

COMMITTEE REPORT

HOUSE

4/11

FINANCE

(7)

FURTHER:

2/13/85

Date: _____

COMMUNITY & REGIONAL AFFAIRS

The Committee on _____ has had HB 190

"An Act relating to senior citizen housing; and providing for an effective date."

under consideration and recommends:

- do pass do not pass
- do pass with attached amendments(s)
- replace with CS for HB 190 (C+RA) same title
- new title
- and recommends _____
- AND attaches a "Letter of Intent" New Fiscal Note *Sup 46*
- reports it back without recommendation Zero Fiscal Note Attached
- referred to the _____ Committee

MEMBERS SIGNING
DO PASS

Walt Koppen
Peter Jace

MEMBERS HAVING
OTHER RECOMMENDATIONS:

Max J. Guenke No rec.
F. Kay Wallis No Rec
ROSE DILL No Rec.
WJ Under NO Rec

Peter Jace
 CHAIRMAN

Offered: 4/11/85
Referred: Finance

Levy

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

1 IN THE HOUSE

BY THE COMMUNITY AND REGIONAL
AFFAIRS COMMITTEE

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

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTEENTH LEGISLATURE - FIRST SESSION

5 A BILL

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

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

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 AS 44.47.610 is repealed and reenacted to read:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10 * Sec. 4. This Act takes effect January 1, 1986.
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Introduced: 2/13/85
Referred: Community & Regional
Affairs and Finance

Levy
0571

1 IN THE HOUSE

BY M.M. MILLER, DUNCAN, GOLL,
BOUCHER, GRUSSENDORF, KOPONEN,
AND SUND

2 HOUSE BILL NO. 190

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTEENTH LEGISLATURE - FIRST SESSION

5 A BILL

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

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

9 * Section 1. AS 44.47 is amended by adding a new section to article 10
10 to read:

11 Sec. 44.47.605. OFFICE OF SENIOR HOUSING. The office of senior
12 housing is established within the Department of Community and Regional
13 Affairs, division of housing assistance.

14 * Sec. 2. AS 44.47.610 is repealed and reenacted to read:

15 Sec. 44.47.610. PURPOSE. There exists in the state a serious
16 shortage of available and affordable residential housing designed to
17 meet the special needs of Alaska's senior citizens. It is the purpose
18 of the office to use both private and public resources to provide a
19 full range of housing opportunities and services for all older
20 Alaskans regardless of income. It is also the purpose of the office
21 to emphasize alternatives to institutionalization, to support indi-
22 vidual dignity and independence, and to assist senior citizens in
23 remaining in their own homes for as long as is desirable and appropri-
24 ate.

25 * Sec. 3. AS 44.47 is amended by adding a new section to read:

26 Sec. 44.47.615. DUTIES OF THE OFFICE. The office shall

27 (1) provide information and assistance relating to senior
28 citizen housing to state agencies, senior citizens' organizations,
29 individual senior citizens, and other interested people;

1 (2) compile and regularly update an information system
2 including

3 (A) an inventory of senior citizen housing projects in
4 the state;

5 (B) published manuals describing materials and tech-
6 niques for the design and construction of senior citizen housing;

7 (C) a set of blueprints describing senior citizen home
8 improvements;

9 (D) a directory of in-home supportive services for
10 senior citizens;

11 (E) a description of federal senior citizen housing
12 assistance;

13 (F) research and literature on new approaches to
14 senior citizen housing;

15 (3) administer the older Alaskans' housing development
16 fund; and

17 (4) make an annual report to the Older Alaskans' Commission
18 (AS 44.21.200) and the legislature of the activities of the office.

19 * Sec. 4. AS 44.47.620 is amended to read:

20 Sec. 44.47.620. OLDER ALASKANS' [SENIOR CITIZENS] HOUSING
21 DEVELOPMENT FUND. (a) There is created in the department, as a
22 revolving fund, an older Alaskans' [A SENIOR CITIZENS] housing devel-
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24 bond issue the department shall make loans to individuals and corpo-
25 rations considered eligible under standards established by the office
26 and make grants to municipalities or public or private nonprofit
27 corporations designated as tax exempt under 26 U.S.C. 501(c)(3) and
28 (4) (Internal Revenue Code of 1954) for the purpose of developing
29 senior citizen housing. A grant from the proceeds of a bond issue may

1 be made only to municipalities.

2 (b) Application for a loan or grant under (a) of this section
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10 35.10.200 and are public facilities under those sections. Loan proj-
11 ects are not subject to facility procurement policies developed under
12 AS 35.10.160 - 35.10.200.

13 (d) The office [DEPARTMENT] shall adopt regulations to carry out
14 the purposes of this section. The provisions of the Administrative
15 Procedure Act (AS 44.62) apply to regulations adopted under this
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23 CONSTRUCTION, OR REHABILITATION OF LAND, BUILDINGS, IMPROVEMENTS, AND
24 OTHER NONHOUSING FACILITIES THAT ARE INCIDENTAL OR APPURTENANT TO THE
25 HOUSING.]

26 * Sec. 5. AS 44.47 is amended by adding new sections to read:

27 Sec. 44.47.622. OLDER ALASKANS' HOUSING LOAN PROGRAM. (a) The
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24 (1) "office" means the office of senior housing;

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26 improvement undertaken primarily to provide dwelling accommodations
27 for persons 60 years of age or older, including conventional housing,
28 housing for the frail elderly, group homes, congregate housing, and
29 other housing that meets special needs of the elderly; senior citizen

1 housing includes the acquisition, construction, or rehabilitation of
2 land, buildings, improvements, and other nonhousing facilities that
3 are incidental or appurtenant to the housing.

4 * Sec. 6. This Act takes effect immediately in accordance with AS 01.-
5 10.070(c).
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STATE OF ALASKA 1985 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: _____

Page 1 of 2

REQUEST

Bill/Resolution No.: CSHB 190(CRA)
Title: Senior Citizen Housing

FISCAL DETAIL

Agency Affected: Community & Regional Affairs

Program Category Affected: Economic Development

Sponsor: M.M. Miller, Duncan, Goll

Requestor: C&RA Committee

Date of Request: April 9, 1985

BRU, Program or Subprogram(s) Affected: Housing Construction Development

Component _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 85	FY 86	FY 87	FY 88	FY 89	FY 90
OPERATING						
100 PERSONAL SERVICES		78.1	82.7	87.6	92.8	98.3
200 TRAVEL		5.0	6.0	6.0	7.0	7.0
300 CONTRACTUAL		17.0	15.0	15.0	15.0	15.0
400 SUPPLIES		1.0	1.0	1.0	1.0	1.0
500 EQUIPMENT		8.3	1.0	1.0	1.0	1.0
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS						
800 MISCELLANEOUS						
TOTAL OPERATING		109.4	105.7	110.6	116.8	122.3

CAPITAL						
----------------	--	--	--	--	--	--

REVENUE						
----------------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

GENERAL FUND		109.4	105.7	110.6	116.8	122.3
FEDERAL FUNDS						
OTHER						
TOTAL		109.4	105.7	110.6	116.8	122.3

POSITIONS:

FULL-TIME		2	2	2	2	2
PART-TIME		0	0	0	0	0
TEMPORARY		0	0	0	0	0

ANALYSIS: Attach a separate page if necessary

This proposed legislation would create an Older Alaskans Housing Development Fund which would be a revolving fund for loans and grants for senior citizen housing. One major assumption we are making is that because only a part of the funding will be used for zero interest loans, and these loans are 25 year loans with no (see attached)

Prepared By: Clark D. Boston

Division: Housing Assistance Division

Phone: 561-0900

Date: 4/9/85

Approved by Commissioner: Emil [Signature]

Agency: Community & Regional Affairs

Date: 4/10/85

Distribution (by Agency preparing fiscal note):

Legislative Finance

Legislative Sponsor

Requestor

Office of Management and Budget

Impacted Agency(ies)

7/1/84

*200-
sup 46*

repayment until the loan term is reached or upon resale, the fund is not and never will be totally revolving in nature. Also, the revenue generated by the "shared equity" provisions of the bill will not be retained in the fund, but will be required to be returned to the general fund. Based on these assumptions, the funding for the additional positions and other expenses will be from the general fund.

To implement the new program \$17,000 contractual amount required for the development of regulations, public hearings, advertising the regulation changes, and advertising the availability of grants and loans for the new program.

Section 2 of the bill establishes a revolving fund for loans and grants for senior citizen housing. Because of the nature of a revolving fund, there will be required an additional Accounting Tech I position, required to establish and accomplish the accounting requirements of this revolving fund. Also, a new position of Grant Administrator, Range 17 will be required to administer the grants and loans under this revolving fund. These two positions will be under the supervision of an existing position.

In summary, the new positions required for this new program are:

Grant Administrator	- Range 17
Accounting Tech I	- Range 12

The request for new position forms are attached to this fiscal note.

COMMITTEE COPY.

ALASKA STATE LEGISLATURE	
14th... Legislature	FIRST... Session
HOUSE BILL	NO. 190
By M.M. MILLER, DUNCAN, GOLL, BOUCHER, GRÜSSENDORF, KOPONEN, SUND	
"An Act relating to senior citizen housing; and providing for an effective date."	
Snr. Citizen Housing	
Introduced in the House 2/13....., 19.85	

HISTORY IN THE HOUSE																													
19 85	Read first time and referred to Committee on C&RA AND FINANCE																												
Feb. 13	Reported back with recommendation that																												
	Read second time and																												
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HISTORY IN THE SENATE																													
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HISTORY IN THE HOUSE	
19	Received from Senate
	Concurred in Senate amendment thus adopting: VOTE
	Failed to concur in Senate amendment; asked Senate to recede VOTE
	Senate receded from amendment VOTE
	Senate failed to recede from amendment VOTE
	CC appointed by House
	CC appointed by Senate
	CC adopted by House VOTE
	CC adopted by Senate VOTE
	To enrolling Reported correctly enrolled Sent to Governor by Governor
	Filed with Lt. Governor
	Chapter No.

Offered: 4/11/85
Referred: Finance

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

1 IN THE HOUSE

BY THE COMMUNITY AND REGIONAL
AFFAIRS COMMITTEE

2

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

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

FOURTEENTH LEGISLATURE - FIRST SESSION

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A BILL

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

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

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

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

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

Introduced: 2/13/85
Referred: Community & Regional
Affairs and Finance

BY M.M. MILLER, DUNCAN, GOLL,
BOUCHER, GRUSSENDORF, KOPONEN
AND SUND

1 IN THE HOUSE

2 HOUSE BILL NO. 190

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTEENTH LEGISLATURE - FIRST SESSION

5 A BILL

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

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

9 * Section 1. AS 44.47 is amended by adding a new section to article 10
10 to read:

11 Sec. 44.47.605. OFFICE OF SENIOR HOUSING. The office of senior
12 housing is established within the Department of Community and Regional
13 Affairs, division of housing assistance.

14 * Sec. 2. AS 44.47.610 is repealed and reenacted to read:

15 Sec. 44.47.610. PURPOSE. There exists in the state a serious
16 shortage of available and affordable residential housing designed to
17 meet the special needs of Alaska's senior citizens. It is the purpose
18 of the office to use both private and public resources to provide a
19 full range of housing opportunities and services for all older
20 Alaskans regardless of income. It is also the purpose of the office
21 to emphasize alternatives to institutionalization, to support indi-
22 vidual dignity and independence, and to assist senior citizens in
23 remaining in their own homes for as long as is desirable and appropri-
24 ate.

25 * Sec. 3. AS 44.47 is amended by adding a new section to read:

26 Sec. 44.47.615. DUTIES OF THE OFFICE. The office shall

27 (1) provide information and assistance relating to senior
28 citizen housing to state agencies, senior citizens' organizations,
29 individual senior citizens, and other interested people;

1 (2) compile and regularly update an information system
2 including

3 (A) an inventory of senior citizen housing projects in
4 the state;

5 (B) published manuals describing materials and tech-
6 niques for the design and construction of senior citizen housing;

7 (C) a set of blueprints describing senior citizen home
8 improvements;

9 (D) a directory of in-home supportive services for
10 senior citizens;

11 (E) a description of federal senior citizen housing
12 assistance;

13 (F) research and literature on new approaches to
14 senior citizen housing;

15 (3) administer the older Alaskans' housing development
16 fund; and

17 (4) make an annual report to the Older Alaskans' Commission
18 (AS 44.21.200) and the legislature of the activities of the office.

19 * Sec. 4. AS 44.47.620 is amended to read:

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

1 be made only to municipalities.

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

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

13 (d) The office [DEPARTMENT] shall adopt regulations to carry out
14 the purposes of this section. The provisions of the Administrative
15 Procedure Act (AS 44.62) apply to regulations adopted under this
16 section.

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

26 * Sec. 5. AS 44.47 is amended by adding new sections to read:

27 Sec. 44.47.622. OLDER ALASKANS' HOUSING LOAN PROGRAM. (a) The
28 office may use funds in the older Alaskans' housing development fund
29 to make interest free loans for the development of senior citizen

1 housing to individuals and corporations considered eligible under
2 standards established by the office.

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

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

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

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

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

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

23 Sec. 44.47.626. DEFINITIONS. In AS 44.47.600 - 44.47.626

24 (1) "office" means the office of senior housing;

25 (2) "senior citizen housing" means a specific work or
26 improvement undertaken primarily to provide dwelling accommodations
27 for persons 60 years of age or older, including conventional housing,
28 housing for the frail elderly, group homes, congregate housing, and
29 other housing that meets special needs of the elderly; senior citizen

1 housing includes the acquisition, construction, or rehabilitation of
2 land, buildings, improvements, and other nonhousing facilities that
3 are incidental or appurtenant to the housing.

4 * Sec. 6. This Act takes effect immediately in accordance with AS 01.-
5 10.070(c).

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