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549

Funding Information	
General Fund	\$4,000,000
Other Funds	-0-
	<u>\$4,000,000</u>

Introduced: 5/5/81
 Referred: State Affairs and
 Finance

1 IN THE SENATE

BY RODEY, BENNETT,
 KELLY AND KERTTULA

2 SENATE BILL NO. 549

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 Depart-
 7 ment of Administration for the construction of perman-
 8 ent state trooper housing statewide; and providing for
 9 an effective date.

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

11 * Section 1. The sum of \$4,000,000 is appropriated from the general fund
 12 to the Department of Administration for the construction of permanent state
 13 trooper housing statewide.

14 * Sec. 2. The appropriation made by this Act is for capital projects and
 15 is subject to AS 37.25.020.

16 * Sec. 3. This Act takes effect immediately in accordance with AS 01.10.-
 17 070(c).

18
 19 *Admin. Funds. - 12-13 units last year*
 20 *Bargaining unit ?*
 21 *fiscal note*
 22 *# units? @ \$/unit?*
 23
 24
 25
 26
 27
 28
 29

PLEASE NOTE: THE FOLLOWING PAGES WERE TREATED
AS A UNIT IN THE ORIGINAL DOCUMENT



Official Business

Alaska State Legislature

Senate

Committee on Judiciary

~~TEACHERS!~~

Pouch V
State Capitol
Juneau, Alaska 9981

MEMORANDUM

TO: Kevin Bruce
FROM: Oleta Simmons
DATE: March 4, 1981
SUBJECT: ALASKA STATE TROOPERS: BUSH HOUSING

I have reviewed the information supplied by Jess Lee of the International Brotherhood of Electrical Workers relating to complaints received from the Alaska State Troopers assigned to bush areas.

There have been substantial documented complaints concerning sub-standard housing. Following is a list of some of the most common complaints received state-wide:

1. Inadequate heating which causes ice buildup inside the walls;
2. Frozen water pipes;
3. Doors and windows which are broken or close improperly;
4. Cracks in the ceiling and leaking roofs; and
5. Inadequate plumbing; specifically, toilets which do not flush properly.

From the information submitted, it would appear that most of the units are in need of general upgrading, i.e., painting, new flooring, window treatments, etc. Maintenance, when performed at all, has been inadequate or improperly done.

As a little bit of background, the State uses three classifications for rating the units: "Good or better", "Fair", and "Poor." Rentals are based, in part, on these three classifications.

In at least one case, a trooper upgraded his unit during his own time and at his own expense. As a reward for this effort, the State has attempted to reclassify that unit, thereby forcing an increase in rent.

PSEA, at one point, had advised the troopers to discontinue paying rent until some of the above issues had been resolved. The matter was arbitrated and an agreement was reached which involved, among other things, a mandatory payroll deduction for rent. This matter has now become a grievance.

For a different perspective, I met with Terry Hanson, Special Assistant to the Commissioner, Department of Public Safety.

With respect to mandatory payroll deductions, Terry said that since PSEA had negotiated that agreement, it was the responsibility of PSEA to communicate with its members, not the responsibility of Public Safety. Terry indicated that some of the troopers are 6 months to one year in arrears with their rent (prior to mandatory payroll deductions) and this issue may have to be settled in court.

Concerning the construction of new housing, Terry indicated that there are no immediate plans, nor budget, for such construction. The one exception may be new units on the Haul Road but, of course, that is contingent upon the opening of the road. I also spoke with Jess Lee of IBEW concerning construction, but his organization has not put together cost estimates for new construction. However, he was familiar with three duplexes recently constructed in the Bethel area at an approximate cost of \$160,000.

The Department of Public Safety does plan to eliminate the use of trailers as part of a phase-out plan. They plan to approach the private sector to construct new housing which the state would then lease on a long-term basis.

Several complaints stem from the "required to live" provision. This simply means that in remote areas where housing is unavailable in the private sector, the trooper must reside in state-owned housing. (This provision also applies to Fish and Wildlife personnel). Again, the Department of Public Safety feels that PSEA adequately addressed this issue during arbitration, and Public Safety is meeting its responsibilities with respect to the agreement.

Public Safety feels that the maintenance issue has been distorted. Terry Hanson's information suggests that maintenance has always been provided upon request.

Please let me know if there is additional information you require.

International Brotherhood

of Electrical Workers

TELEPHONE
(907) 272-6571
TELEX 25-250

ROBERT M. PIAZZA
BUSINESS MANAGER • FINANCIAL SECRETARY



2702 DENALI STREET
ANCHORAGE, ALASKA 99503

TERRY CARR
PRESIDENT

Local 1547



March 10, 1961

Ms. Aleta Simmons
Special Assistant to
Senator Pat Rodey
Pouch V
Juneau, Alaska 99811

Dear Ms. Simmons:

Enclosed is a floor plan of a house that was built at the 7 Mile Camp on the pipeline.

It is my understanding that this unit was built on State land which should help lower the cost. Even by using State land, the cost of this unit was \$212,000.00. I have not had the opportunity to visit this unit, but I do understand that it is a very nice house. I have also been told that this unit would probably be the most expensive single family unit to be built anywhere in the State.

This is all the information that I have available at the present time. I hope it will be of assistance to you and if more information becomes available, I will forward it to you.

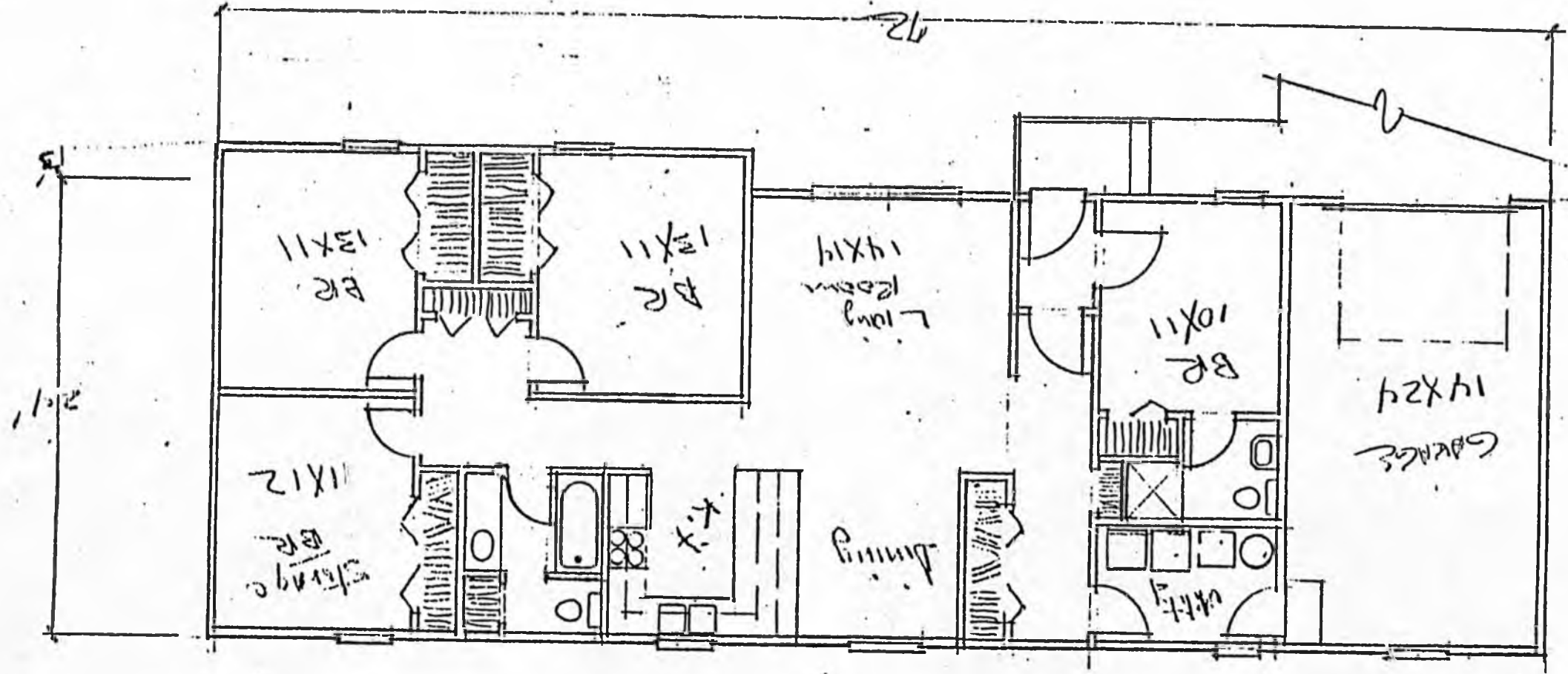
Sincerely,

JESS LEE
Business Representative

JL/p

Enclosure

212,000
7 mi.



TO: JAY YAKOPATZ
PRESIDENT
PUBLIC SAFETY EMPLOYEES ASSN.

DATE: 3-20-79

FROM: JOHN C. VAN GELDER
GLENVALLEN AREA
P.S.E.A. REP.

SUBJECT: HOUSING

THE STATE HOUSING IN GLENVALLEN IS SUBSTANDARD: CONSISTING OF SOME OLD AND POORELY INSULATED MOBIL HOMES. THESE TRAILERS COST THE STATE A CONSIDERABLE AMOUNT TO MAINTAIN, AND ARE EXTREMELY EXPENSIVE TO HEAT DURING THE WINTER MONTHS. THE STATE HAS NO EQUITY IN THESE DWELLINGS, BECAUSE AT THIS TIME IT COSTS NEARLY AS MUCH FOR MAINTENANCE, AS WE ARE PAYING IN RENT.

A SOLUTION TO THIS PROBLEM WOULD BE PERMANENT HOUSING, WITH SOME INVESTMENT VALUE. THERE IS JUST SUCH HOUSING AVAILABLE IN GLENVALLEN. THERE IS A BLOCK OF HOMES BUILT BY ALYESKA DURING THE PIPELINE CONSTRUCTION. ALYESKA IS WILLING TO LEASE THE HOUSING TO THE STATE FOR A PERIOD OF TEN YEARS, WITH AN OPTION TO BUY THE HOUSES FOR FIVE THOUSAND PER STRUCTURE AFTER THE TEN YEARS.

AT THIS TIME 1ST SERGEANT COCKRELL HAS DONE EVERYTHING WITHIN HIS MEANS TO SECURE THE HOUSING FOR THE DEPARTMENT, FOR USE BY AST AND F&WP. MAJOR RUSH HAS INSPECTED THE HOUSING AND ALSO FEELS THAT IT WOULD BE A GOOD INVESTMENT.

WHEN ALL THE FACTS ARE VIEWED IT SEEMS ENTIRELY TOO GOOD A BUSINESS VENTURE TO OVERLOOK. THE PRESENT HOUSING IS ONLY GOING TO COST MORE AND MORE TO MAINTAIN WITH NO HOPE OF A RETURN ON THE ORIGINAL INVESTMENT. WHILE THE ALYESKA HOUSING IN MOST CASES HASN'T BEEN OCCUPIED SINCE CONSTRUCTION. THESE ARE FOR ALL INTENT BRAND NEW HOMES THAT WILL NOT REQUIRE ANY MAINTENANCE FOR AN AVERAGE OF FIVE YEARS: WHICH IS ONE HALF OF THE LEASE PERIOD. AS WITH ANY OTHER PIECE OF REAL ESTATE THESE HOUSES WILL APPRECIATE IN VALUE, WHILE OUR PRESENT HOUSING WILL ONLY DEPRECIATE. I HAVE POLED THE MEMBERSHIP AND THEY ARE ALL IN FAVOR OF THE STATE ACQUIRING THE HOUSING.

AT THIS TIME WE DO NOT KNOW WHAT THE STATES RESPONSE TO THE PROPOSITION WILL BE. A MEETING BETWEEN THE STATE AND ALYESKA IS SCHEDULED FOR SOMETIME ON OR ABOUT THE 25TH OF MARCH.

WE ARE NOT TOO OPTIMISTIC, WHAT WITH THE BUDGET CUTS THAT SEEM TO BE AFFECTING ALL OF THE DEPARTMENTS. BUT EVEN SO I, AND THE OTHER MEMBERS IN THE AREA, FEEL THIS WOULD SAVE A CONSIDERABLE AMOUNT OF STATE FUNDS OVER THE NEXT SEVERAL YEARS. AT SUCH TIME AS THE STATE FELT THEY NO LONGER WANTED THE RESPONSABILITY FOR EMPLOYEE HOUSING THEY WOULD HAVE SOMETHING WITH RESALE VALUE.

WHAT WE, THE GLENNALLEN MEMBERSHIP, WOULD LIKE IS ANY SUPPORT THAT THE ASSOCIATION CAN LEND IN THIS MATTER. YOU WILL NOTICE THAT I HAVE STRESSED HOW GOOD A DEAL THIS WOULD BE FOR THE STATE; BUT ANOTHER CONSIDERATION, WHICH IS OFTEN OVERLOOKED, IS THE MORAL OF THE AREA MEMBERS. WE ARE ALL TIRED OF LIVING IN CRAMPED, LEAKY AND COLD TRAILORS.

THANK YOU,

JOHN C. VAN GELDER


JCV/MLF

TO: Major Rush, Field Enforcement
Commander, Zone 2
Alaska State Troopers
Anchorage, Alaska

DATE : 9/27/78

Thru: Captain H. A. Tew
FROM: Commander
"G" Detachment
Palmer, Alaska

SUBJECT: Housing Unit #24

From: Cpl. Ronald T. Polk 
Valdez Post

The intent of this memo is to give a complete and comprehensive status report on unit 24 located at Valdez. Although some of the points may be extremely minor, they are not intended to be of a nit picking nature, but are being noted so the status of the trailer's condition can be properly evaluated.

It should be noted that since moving into the trailer all of the carpet in the trailer has been replaced and a new kitchen faucet assembly has been installed. New drapes for the living room and curtains for the three kitchen windows were purchased and have been installed.

Defects or Repairs Needed:

Kitchen:

1. Bracing for the shelves underneath the sink is missing from a portion of the shelves and the shelve material itself is warped and sagging. This is due to a design fault and water damage from the leaking faucets.
2. The ceiling is stained and smoke damaged from normal use. The ceilings in the entire trailer need to be painted.
3. The pantry door latch is missing and the shelve design in the pantry itself is of such a nature that only approximately 25% of the pantry area is usable. Additional shelves need to be installed in the pantry so this area can be fully utilized. This is a necessary modification due to the minimal amount of cabinets in the kitchen.
4. The doorbell assembly is missing some parts and is inoperable because the transformer for the doorbell is hanging on the wall with no electrical outlet for it to be plugged into.
5. The stove in the kitchen is stained and badly corroded on all of the bright metal portions. The enameled portions of the range are still in good condition. The metal panels around the wall and over the stove are badly corroded and discolored and need to be replaced.

6. The linoleum floor covering in the kitchen area is the original floor covering which came with the trailer. The center seam in the floor covering is separating to a slight degree and will eventually result in rips and tears along that seam.

Living Room:

1. The ceiling is stained and dirty and needs to be repainted. Several of the seams in the ceiling have pulled loose from the staples causing the ceiling to sag. Several of the plastic strips which cover up the seam need to be replaced. There are several small holes in the ceiling where swag lamps and plant hangers have been installed into the ceiling and the hooks removed at a later time.
2. There are numerous nail and screw holes in the paneling in the living room and also there is a gun shot hole which goes through one wall completely and out the opposite wall over the front door.
3. The drapes in the living room are worn out but have been replaced with new draperies since I moved into the trailer. The original draperies were those that came with the trailer.
4. The storm windows in the living room do not fit flush and therefore have to be taped in the wintertime to prevent air leaks around them.
5. Two of the living room outer windows are cracked and need to be replaced.

Small Bedrooms:

1. The carpet in both of the small bedrooms were badly stained and worn but have been replaced since moving into the unit.
2. The floor in the middle bedroom was bucked up but has been repaired.
3. The closet doors in the middle bedroom are warped and will not close as they should.

Master Bedroom:

1. The light fixture cover is missing and is on order.
2. There are no locks on the bedroom doors which are commonly found on master bedroom doors.
3. The ceiling has several holes in it small size and the trim slats between the ceiling panels are broken in several different places.
4. The curtains are filthy, faded out and ripped and will have to be replaced but at the present time I am using my own curtains which match the bedspread. Therefore they do not need to be

5. The folding doors in the closet are missing the guide pin for the track assembly allowing the doors to flop back and forth and do not close properly.

Bathroom:

1. The commode inner tank valve and float assembly has become quite corroded and does not shut off all the time and allows the water to flow through the tank. This will have to be replaced in the near future.
2. The bathtub drain plug assembly is broken and has to be replaced. The front casing for the bathtub enclosure is broken and warped and will need to be replaced.
3. All the metal molding around the bathtub enclosure is badly stained and corroded.
4. The floor covering is torn behind and underneath the washer and dryer. This is due to the washers and dryers being removed from the laundry area and new ones being installed.
5. The dryer has an unknown plastic type substance melted and fused to the drum. This has been checked out by drying clothes and does not seem to be coming off on the clothes as they dry. However, in the future this may become a problem and the drum would have to be replaced.
6. The bathroom sink and cabinet has several defects. The bathroom sink has no drain plug or drain plug assembly. The trim on the cabinet drawers is badly scratched and marred and the doors themselves are scratched, marred and dented.
7. There is no toilet paper holder in the bathroom however, one was purchased locally and installed.
8. There is no storm window for the bathroom window.
9. The shower curtain rod and shower curtain valance needs to be replaced due to its deplorable condition.
10. The bathtub tilts away from the drain plug therefore preventing the bathtub from draining after being used. A sponge has to be used to remove the remaining water from the bathtub.

Wannigan:

1. The present wannigan attached to the trailer is a 4' X 6' wannigan and serves only as a windbreak for entering the trailer. Due to its small size there is little or no storage area in the wannigan. The wannigan at present time leaks badly from several different points and had not been painted on the inside. It has one electrical light outlet inside and is of a faulty wiring design and has to be rewired and a definite need for at least one electrical outlet plug so that a deep
to be installed in the wannigan

A new wannigan that can be utilized for storage of miscellaneous household items is desperately needed. Due to the design of the trailer there is little storage area provided in the trailer, therefore there is no place to store such things as Christmas decorations, suitcases, etc. Due to the limited wannigan space there is absolutely no place where private tools and carpenter equipment can be stored for use in helping to maintain the trailer.

General Comments and Needs:

1. A 110 electrical outlet is needed on the outside of the trailer to facilitate the plugging in of a patrol vehicle during the winter months and also facilitate plugging in of a vacuum cleaner to clean the patrol units out with. Along with this a outside water faucet is needed, because at present the only outside water faucet is the drain faucet on the hot water heater which is not used due to the fact that the water is too hot and standard water hose will not stand the water pressure at the high temperature.
2. A garbage can rack is needed for the outside of the trailer due to the high winds which are experienced in the Valdez area. During the winter months it is a constant chore of having to police up the garbage from your garbage cans after the wind has blown the garbage cans two, three or more spaces away from your trailer.
3. At the present time only one door will lock on the trailer and it is of such a design that a credit card will open the door even if it is locked. The trailer is totally insecure when you leave the trailer and attempt to lock it up. The two trailer doors have no keys available and therefore these two locks need to be replaced with the dead bolt assembly installed in the lock, so when you leave the trailer it can be secure.
4. Two additional breaker assemblies are needed in the breaker box with wiring stubbed out at the back door of the trailer. One to be used in conjunction with a new storage wannigan to be attached and the other to be stubbed out with a electrical outlet at the front of the trailer as for use noted with item one.
5. The fuel oil tank was checked and it was found that two bung holes in the tank did not have plugs in them. Note: Bung plugs were bought and have been installed in the tank.
6. The furnace had not been winterize or received a annual servicing in that the fuel filters and air filters need to be changed along with the electrodes and nozzle replacement or adjustment. Note: This has been set up to be done by a local furnace repair service.

7. A supply of 3/4" by 3/4" wood stock is needed to repair and maintain the existing shelving which is located in the closets and shelves in the trailer.
8. The storm door presently located on the front wannigan has two broken hinges. The screen is ripped and torn and there is no storm window or frame for the storm window. The wooden exterior door to the wannigan has a large crack along the lock edge of the door and also has two holes in the exterior of the door.
9. The rear door of the trailer does not have a storm window for it but this will not be a problem when the rear wannigan is installed at that door.
10. The ceilings throughout the trailer are in dire need of fresh paint due to the fact the windows in the trailer steam up and you cannot see out of them. It also cuts down on the amount of available daylight into the trailer. Painting the ceilings would lighten up the trailer during the long winter months ahead.

Due to the fact that this trailer is located in a trailer court the next two items will enhance the trailer's appearance.

1. The need for a walkway from the front of the trailer to the front wannigan could be used. Due to the fact that the trailer has a glacier silt fill type material in the yard and a great deal of dirt and glacier silt is tracked into the trailer. The trailer has been recarpeted and this silt and dirt will destroy the carpet in a very short period of time.
2. A fence is needed around the trailer after the installation of the rear wannigan. This will allow for some landscaping to be done around the trailer and make the trailer look more presentable and improve the image of a State Trooper in a trailer court. From checking around the trailer court it appears that there are only two or three out of approximately one hundred trailers that do not have dogs. Due to the wind blown garbage and the dog droppings around the trailer it is a constant battle in attempting to keep the area around the trailer in a neat and clean fashion. A fence would help to keep some of the wind blown garbage out of the yard and hopefully would put a stop to the dog droppings being all around the trailer.

All though many of these items noted may seem trivial, they are in fact things that I would do and in most cases have done to houses I have owned in the past. Again I am not attempting to be nit picking but am trying to present a comprehensive status report on the condition of unit 24.

cc; Major Vaden
Sgt. Cockrell

TO: Colonel Fred M. Woldstad
Director
Fish & Wildlife Protection
Anchorage

DATE: April 11, 1980

FILE NO:

TELEPHONE NO:

FROM: Captain Frank W. Sharp F.W.S
Commander, Coastal Operations
Fish & Wildlife Protection
Anchorage

SUBJECT: Yakutat Housing

At your request, I traveled to Yakutat on 4/10/80 to inspect the proposed State housing facilities in the old F.A.A. complex near town. I was accompanied by Lieutenant Winn and Officer Young.

The unit we inspected was the one the Yakutat City Manager had vacated in late March. We also inspected another building which is being proposed as a warehouse and transient quarters within the complex.

All I can say is that these units are in very bad shape. I would not want to live in one unless considerable renovation was under taken which I estimate would be in the \$15,000 to \$20,000 range.

The outside appearance of the building indicates no maintenance has occurred for many years except possibly installation of aluminum sheet roofing. The siding, window frames and trim show years of weathering (chipped and cracked), doors are old with broken window panes, loose handles, etc. Entry is gained through the rear where one steps down into an attached anti-room. A forced air oil fed furnace is located here; several old stoves and refrigerators are presently being stored there. It has a cracked cement floor. From here you enter into the kitchen, it is fairly large; cabinets and a kitchen sink line the back wall. The stove has been removed and where it had been, there is a hole in the floor approximately 6 inches wide by 20 inches long.

The tile in the kitchen and throughout the house is old and faded with considerable evidence that extreme moisture has been present. The kitchen sink is ancient in style, the kitchen cabinets painted plywood, and the windows are as bad on the inside as they are on the outside. From the kitchen there are two doors; one leading to a small bedroom or storage room, it is filled with old furniture at present. The other is a wide archway into the livingroom. The floor tile is the same as in the kitchen. You cannot open the windows as they have been painted shut over the many years. Evidence of extreme moisture on the livingroom walls is present on the walls. A fireplace chimney (outside) has been installed through the livingroom wall, a large piece of asbestos on the wall protects the wall from burning. To the left off of the livingroom you enter into a hallway; directly in front is the bathroom. It is very small, the toiletbowl, sink and tub are old. The tub is about half sized; considerable mold and dirt are present.

To the right of the bathroom is a small bedroom, to the left is the small room that has the furniture stored in it that also has access to the kitchen. The condition of these rooms are the same as the others. Near what was the front door in the livingroom is a steep wooden stairway to the upstairs, there are two small attic rooms at the top to the right and left, these are no better than those downstairs. Light fixtures and fittings throughout the house are prehistoric.

The front door leads off to a small enclosed porch area, again, everything is old and cracked. There is no door handle on the front door, window panes are broken, etc. The entire house gives you a feeling of despair. It would require considerable renovation at a great cost before I would recommend any of our people residing here.

The other vacant house which is being offered for our use as a warehouse and transient bunkhouse is laid out exactly the same as this one only it is in much worse shape. Upon entering, it smelled of mold so badly, I had to hold my nose to look at it (it is unheated), it has not been used for quite sometime. It would not be suitable without great expense for living quarters and would require removing a wall to make an entrance for bringing in boats and equipment for storage. In addition, it would be necessary to build a ramp up to the house's floor level which is at least three feet above ground level. As I view it, both of these units are unacceptable for our use.

Conversely, in inspecting our present unit, the Department's 1962 house trailer located on the State complex near the airport, I found that this unit is very satisfactory, pleasant, and still somewhat modern. The unit, though old, is in surprisingly good condition. With little effort it could be brought up to acceptable standards. This would include installing some new windows and frames, replacement of sinks and toilets, and other minor repairs. It is confusing to me why we are being asked to move from these quarters when they are much better than that being offered. Besides being better quarters, the location is much better for our program needs. It is located on the complex with the A.D.F.G. Game and Commercial Fisheries personnel quarters nearby. An office, bunkhouse for transient personnel, heated inside workshop and storage area with a large garage door access, meat shed and other outside storage capabilities readily available. The complex is near the airport which constitutes much of our enforcement activity. The complex is connected to the main road system creating easy access for both us and the public. It is a quiet area well suited for raising small children, having pets, and getting away from noisy neighbor's dogs, etc. It is a perfect site for our facilities. We have been there for at least 20 years, we have an investment in the office, warehouse building, and the roof structure which protects the trailer as well as the sewer system.

It seems that after almost 20 years of paying rent payments on the trailer with little maintenance being paid towards its upkeep, the Housing Section would or could afford to either replace the trailer with a new one or construct a preassembled housing unit on the site at less cost than renovating 30-40 year old shacks turned over to the State by the F.A.A.

The City of Yakutat will become one of the major fisheries ports on the Gulf of Alaska within the next few years. The Legislature, this year, has funded a study of Yakutat's harbor as a major Alaskan shipping port. The sport fishery and game resources of that area and its commercial fisheries warrant the continued and increase participation of our Department in Yakutat, not a reduction! This year, we plan to increase our seasonal staff over last years because of the increased resource uses. Requiring personnel to move into less than acceptable quarters does not encourage our personnel to accept or effectively function under such conditions.

I recommend that we refuse the F.A.A. housing units in Yakutat, remain where we are, and attempt to upgrade those facilities.

FMW:ka

cc: Colonel Stickles

Mr. Dugan Petty
Dept. of Admin.
Maintenance Section
209 East 51st Ave
Anchorage, Ak. 99503

08/21/80

Officer Michael Eames
Fish and Wildlife Protection
Box 157
Yakutat, Ak. 99689

Housing Unit 339

The following repairs must be made to this housing prior to this winter. Freezing weather starts here about Sept. 15.

1. Replacement glass installed in two living room windows. At the present there is only visquane on these windows.
2. Side door moulding replaced and weather striping installed on the side door. This door is warped and has about a 1 inch gap at the top and the bottom.
3. Porch storm door replaced.
4. Porch roof repaired. At the present it is missing some tar paper and has numerous leaks.
5. A timer installed on the sewage lift pump. At the present I am having to open the man hole cover and plug in the lift pump about every two days.

Other repairs needed to put this unit into Fair or good condition.

1. Front sliding glass door replaced. It is so worn out that it will not stay on the rollers and is very difficult to open or shut. A screen door is also needed for this door since most of the windows do not open and this is the only source of ventilation for the house. The bugs are so bad that we can only open the door for short periods of time.
2. Stove repaired or replaced. One burner only works on high temp. and two of the burners are hooked up to the wrong switch. The oven is 50 to 100 degrees off.
3. Bathroom faucet must be replaced. It sprays water over about a 60 degree area.
4. All ceilings repaired and painted.
5. Bedroom carpets stretched and glued down.
6. Bathroom repainted.
7. Almost all lighting fixtures replaced.
8. Remove old counter top stove and put a new counter top in this area.
9. Replace living room carpet and put a pad under it.
10. Move range hood to above the old stove to above the present stove.
11. Install drapes and curtains that are not so dark and drab.
12. Install an exhaust fan in the bathroom.

Maria Iverson
Leasing Officer II
Div. of General Ser. & Supply
Juneau

November 9, 1979

Dugan Petty, BMS II
Div. of General Ser. & Supply
Employee Housing
Anchorage

Delta Housing

Three (3) houses located off of Clearwater Road at Delta Junction, Alaska, were inspected by Dept. of Labor Plumbing Inspector David Barce and myself on November 5, 1979. Additionally, the contractor Colonel Fett and the new occupant Ron Chimenski were present at the inspection.

The following deficiencies were found in all three (3) units:

1. The room housing boiler and electric hotwater heating requires taping and spackling of seams and nail holes.
2. Sheetrock nails popped from dining room wall during electrical panel repairs require patching.
3. Eschuson rings are required for drain pipe penetration through walls under kitchen sinks.
4. Several doors require touch up staining.
5. Boiler requires combustion air ducting. There is insufficient air volume for adequate combustion air in room enclosing boilers.

House number one requires the identification of breakers on owners panel box label, and one 1 1/2" drain pipe requires permanent hangers.

It was agreed between Mr. Barce and myself that the units were safe and sound for occupancy and none of the above deficiencies required repair prior to occupancy. Mr. Fett agreed to remedy the noted deficiencies and indicated he would start November 5, 1979. Mr. Cheminski was given authorization to occupy the unit on November 6, 1979.

Mr. Fett was told that the results of the final inspection would be reported in writing to your office and that formal notice of final acceptance would be transmitted from your office.

Mr. Cheminski asked who he should notify in the future to take care of maintenance and repairs. It is requested that all occupants of the Delta FFP housing be instructed by letter who to contact in the event maintenance and repairs are required. This procedure should be clearly outlined to prevent uncertainty as to who is responsible for insuring prompt repairs and services.

DP:smm

cc: Mike DeBerry
Barry Jackson

4-10-79

Dear Sir:

Pursuant your letter dated 4-3-79, requesting a list of repairs on Housing Unit 49, I am prompted to write this letter.

The housing unit in question is located in Soldotna adjacent to the Department of Highways complex and was built in the early 1950s for the Department of Engineers working for Highways at that time. The unit, along with three trailer pads was turned over to the Department of Public Safety for housing use in 1971 or 1972. In July, 1974 I moved into the house which is a two-bedroom wood frame house with a full basement and was very dirty, in need of paint, plumbing, carpeting and general repairs when I moved in. Since I've lived there, emergency plumbing repairs, a new roof and carpeting have been accomplished.

I have had housing officers, maintenance people and private contractors poke, probe and instruct me to make lists, get bids and have received promises that repairs would be done which never have been. The only reason the roof was replaced was because it was leaking so bad it couldn't be repaired. I cajoled the maintenance man who did the roof into acquiring carpet which he laid, but only in 2/3 of the living room because he ran out after doing the hall and bedroom.

The emergency plumbing repairs were not done until it got so bad that water was running through the walls from the bathroom to the basement which rotted a wall out and warped the floor which is still warped.

I received correspondence from the Department of Administration asking if I wouldn't be interested in purchasing the unit. I wrote back that I would, included a map showing the location of the unit, what acreage I was interested in and an appraisal of the land and house. I never did get a response back on that.

I have been advised that the Department of Public Safety is going to build a Public Safety complex where my unit is located sometime within the next year.

If that is the case, there is not much point in repairing the unit. If that is not the case, I am still interested in buying the land and house. If the State will not sell me the house I would still like to live there if repairs are made.

I will not pay a dime more than I am paying for rent until after repairs are made, a list of which is attached.

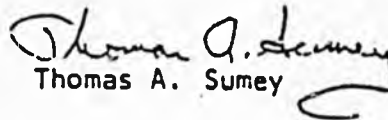
If the unit is to be torn down for a Public Safety complex I would like to know when so that I can make arrangements to move out.

If the point that I will not pay any more rent until after repairs are completed is not satisfactory, and you wish me to vacate, I would like to know when so that I can make arrangements to move out. If you have a representative of the State you would like to have contact me in earnest about purchasing the house and land, I am still interested.

I realize that the State does not want to be a landlord to employees and has probably done the best it can with what monies are available but I also very firmly believe that the unit I am residing in has been neglected to a point that I can not under any circumstances justify a rent increase until after repairs are made.

I am looking forward to hearing from you or your representative concerning this matter.

Sincerely,


Thomas A. Sumey

cc: Major Ray Rush, Housing Officer
Department of Public Safety
Sergeant Jay Yakopatz, President
Public Safety Employees Association
Corporal A. G. Schadle, Housing Officer
D Detachment, DPS

HOUSING UNIT 49 REPAIRS NEEDED

1. Paint - inside and out
2. Linoleum - kitchen and bathroom floor need replacement
3. Plumbing - sink in kitchen needs replacing, sink, toilet, tub in bathroom need replacing.
4. Cabinets - kitchen cabinets need repair, replacement and paint.
5. Carpeting - 1/3 of living room needs carpet
6. Heat - does not work in master bedroom
7. Draperies - need in kitchen, living room, bedrooms and bathroom.
8. Lighting = needs replacement in kitchen, does not work in 1/2 basement.
9. Screens - needed in living room, bedroom, kitchen, bathroom, front door.

TO: [

COL. TOM ANDERSON
DIRECTOR
ALASKA STATE TROOPERS

DATE: 1/22/80

FILE NO:

THROUGH:

CAPT. ROGER IVERSEN
COMMANDER, "I" DETACHMENT

TELEPHONE NO:

FROM:

TROOPER STEPHEN SMITH SES
PATROL UNIT
"I" DETACHMENT, FAIRBANKS

SUBJECT:

NORTHWAY HOUSING

This memo is to inform you of the condition of the trooper housing in Northway. I am scheduled to report for work in Northway on 3/1/80. There is a great amount of work to be done in the house before I will move my family in.

First priority is the carpeting. Since we have a 10 month old daughter, we can't let her crawl around on the carpeting that is in the house now. The carpeting in the living room and hallway, which is mostly carpet squares, is very old and dirty and full of dog hair. The bedroom carpet is stained and ripped.

The walls are generally in bad shape. The living room is partially panelled. The rest of the walls are dirty and cracked. The kitchen is purple. We'll need paint and wallpaper.

The furnace hasn't been checked or cleaned for at least 2 years to our knowledge. Trooper Engleman said it had been acting up while they were there and was not repaired. Furnace filters are also needed.

We were told that there has been a problem with birds nesting in the eaves and bird lice in the house itself. This will have to be corrected.

There is some furniture in the house but since we have most of our own, that will not be a problem.

The plumbing in the bathtub and shower needs to be fixed. The light in the bathroom is improperly wired.

We cannot move until the carpet is replaced, the furnace is repaired, and pest control measures are taken to insure that the lice now in the walls are removed and that there will not be a recurring problem come spring.

I would appreciate being advised of what action will be taken as soon as possible since I have to give a month's notice to my landlord.

cc: 1st Sgt. R.J. Shover
1st Sgt. Larry Mix
Dept. of Administration
P.S.E.A.

January 28, 1980

Mike DeBerry
Department of Administration
Pouch C
Juneau, Alaska 99811

Mr. DeBerry:

Since I have moved into the State trailer here in Valdez, I have experienced one hardship after another, concerning the livability of the trailer. I have spent four weeks without heat, a leaking roof which ruined an expensive bed spread, fuel oil spilled on the rug from the furnace repairman, a severely leaking toilet, siding which had blown off still hasn't been repaired and therefore, water pours into my house. I am still awaiting for the wannigan to be properly roofed, it too leaks.

I have not moved to a hotel, I have not requested reimbursement for damages. I feel that I must request you to either pay me \$300.00 or do not collect rent for one month.

I feel sure that in, accordance with State Statutes, you agree this is not an unreasonable request, and we can settle this matter ourselves.

Thank you,

R. L. Brantley
Mr. R. L. Brantley
P. O. Box 675
Valdez, Alaska 99686

DEPARTMENT OF ADMINISTRATION

DIVISION OF GENERAL SERVICES AND SUPPLY

7TH FLOOR, STATE OFFICE BUILDING
POUCH C
JUNEAU, ALASKA 99811

March 27, 1980

Mr. R. L. Brantley
P.O. Box 675
Valdez, Alaska 99686

RE: Unit #323

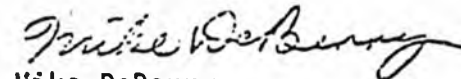
Dear Mr. Brantley:

This is in response to your letter of January 28, 1980.

Enclosed is a break down of the maintenance performed on your housing unit since July 1979. We were aware that your unit needed some repairs and had rated your unit in "fair" condition for rental purposes. This has resulted in a 20% reduction in the basic rent for you each and every month. We have also responded to your requests for maintenance.

Therefore we see no necessity to pay you \$300.00 or not collect rent for one month.

Sincerely,



Mike DeBerry
Housing Program Coordinator

MDeB/jf
Enclosure

cc: Harold J. Sydnam, Deputy Commissioner
w/copy of Mr. Brantley's letter

TO Lt. Mills

DATE 10/15/77

TO

DATE

Just Received this from Admin. thought you might want it for your general edification.

SIGNED

Law Brantley

SIGNED

1. KEEP YELLOW COPY.

2. SEND WHITE AND PINK COPIES WITH CARBON INTACT.

1. WRITE REPLY.

2. DETACH STUB, KEEP PINK COPY, RETURN WHITE COPY TO SENDER.

STATE OF ALASKA
PAYROLL INFORMATION

PAY DAY 07-31-79		CURRENT PAYROLL INFORMATION		ISSUED 07-26-79	
O.T.	ADJUSTMENT	73.18	PSEA DUES	25.00	1112 212
O.T.	ADJUSTMENT	424.50	HOUSING RENT	271.00	
SDIF	15.00	8.50			03/05/79
SDIF	30.00	17.00			
REG.	15.22	2455.00			
297618	65677	24632	18256	24991	29000
				425	150237

NOT NEGOTIABLE

STATE OF ALASKA
PAYROLL INFORMATION

WARRANT NO 242370 NAME ROBERT L PRANTLEY SOCIAL SECURITY NO 531-63-6850 FUNDING 09-15-79 12-47-3

2794329 622934 140377 130818 290738

PAY DAY 09-28-79 CURRENT PAYROLL INFORMATION ISSUED 09-22-79

REG.	2547.00	PSEA DUES	50.00	1412	212
		HOUSING RENT	292.00		
				03/05/79	
254700	53724	11262	12735	34200	510
					142195

NOT NEGOTIABLE

STATE OF ALASKA
PAYROLL INFORMATION

WARRANT NO 219263 NAME ROBERT L PRANTLEY SOCIAL SECURITY NO 531-63-6850 FUNDING 09-15-79 12-47-3

2529629 569210 140377 119556 268531

PAY DAY 08-31-79 CURRENT PAYROLL INFORMATION ISSUED 08-25-79

REG.	2547.00	PSEA DUES	50.00	1262	212
		HOUSING RENT	271.00		
				03/05/79	
254700	53724	11262	925	12735	32100
					570
					145564

NOT NEGOTIABLE

To: Kristin Knudsen
Attorney at Law
801 West Fireweed Lane
Suite 201
Anchorage, Alaska 99503

September 12, 1980

From: Robert L. Clontz
Alaska State Trooper
P.O. Box 174
Tok, Alaska 99780

Ref: State Housing

The unit I occupy is state unit number 370. It is a three bedroom single-bathroom apartment being approximately 960 square feet. The apartment is contained within an eight-plex with four units on either side of a common hallway. The common hallway has an exit at either end and the individual units have single doors entering into the hallway. The residence's share a common laundry room and storage area. Each unit has a separate key with a master key retained by the post commander.

My unit is occupied by my wife, me and our three year old daughter.

The heat unit is a hot water boiler system for the entire building and when working properly, which it is not at this writing and does not quite often, is adequate to heat the unit. However, the insulation in the outside walls is so poor that there is condensation on the inner walls that freezes during the extreme cold weather in this area that leaves a layer of ice on the windows and outside walls. Often the drapes and curtains freeze to the windows.

When I moved into the quarters the rent was a flat rate of \$300.00 per month and I was required by the Department of Public Safety to occupy the unit. I questioned if I could purchase a local place to live as I had sold a house in Anchorage and wanted to reinvest the money for I.R.S. purposes. I was told I must live in state housing unit #370 with no other choice.

Upon moving into state housing unit #370 on August 1, 1978 I found the unit to be dirty and in need of many repairs. The unit had been unoccupied for fifteen months and had been used as a storage area and as a "workout" area. My wife and I put in hundreds of hours of labor and several hundred dollars to make the unit clean and habitable. Now after we spent our time and money, the unit has been judged to be a condition factor of 1.0 or good and we are being charged premium rent for a unit that we had to use our own funds and effort to bring up to that level. Some of the expenses incurred were as follows: refrigerator, carpeting for all rooms, draperies or curtains for all windows, handles for all closet doors, spackle, paint brushes, rollers, wax remover, steel wool, scrapers, caulking to fill cracks in the ceiling to keep blowing snow out in the winter and

Pg. 2

bees out in the summer, electrical outlet covers, light bulbs for the common hallway and storage room. Plus literally hundreds of hours of labor between my wife and me. The total cost of the supplies in excess of \$1200.00 plus labor time.

On July 27th, 1980, Mike DeBerry, Bud Saylor and another person came to my residence at approximately 9:15 pm on a Sunday evening and said that they were there to inspect the residence and talk over any difficulties. They were so mis-informed that they didn't even know who was living in the building or what type of units were there. As an example they thought that Tpr. Steve Garrett was living in a two bedroom unit when in fact his is only a one bedroom. When they were told that the Garretts had recently had a new baby DeBerry showed obvious delight and commented that Garrett's occupancy factor would have to be adjusted with the arrival of the new baby. DeBerry also mentioned that this post was one of the few that was not paying rent and he felt that it was due to the influence of Cpl. Swanson. When told that Cpl. Swanson was in the process of purchasing a home, DeBerry responded, "well that son-of-a-bitch". During the conversation I told DeBerry if he could tell me what the rent was and if that rent figure was approved by PSEA that I would pay the rent of the spot. His response to that was that I would be hearing from the Attorney General as if he was inferring that I was about to be sued. During the entire conversation DeBerry was rude and intimidating and on at least one occasion Saylor told DeBerry to relax. Shortly into the conversation I was called out to respond to an injury accident and I had to leave. My wife told me later that they briefly looked at the apartment and then left and told her that they would return in the morning to talk to the other tenants and inspect the unit. They never returned.

On the check that was issued for the payroll period ending 8-15-80, \$470.06 was deducted for rent without my approval.

The housing market in the Tok area is rather weak, however, a few houses are available in the \$72,500.00 to \$85,000.00 range and these units have been on the market for a long period of time. I have been at the Tok post for 25 months and will probably be transferred in the future, therefore I do not want to purchase a home in this area as I would more than likely have a difficult time selling it upon transfer. The rental market is extremely weak with nothing available that meets my needs. I am stuck here and I believe Administration is using that to their advantage.

The state housing situation has been an extreme mental burden on my family. It has reached deeply into my productivity and attitude and I have pledged to myself and my wife that when we transfer out of this post I will never subject my family to state housing and its problems again.

If 10% of past due rent is deducted from my paycheck along with the present rent, the state will be deducting almost \$800.00 a month from my pay. It will present a burden for me to meet my other monthly obligations, however, at this point it is my only alternative, as I have exhausted all savings.

Robert L. Clontz

Robert Clontz, Alaska State Trooper

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

This is to certify that the above-named Robert Clontz personally appeared before me and acknowledged that he executed the foregoing statement as his free and voluntary act and deed for the use and purpose therein mentioned.

Sworn to and subscribed before me this 12th day of September, 1980 at Tok, Alaska.

(SEAL)

Maddie Kelleys
Court Clerk at Tok, Alaska

Mike DeBerry
DEPARTMENT OF ADMINISTRATION
POUCH "C"
JUNEAU, ALASKA

12-04-79

CPL. D.R. Richardson
ALASKA STATE TROOPETS
"F" DETACHMENT
BETHEL, ALASKA *pl. 12/12*

MAINTENANCE AND REPAIRS ON
PUBLIC SAFETY TRAILER UNIT
#73

DURING THE MONTH OF NOVEMBER, THE DEPT. OF ADMINISTRATION SENT AN INDIVIDUAL TO BETHEL TO WORK ON THE TWO PUBLIC SAFETY HOUSING UNITS LOCATED THERE. THESE UNITS ARE OCCUPIED BY MYSELF, AND 1ST. SGT. GLENN G. GODFREY. MY FAMILY IS IN UNIT #73, AND GODFREY'S IN #74.

INITIALLY MY TRAILER NEEDED LEVELING BADLY AS THE OUTSIDE DOORS DID NOT SHUT. IT NEEDED WORK ON THE FURNACE DUE TO UNUSUAL NOISES AS THE FURNACE FIRST FIRED. THERE WAS A FAUCET IN THE BATHTUB THAT WOULD NOT SHUT OFF WITHOUT THE USE OF VICE-GRIP PLIERS. THERE WERE PIPES THAT NEEDED TO BE INSULATED UNDERNEATH THE TRAILER. THE BACK PORCH NEEDED TO BE RE-SET, AND SEALED AGAINST THE WIND. THE FRONT PORCH NEEDED TO BE RE-LEVELLED SO THE DOOR WOULD SHUT PROPERLY.

OF ALL THESE THINGS THAT NEEDED TO BE DONE, NONE OF IT WAS DONE, OR AT LEAST DONE PROPERLY. THE OUTSIDE DOORS ARE WORSE NOW THEN EVER, AND TO TOP IT OFF, THE "REPAIR" PERSON BROKE THE SCREEN DOOR, AND COMPLETE SASH FOR THE SCREEN DOOR, BUT ASSURED ME HE WOULD REPAIR IT PRIOR TO DEPARTURE. THIS WAS NEVER DONE, AND NOW WHEN THE WIND BLOWS, I HAVE TO PILE SOMETHING AGAINST THE DOOR TO KEEP MYSELF FROM HAVING A SNOW DRIFT IN THE FRONT WANIGAN. THIS ALSO I AM SURE ASSISTS THE LOCAL FUEL COMPANY IN THE SALES OF HEATING OIL.

THE THREE THINGS THAT YOUR MAINTENANCE PERSON DID DO WAS INSTALL TWO SMOKE-FIRE DETECTORS IN THE TRAILER. THERE WERE ALREADY TWO THERE, BUT THEY WERE NOT BATTERY OPERATED AS THE NEW ONES ARE. HE DID LEAVE A SMALL FIRE EXTINGUISHER IN THE KITCHEN. HE DID INSTALL A NEW THERMO-STAT FOR THE FURNACE, AND CLEAN THE FURNACE, HOWEVER IT RUMBLES MORE THAN EVER WHEN IT IS IN THE PROCESS OF IGNITING. HE DID SET UP THE TEMPERATURE OF THE ELECTRICAL HOT WATER HEATER, AND BLEW THE LINES. WE DO SEEM TO HAVE MORE AND HOTTER WATER, BUT WE HAVEN'T RECEIVED AN ELECTRICAL BILL YET TO DETERMINE IF HIS ACTION ASSISTED THE MORE ECONOMICAL OPERATION OF THIS HOUSING UNIT.

Mike DeBerry

12-04-79

Page 2

CPL. D.R. Richardson
Cpl. A. 1212

Housing UNIT #73

AT THIS TIME I WOULD LIKE TO MAKE THE FOLLOWING REQUEST,
AS SOON AS POSSIBLE I WOULD APPRECIATE REPAIRS AS NOTED
BE DONE TO MY HOUSING UNIT.

1. REPAIR OR REPLACE THE BATH-TUB FAUCET.
2. RE-ADJUST THE FURNACE.
3. INSULATE THE PIPES UNDERNEATH THE TRAILER.
4. LEVEL AND BLOCK THE TRAILER SO THE OUTER, AND INNER DOORS OPERATE AS DESIGNED.
5. REPAIR, AND OR REPLACE THE FRONT SCPEEN DOOR, WHICH ACTS AS A WIND-BREAK.
6. LEVEL THE FRONT PORCH-WANIGAN.
7. RE-ALIGN AND LEVEL THE BACK PORCH AND SEAL AGAINST THE WIND.

AS FAR AS I AM CONCERNED THESE ITEMS ARE A PRICRITY FOR THE COMFORT OF MYSELF AND FAMILY.

UNTIL THESE ITEMS ARE TAKEN CARE OF I WILL CONTINTE TO SEND ALL BILLS TO YOUR OFFICE FOR PAYMENT OF ALL UTILITIES EXCEPT THE TELEPHONE BILL.

cc: LT. JAMES LANSBERY
BETHEL HOUSING FILE
PUELI SAFETY EMPLOYEES ASSOCIATION.

2-7-79

MAJOR RAY RUSH
FIELD ENFORCEMENT COMMANDER
ZONE 3

TO: S/Ct Hogan

HOUSING INVENTORY

Tpr. Roy K. Segraves
E Detachment
King Salmon

Per your memorandum of 1-31-79 attached is the housing inventory you requested for the new Trooper housing in King Salmon. One inventory list is furniture which was at the residence and belongs to D.O.T. The other list is furniture brought from the housing in Hainak to King Salmon. The only furniture belonging to D.O.T which is being utilized by A.S.T. is a dresser and two night stands; also all appliances. Following is a list of items needing repaired on the residence, most are minor items and can be done by A.S.T:

1. Basement wiring needs to be repaired, wiring and wall boxes are exposed and not mounted to the wall.
2. Basement area needs to be sheetrocked and insulated. Hot water heating pipes run from the furnace through the garage area prior to reaching the living area; these pipes are exposed to the cold and need to be insulated and covered with sheet rock.
3. Partitions of the residence need to be painted. Most of the walls have nail holes throughout them, these need to be filled in and painted. The kitchen, dining room, living room and bathrooms are okay, only areas needing paint are the bedrooms and downstairs area.
4. The exterior of the residence appears to be in good shape. The only areas needing paint are the outside entranceways. Also these entranceways need to be insulated and sheetrocked.
5. There are no curtains in the bedroom areas.

There are about all of the major items needed to be done, the rest are minor and will be done by A.S.T. If materials can be purchased by the Department and shipped to King Salmon the above defects can be taken care of.

ROY K. SAGRAVES 0135
E Detachment
King Salmon

P.O. Box 280
Nome, AK 99762
Feb. 28, 1980

Mike DeBerry
Housing Program Director
Pouch C
Juneau, AK 99811

Dear Mr. DeBerry:

I have discussed the problem of our toilet with Mr. Ezmons. He informed me that he did not remove any foreign objects from my toilet. He further indicated that the stoppages may have just as likely been caused by a flaw in the design of the toilet. I might add that I have had problems with drainage in this unit, which have been reported in the past. Further in discussing the problem with both Trooper Bartlett and Sgt. Angleton I find that each of their units have similar problems.

Concerning my "Day Care Center Business". My wife presently is caring for two, sometimes three children in our home during the day. The intent of this care is more to provide companionship for our own three year old than the operation of a business. The State of Alaska does not require that this type of arrangement be licensed either as a business or day care center. I see no reason why the State Housing Program should consider it a business.

I might further remind you that the State is holding a \$250 deposit which in part may be used to pay for any unreasonable wear and tear the residence may incur during my residence.

Sincerely,

Raymond E. Gary
Alaska State Trooper
Nome Post

RG/gs
CC: Harold J. Sydnam
Thomas M. Jahnke
David Kaiser, P.S.E.A.

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPARTMENT OF ADMINISTRATION

DIVISION OF GENERAL SERVICES AND SUPPLY

7TH FLOOR, STATE OFFICE BUILDING
POUCH C
JUNEAU, ALASKA 99811

CERTIFIED #3525806

February 20, 1980

Mr. Raymond Gary
C/o P.O. Box 280
Nome, Alaska 99762

RE: Unit #319

Dear Mr. Gary:

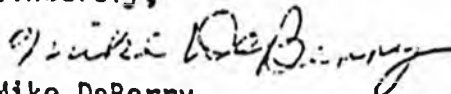
Enclosed you will find copies of the following invoices from Emmons Mechanical.

Invoice No. 1801	September 17, 1979	\$110.60
Invoice No. 1849	November 2, 1979	34.00
Invoice No. 1915	January 5, 1980	68.00

Mr. Gary, we have been advised that these repairs were necessary to remove foreign objects from the toilet. If this is the case then these repairs are not the responsibility of the landlord. The reason for this is that the introduction of foreign objects into a toilet is under the control of the tenant and beyond the control of a landlord. Please refer to clause 17(i) of your lease agreement. Removal of said foreign objects is also the responsibility of the tenant. Therefore, we request that you reimburse the Housing Program the amount of \$136.00 (invoice #1801-\$34.00, #1849-\$34.00 and #1915-\$68.00).

Concerning a different, but perhaps related, subject we find that we must remind you clause 6(b) of your lease agreement states that "The Lessee shall use the rental unit exclusively for residential purposes unless other use is specifically authorized in writing". This clause means, among other things, that a unit cannot be used for a business without permission. Therefore, we must advise you that if your unit is being used as a business premise (such as a day care center) you must cease such a practice immediately.

Sincerely,


Mike DeBerry
Housing Program Coordinator

MDe3/jf

Enclosures

cc: Harold J. Sydnam

Thomas M. Jahnke w/copy of enclosures

4-10-79

Dear Sir:

Pursuant your letter dated 4-3-79, requesting a list of repairs on Housing Unit 49, I am prompted to write this letter.

The housing unit in question is located in Soldotna adjacent to the Department of Highways complex and was built in the early 1950s for the Department of Engineers working for Highways at that time. The unit, along with three trailer pads was turned over to the Department of Public Safety for housing use in 1971 or 1972. In July, 1974 I moved into the house which is a two-bedroom wood frame house with a full basement and was very dirty, in need of paint, plumbing, carpeting and general repairs when I moved in. Since I've lived there, emergency plumbing repairs, a new roof and carpeting have been accomplished.

I have had housing officers, maintenance people and private contractors poke, probe and instruct me to make lists, get bids and have received promises that repairs would be done which never have been. The only reason the roof was replaced was because it was leaking so bad it couldn't be repaired. I cajoled the maintenance man who did the roof into acquiring carpet which he laid, but only in 2/3 of the living room because he ran out after doing the hall and bedroom.

The emergency plumbing repairs were not done until it got so bad that water was running through the walls from the bathroom to the basement which rotted a wall out and warped the floor which is still warped.

I received correspondence from the Department of Administration asking if I wouldn't be interested in purchasing the unit. I wrote back that I would, included a map showing the location of the unit, what acreage I was interested in and an appraisal of the land and house. I never did get a response back on that.

I have been advised that the Department of Public Safety is going to build a Public Safety complex where my unit is located sometime within the next year.

If that is the case, there is not much point in repairing the unit. If that is not the case, I am still interested in buying the land and house. If the State will not sell me the house I would still like to live there if repairs are made.

I will not pay a dime more than I am paying for rent until after repairs are made, a list of which is attached.

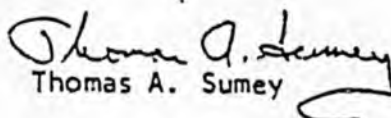
If the unit is to be torn down for a Public Safety complex I would like to know when so that I can make arrangements to move out.

If the point that I will not pay any more rent until after repairs are completed is not satisfactory, and you wish me to vacate, I would like to know when so that I can make arrangements to move out. If you have a representative of the State you would like to have contact me in earnest about purchasing the house and land, I am still interested.

I realize that the State does not want to be a landlord to employees and has probably done the best it can with what monies are available but I also very firmly believe that the unit I am residing in has been neglected to a point that I can not under any circumstances justify a rent increase until after repairs are made.

I am looking forward to hearing from you or your representative concerning this matter.

Sincerely,


Thomas A. Sumey

cc: Major Ray Rush, Housing Officer
Department of Public Safety
Sergeant Jay Yakopatz, President
Public Safety Employees Association
Corporal A. G. Schadle, Housing Officer
D Detachment, DPS

9036- FAIR MARKET RENTS

It is the intent of this policy that compensation for employment be separate and apart from the assessment of State Housing rental rates. The amount of rent to be assessed is subject to the most current Fair Market value rents for Anchorage as compiled by the U. S. Department of Housing and Urban Development, revised annually and adjusted to reflect the geographical salary differential applicable to the place in which the tenant lives.

9037 - CLASSIFICATION OF CONDITION OF STATE HOUSING UNITS

State Housing units are classified into the following three (3) condition categories:

1. "Good or better"
2. "Fair"
3. "Poor"

9040 - DEFINITION OF INDEX OF FACILITY CONDITION CLASSIFICATIONS

1. "Good or better" - very little wear and tear is evident to the unit; insulation for winter use is adequate or heating plant capacity is able to compensate for inadequate insulation.
2. "Fair" - wear and tear is evident and/or unit is in need of significant repair; insulation for winter use is adequate or heating plant capacity is able to compensate for inadequate insulation.
3. "Poor" - unit is marginally habitable and is in serious need of repair; insulation for winter use may be less than adequate and if it is, the heating plant is not able to compensate for inadequate insulation.

9039 - AMENITIES LACKING

When in the opinion of the Departmental Housing Officer it is determined that the State's rental quarters are lacking any of the amenities listed below, a deduction of 2% for each amenity determined to be lacking will be made from the basic rent for the unit in question. In no case will the total deductions reduce the basic rent more than 50%.

AMENITIES INCLUDE:

1. Paved streets
2. Street lighting at least at intersections
3. Sidewalks
4. Lawns, trees and landscaping
5. Reliability and adequacy of water which is safe for household use
6. Reliability and adequacy of electrical service
7. Reliability and adequacy of fuel for heating, hot water and cooking
8. Police protection
9. Fire protection
10. Disturbing noise or offensive odors

9054 - COMPLIANCE WITH SPIRIT OF LANDLORD AND TENANT ACT

Each controlling agency is to maintain its dwelling units in accordance with the spirit of Article 3 of the Uniform Residential Landlord and Tenant Act. (AS 34.03.101 - 34.03.380)

Each tenant is to maintain his/her dwelling in accordance with the spirit of Article 4 of the Uniform Residential Landlord and Tenant Act.

9056 - PERIODIC INSPECTION OF DWELLING UNITS

Periodic inspections of each dwelling unit are to be made for the purpose of identifying and documenting outstanding maintenance requirements. Particular attention will be paid to maintenance that needs to be done to assure that the State, as a landlord, will stand in compliance with the Uniform Residential Landlord and Tenant Act and to maintenance needed to assure the continued protection of the capital investment represented by the housing facilities. These inspections are to be conducted by personnel who are professionally qualified to make judgments about what needs to be done, the urgency of the requirement, and how the repair may best be accomplished.

The Department of Administration (Division of General Services/Supply) will contract with the Division of Buildings for the accomplishment of periodic inspections of each agency dwelling unit on the following basis:

1. At least one (1) maintenance inspection per year for those dwelling units classified in "good or better" condition.
2. At least two (2) maintenance inspections per year for those dwelling units classified in "fair or poor" condition.

The Division of Buildings is to supply the appropriate Departmental Housing Officer with a copy of a report of findings (HOUSING FACILITY MAINTENANCE REQUIREMENTS CHECKLIST, form _____) for each periodic inspection completed. A copy of each such report is to be maintained in the "owning" agency's file of information pertaining to each dwelling unit.

9058 - MAINTENANCE OF DWELLING UNITS

Responsibility for maintenance of dwelling units rests with the owning/controlling agency. The periodic inspections (Section 9056) and tenant complaints (Sections 9070 and 9072) will be the usual sources of information indicating that maintenance services are required.

Where two or more agencies own or control dwelling units in the same remote location or area interagency coordination of maintenance activities should be considered as a means of reducing transportation and other maintenance related costs. Owning/Controlling agencies may enter into Reimbursable Services Agreements subject to the approval and conditions set forth by the Department of Administration, to effect

maintenance on dwelling units. When practicable, the Division of Buildings should be engaged to accomplish dwelling maintenance. A written, chronological record of maintenance accomplished by either a State agency or a private contractor will be maintained in the owning/controlling agency's file for each dwelling unit.

9060 - MAINTENANCE OF VACANT UNITS

Each agency owning or controlling dwelling units is to provide for the security and maintenance of its vacant units.

Units vacant for more than six consecutive months will receive a periodic inspection at minimum of twice per year per the instructions in paragraph number 9056.

9066 - BUDGETING FOR MAINTENANCE AND OPERATING COSTS

Funding for the maintenance and operation of dwelling units owned or controlled by agencies should be included in the annual operating budget submission of each agency.

9067 - BUDGETING FOR CENTRAL ADMINISTRATION COSTS

Funds to support the following activities are to be included in the Division of General Services/Supply, Department of Administration budget:

1. Maintenance of a central inventory of the housing stock. (see section 9076)
2. Periodic inspection of facilities. (see sections 9056 and 9060)
3. Housing policy coordination, and assurance of compliance with this Policy and future directives of the Administration concerning Employee Housing.
4. Tenant grievance processing. (see sections 9070 and 9072)

As a general rule agency collected rental receipts are to be treated as a type of unrestricted receipt. They may however be spent by the collecting agency to the extent that they are made available to the agency as program receipts for expenditure via a specific appropriation by the legislature. Rent revenues collected in excess of an appropriation of program receipts must be deposited in the general fund.

9070 - PROCEDURE FOR REGISTERING TENANT COMPLAINTS

Any employee residing in State housing wishing to file a complaint regarding some aspect of the dwelling unit or its facilities should communicate that complaint in writing to the Departmental Housing Officer (or his/her designee) of the agency by whom the tenant is employed. If the complaint is of an emergency nature the most expedient method available should be used to effect this notification. Any oral report should be followed by a written confirmation of the oral report.

BUSH HOUSING

Quality

Poor quality housing in most areas in that most units are of the trailer-type units and are old and simply not suitable for the climatic conditions under which they are used.

Problems

Following is a list of some problems experienced in bush housing units:

1. Frozen water pipes
2. Furnace continually going off
3. Doors will not properly close
4. Ice build up inside walls
5. Roof leaking
6. Windows blow out
7. Toilets do not flush proper
8. Sewer lines frozen
9. Boots have to be worn, cold floors
10. Fuel lines leaking, under trailer

These are some of the problems that are continually faced by the officers, which have to be taken care of first before they can perform the job that they were hired to perform.

Remedy

Replace the units that are now archaic with a type of unit that is comfortable and at a reasonable rate of rent. The rent has been a problem and is still a problem. It appears that approximately every two years some type of new order comes out and some kind of new formula is used to determine what the rent will be.

PSEA Member Obligation

One should not lose sight of the fact that PSEA members have no choice but to transfer if the State deems it necessary to move that member if his expertise or rank is needed in a particular area. Once in an area, an officer may perform a wide variety of duties, such as police officer, emergency medical treatment, marriage councilman, sometimes husband and father. By being in a remote area, quite often a sign is posted on or near

PSEA Member Obligation (Cont'd)

the facility advertising the fact that a FWLP officer or State Trooper lives there which means his home becomes an office for the State. On top of these duties, the matter of maintaining the unit in a livable condition is constantly on the member's mind to the point that all above-mentioned duties almost become secondary. I guess it all boils down to the question of exactly what are the priorities of the State.

State Obligation

Furnish top quality housing at a rate the member can afford and institute a maintenance program that will prohibit the units becoming in the State now existing.

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AS A UNIT IN THE ORIGINAL DOCUMENT.