1,740,565 HUD Sec. 5402	2,515,565
	Sitka	City of Sitka	Tlingit and Haida Housing Devel. Corp.	24				
	Haines	City of Haines	Tlingit and Haida Housing Devel. Corp.	12				
	Hoonah	City of Hoonah	Tlingit and Haida Housing Devel. Corp.	12				
	Kake	City of Kake	Tlingit and Haida	12	383,000	9	4,020,000 HUD Sec. 8/202	4,403,000
	Saxman	City of Saxman	Tlingit and Haida Housing Devel. Corp.	12				
	Klawock	City of Klawock	Tlingit and Haida Housing Devel. Corp.	12				
	Craig	City of Craig	Tlingit and Haida Housing Devel. Corp.	9				

FINANCING METHOD	LOCATION	SPONSOR	OWNER	UNITS	AMOUNT	%	OTHER FUNDS SOURCE &	TOTAL ALL SOURCES
------------------	----------	---------	-------	-------	--------	---	----------------------	-------------------

ERAGING:

	Bethel	City of Bethel	AVCP Housing Authority	24	\$ 342,527	19	\$ 1,233,100 HUD	\$ 1,575,627
	Seward	City of Seward	ASHA	30	239,000	19	1,973,000 HUD	2,212,000
	Cordova	City of Cordova	ASHA	22	204,000	19	1,480,000 HUD	1,652,000
	Seldovia	City of Seldovia	Cook Inlet Housing Authority	18	150,000	17	1,468,000 HUD	1,618,000
	Petersburg	City of Petersburg	City of Petersburg	24	1,300,000	50	1,300,000 FmHA, Sec. 515	2,600,000

D MONEY:

	Petersburg	City of Petersburg	Petersburg Senior Citizen, Inc.		30,000			
	Bethel	City of Bethel	AVCP Housing Authority		20,000			
	Wrangell	City of Wrangell	U/K	20	30,000			
	Juneau	City of Juneau	City of Juneau/ASHA	20	50,000			

FINANCING METHOD	LOCATION	SPONSOR	OWNER	UNITS	AMOUNT	%	OTHER FUNDS SOURCE &	TOTAL ALL SOURCES
------------------	----------	---------	-------	-------	--------	---	----------------------	-------------------

DED MONEY:

	St. Mary's	City of St. Mary's	U/K	8	\$ 30,000			
	Wasilla	City of Wasilla	U/K	20	50,000			

LOCAL GRANT AWARDS:

418 \$6,406,530.70

Bond Costs

Public Facility Planning Fund 60,620.00

TOTAL \$6,467,150.70

DED AVAILABILITY \$7,500,000.00

DED AWARDS & COSTS -6,467,150.70

DED BALANCE \$1,032,849.30