STATE OF ALASKA 1986 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: 1/16/86

REQUEST

Bill/Resolution No.: SB 137
Title: Senior Citizen Housing

Sponsor: Rodey, Fisher, Zharoff
Requestor: C&RA Committee
Date of Request:

FISCAL DETAIL

Agency Affected: DCRA
BRU: Housing Asst. Division

Components: Housing Construction Development

EXPENDITURES/REVENUES : (Thousands of Dollars)

OPERATING	FY 86	FY 87	FY 88	FY 89	FY 90	FY 91
PERSONAL SERVICES		111.4	140.5	155.3	164.6	174.5
TRAVEL		7.0	7.5	8.0	8.5	9.0
CONTRACTUAL		47.0	50.0	195.0	56.2	59.6
SUPPLIES		1.5	2.1	2.2	2.4	2.5
EQUIPMENT		14.1	6.0	6.3	6.7	7.1
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING		181.0	212.1	366.8	238.4	252.7

CAPITAL						

REVENUE						

FUNDING : (Thousands of Dollars)

GENERAL FUND		181.0	212.1	366.8	238.4	252.7
FEDERAL FUNDS						
OTHER						
TOTAL		181.0	212.1	366.8	238.4	252.7

POSITIONS :

FULL-TIME		3	4	4	4	4
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 "Office of Senior Housing" with substantial additional duties and responsibilities and establish a revolving fund for loans and grants for senior citizen housing. One major assumption 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 repayment until (see attached analysis)

Prepared by: Clark Boston
Division: Housing Assistance Division
Phone: 561-0900
Date: 1/16/86

Approved by Commissioner: Emil Notti
Agency: Community and Regional Affairs
Date: 1/16/86

Distribution (by Agency preparing fiscal note):
- Legislative Finance
- Legislative Sponsor
- Requestor
- Office of Management and Budget
- Impacted Agency(ies)

10/25/85

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.

Section 3 of the bill provides for the specific duties of the Office of Senior Housing. The duties outlined in Section 3 (1), (2), and (4) are new and extensive duties requiring an additional position. These duties will be accomplished by a new Administrative Assistant, Range 12 position under the direction of an existing position. Also, to implement the requirements of Section 3, (2), there will be required a $47,000 contractual amount for the development of regulations, public hearings, development of housing inventory, advertising the regulation changes, and advertising the availability of grants and loans for the new program.

Section 4 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 Office of Senior Housing are:

Grant Administrator	- Range 17
Administrative Assistant	- Range 12
Accounting Tech I	- Range 12

The increase in positions from three to four in FY'88 is to add an additional Clerk Typist III to accomplish the clerical needs as this program is fully implemented in the second year. The increase in contractual funds in FY'89 is programmed to implement some of the duties of the office that will be deferred for a year or two for implementation.

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

STATE OF ALASKA 1985 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date:

REQUEST
Bill/Resolution No.: SB 137
Title: Senior Citizen Housing

Sponsor: Sen. Rodey, Fischer, Zharoff
Requestor: C&RA Committee
Date of Request:

FISCAL DETAIL
Agency Affected: DCRA
Program Category Affected: Economic Development
BRU, Program or Subprogram(s) Affected: Housing Assistance Division BRU, 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		138.2	146.5	155.3	164.6	174.5
200 TRAVEL		7.0	7.5	8.0	8.5	9.0
300 CONTRACTUAL		300.0	50.0	53.0	56.2	59.6
400 SUPPLIES		2.0	2.1	2.2	2.4	2.5
500 EQUIPMENT		19.9	6.0	6.3	6.7	7.1
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS						
800 MISCELLANEOUS						
TOTAL OPERATING		467.1	212.1	224.8	238.4	252.7
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND		467.1	212.1	224.8	238.4	252.7
FEDERAL FUNDS						
OTHER						
TOTAL		467.1	212.1	224.8	238.4	252.7

POSITIONS:

FULL-TIME		4	4	4	4	4
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 "Office of Senior Housing" with substantial additional duties and responsibilities and establish 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 repayment until the loan term is reached or upon resale, the fund is not and never will be totally

Prepared By: Clark D. Boston, Director CDB
Phone: 561-0900
Division: Housing Assistance Division
Date: February 25, 1985

Approved by Commissioner: Emil Notti
Date: February 25, 1985
Agency: Community & Regional Affairs

Distribution (by Agency preparing fiscal note):
- Legislative Finance
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7/1/84

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.

Section 3 of the bill provides for the specific duties of the Office of Senior Housing. The duties outlined in Section 3 (1), (2), and (4) are new and extensive duties requiring an additional position. These duties will be accomplished by a new Administrative Assistant, Range 12 position under the direction of an existing position. Also, to implement the requirements of Section 3, (2), there will be required a $300,000 contractual amount for professional service contracts to develop the manuals, blueprints, directory, literature and research on senior citizen housing.

Section 4 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.

With the addition of the three professional positions a Clerk Typist III, Range 8 position will be required to provide clerical support to the office.

In summary, the new positions required for this Office of Senior Housing are:

Grant Administrator	- Range 17
Administrative Assistant	- Range 12
Accounting Tech I	- Range 12
Clerk Typist III	- Range 8

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

1.	POSITION TITLE Grants Administrator				RANGE/STEP 17 A	ORG. UNIT GEN	PAGE/LINE	COV.	APPROV. / DISAPP.
2.	TYPE OF POSITION Grand Admin.	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION ANCH	ELECTION DISTRICT	LEG.	
3.	CONTINUATION LEVEL		ADDITION						

4.	TYPE OF EXPENDITURE		AMOUNT
	1	2	3
	PERSONAL SERVICES		
5.	Salary	34.7	
6.	Benefits	5.37	
7.	Supplemental Benefits	2.13	
8.	Fixed Benefits	2.64	
9.	TOTAL PERSONAL SERVICES	01	44.8
10.	Travel	02	5.0
11.	Contractual	03	
12.	Commodities	04	.5
13.	Equipment	05	2.5
14.	Other		
15.	TOTAL COST		52.8

	RECEIPT CODE	FUNDING SOURCE		
16.		Federal Receipts	1002	
17.		C.F. Match	1003	
18.		General Funds	1004	
19.		I-A Receipts	1005	
20.		Program Receipts	1028	
21.		Other		

FOR BSM USE ONLY
KEY NUMBER — — - — — - — — - — — - — —

JUSTIFICATION

This position is required to implement the proposed SB 137 This position would be the head of the "Office of Senior Housing" which is established by this proposed legislation. This position would administer all grants and process and approve all loans made from the proposed Older Alaskans Housing Development Fund. This position will be under the supervision of an existing Public Facilities Planner I, Range 20 position.

REQUEST FOR NEW POSITION

AGENCY Community and Regional Affairs

PROGRAM Economic Development

BRU Housing Assistance

COMPONENT Housing Construction Development

Page of

Revised Date

FY 86

G1-1136 (7.82) - 35

1.	POSITION TITLE Administrative Assistant				RANGE/STEP 12 A/B	BARG. UNIT GEN	PAGE/LINE	CAV.	APPROV.	DIRECT
2.	TYPE OF POSITION Admin	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION ANCH	ELECTION DISTRICT	LEG.		

3. CONTINUATION LEVEL | ADDITION |

4. TYPE OF EXPENDITURE		AMOUNT
1	2	3
PERSONAL SERVICES		
5. Salary	25.2	
6. Benefits	3.9	
7. Supplemental Benefits	1.55	
8. Fixed Benefits	2.64	
9. TOTAL PERSONAL SERVICES	01	33.3
10. Travel	02	2.0
11. Contractual	03	300.0
12. Commodities	04	.5
13. Equipment	05	5.8
14. Other		
15. TOTAL COST		341.6

	RECEIPT CODE	FUNDING SOURCE		
16.		Federal Receipts	1002	
17.		C.F. Match	1003	
18.		General Funds	1004	
19.		I-A Receipts	1005	
20.		Program Receipts	1028	
21.		Other		

FOR BAR USE ONLY
KEY NUMBER __ __ - __ __ - __ __ - __ __ - __ __

JUSTIFICATION

This position is required to implement SB137, Section 3. This position will implement this section and accomplish the duties listed under the direction of the existing position of Public Facilities Planner I, Range 20.

The contractual budget i equired on a one-time basis to accomplish the requirements listed in the proposed SB 137, Section 3 (2) A thru F.

REQUEST FOR NEW POSITION

AGENCY Community and Regional Affairs

PROGRAM Economic Development

BRU Housing Assistance

COMPONENT Housing Construction Development

Page of

Revised Date

FY 86

1.	POSITION TITLE Accounting Tech I				RANGE/STEP 12 A/B	BARG. UNIT GEN	PAGE/LINE	CON.	APPROV. / CLASSIF.
2.	TYPE OF POSITION Accounting	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION ANCH	ELECTION DISTRICT	LEG.	
3.	CONTINUATION LEVEL		ADDITION		JUSTIFICATION				

4. TYPE OF EXPENDITURE		AMOUNT
1	2	3
PERSONAL SERVICES		
5. Salary	25.2	
6. Benefits	3.9	
7. Supplemental Benefits	1.55	
8. Fixed Benefits	2.64	
9. TOTAL PERSONAL SERVICES	01	33.3
10. Travel	02	
11. Contractual	03	
12. Commodities	04	.5
13. Equipment	05	5.8
14. Other		
15. TOTAL COST		39.6

	RECEIPT CODE	FUNDING SOURCE	
16.		Federal Receipts 1002	
17.		G.F. Match 1003	
18.		General Funds 1004	
19.		I-A Receipts 1005	
20.		Program Receipts 1028	
21.		Other	

FOR BSM USE ONLY
KEY NUMBER — — - — — - — — - — — - — —

To implement the revolving loan/grant fund proposed in SB 137 Section 4. This accounting position will do all the accounting for the Older Alaskans Housing Development Fund which will be a revolving fund from which loans and grants will be made.

REQUEST FOR NEW POSITION

AGENCY Community and Regional Affairs

PROGRAM Economic Development

BRU Housing Assistance

COMPONENT Housing Construction Development

Page of

Revised Date

FY 86

01-1126 (7/82) - 15

1.	POSITION TITLE Clerk Typist III				RANGE/STEP 8 A/B	BARG. UNIT GEU	PAGE/LINE	CSV.	AFFIRM.	DISCT.
2.	TYPE OF POSITION clerical	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION ANCH	ELECTION DISTRICT	LEG.		
3.	CONTROL ATTA LEVEL	ADDITION								

4. TYPE OF EXPENDITURE		AMOUNT
1	2	3
PERSONAL SERVICES		
5. Salary	19.9	
6. Benefits	3.07	
7. Supplemental Benefits	1.22	
8. Fixed Benefits	2.63	
9. TOTAL PERSONAL SERVICES	01	26.8
10. Travel	02	
11. Contractual	03	
12. Commodities	04	.5
13. Equipment	05	5.8
14. Other		
15. TOTAL COST		33.1

	RECEIPT CODE	FUNDING SOURCE		
16.		Federal Receipts	1002	
17.		G.F. Match	1003	
18.		General Funds	1004	
19.		I-A Receipts	1005	
20.		Program Receipts	1020	
21.		Other		

FOR BAM USE ONLY
KEY NUMBER — — - — — - — — - — — - — —

JUSTIFICATION

This position is required to implement SB 137 and accomplish clerical work for the three professional positions, also required to implement the proposed legislation.

The equipment budget is for a workstation complete with WANG word processing/computer terminal.

REQUEST FOR NEW POSITION

AGENCY Community and Regional Affairs

PROGRAM Economic Development

BRU Housing Assistance

COMPONENT Housing Construction Development

Page of

Revised Date

FY 86

C-1136 (7/82)-15

SFC 3/6/85

Introduced: 2/6/85
Referred: Community & Regional Affairs and Finance

BY RODEY, V.FISCHER, AND ZHAROFF

IN THE SENATE

SENATE BILL NO. 137

IN THE LEGISLATURE OF THE STATE OF ALASKA

FOURTEENTH LEGISLATURE - FIRST SESSION

A BILL

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

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

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

Sec. 44.47.605. OFFICE OF SENIOR HOUSING. The office of senior housing is established within the Department of Comm .ity and Regional Affairs, division of housing assistance.

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

Sec. 44.47.610. PURPOSE. There exists in the state a serious shortage of available and affordable residential housing designed to meet the special needs of Alaska's senior citizens. It is the purpose of the office to use both private and public resources to provide a full range of housing opportunities and services for all older Alaskans regardless of income. It is also the purpose of the office to emphasize alternatives to institutionalization, to support individual dignity and independence, and to assist senior citizens in remaining in their own homes for as long as is desirable and appropriate.

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

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

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

(2) compile and regularly update an information system including

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

(B) published manuals describing materials and techniques for the design and construction of senior citizen housing;

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

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

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

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

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

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

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

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

be made only to municipalities.

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

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

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

[(e) IN THIS SECTION "SENIOR CITIZEN HOUSING" MEANS A SPECIFIC WORK OR IMPROVEMENT UNDERTAKEN PRIMARILY TO PROVIDE DWELLING ACCOMMODATIONS FOR PERSONS 60 YEARS OF AGE OR OLDER, INCLUDING BUT NOT LIMITED TO CONVENTIONAL HOUSING, HOUSING FOR THE FRAIL ELDERLY; GROUP HOMES, CONGREGATE HOUSING, AND OTHER HOUSING THAT MEETS SPECIAL NEEDS OF THE ELDERLY; SENIOR CITIZEN HOUSING INCLUDES THE ACQUISITION, CONSTRUCTION, OR REHABILITATION OF LAND, BUILDINGS, IMPROVEMENTS, AND OTHER NONHOUSING FACILITIES THAT ARE INCIDENTAL OR APPURTENANT TO THE HOUSING.]

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

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

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

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

(1) be made interest free, provided that the loan contract shall provide for equity participation by the state in proportion to the relationship between the loan amount and total cost of the project;

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

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

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

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

Sec. 44.47.626. DEFINITIONS. In AS 44.47.600 - 44.47.626

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

(2) "senior citizen housing" means a specific work or improvement undertaken primarily to provide dwelling accommodations for persons 60 years of age or older, including conventional housing, housing for the frail elderly, group homes, congregate housing, and 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).
6
7

BILL SHEFFIELD, GOVERNOR

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

POUCH B
JUNEAU, ALASKA 99811
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ANCHORAGE, ALASKA 99508
PHONE: (907) 563-1073

February 25, 1985

POSITION PAPER

RE: Senate Bill 137

SPONSOR: Senator Rodey, et. al.

Program Effects of Bill:

Senate Bill 137 establishes within the Department of Community and Regional Affairs, Division of Housing Assistance an Office of Senior Housing and specifies four major duties of this office. The bill further establishes an Older Alaskans Housing Development Fund, as a revolving fund, and also establishes an Older Alaskans Housing Loan Program.

Comments:

Of the four duties outlined in the bill for the newly formed Office of Senior Housing, only one is a current duty. The accomplishment of these additional duties will require additional staff as indicated in our fiscal note.

The establishment of the revolving Older Alaskans Housing Development Fund and the Older Alaskans Housing Loan Program will also require additional staff as indicated in our fiscal note.

In addition to new staff there would be substantial contractual funds required to implement the new duties of the office and develop the housing inventory, Senior Housing Information System, blueprints, and manual of state-of-the-art gerontological design and construction methods. Also, computer terminals for the revolving loan fund accounting and word processing, desks, chair, and other equipment necessary would be required. These are all reflected in our fiscal note.

While the Older Alaskans Housing Development Fund is to be a revolving fund it will not be truly revolving. It would require substantial funding each year to continue to provide new housing. The bill requires that the loans be 25-year loans and only a portion of the funding would be in loans. Grants will continue to be given to municipalities, public and private non-profit corporations for development of senior citizen housing. These factors indicate the fund will never be self-sustaining as a revolving account, in fact, the revolving nature of it will be minimal.

With diminishing state revenues, the department cannot, at this time, support this legislation which would require the additional staff and funding to implement.

for Jeff Smith
Emil Notti, Commissioner

STATE OF ALASKA 1985 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date:

REQUEST
Bill/Resolution No.: SB 137
Title: Senior Citizen Housing

Sponsor: Rodey, Fisher & Zharoff
Requestor: C&RA Committee
Date of Request:

FISCAL DETAIL
Agency Affected: DCRA
Program Category Affected: Economic Development
BRU, Program or Subprogram(s) Affected: Housing Assistance Division BRU
Housing Construction Development Comp.

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 85	FY 86	FY 87	FY 88	FY 89	FY 90
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POSITIONS:

FULL-TIME		3	4	4	4	4
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TEMPORARY		0	0	0	0	0

ANALYSIS: Attach a separate page if necessary

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Prepared By: Clark D. Boston
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Division: Housing Assistance Division
Date: 3/28/85

Approved by Commissioner: Emil Notti
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Agency: Community & Regional Affairs

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7/1/84

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In summary, the new positions required for this Office of Senior Housing are:

Grant Administrator	- Range 17
Administrative Assistant	- Range 12
Accounting Tech I	- Range 12

The increase in positions from three to four in FY87 is to add an additional Clerk Typist III to accomplish the clerical needs as this program is fully implemented in the second year. The increase in contractural funds in FY88 is programmed to implement some of the duties of the office that will be deferred for a year or two for implementation.

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

COMMITTEE REPORT

SENATE

FURTHER:

3/6/85

Date _____

Mr. President

The Committee on FINANCE considered SB 137

senior citizen housing; efd.

and (a majority of the committee) (the committee) reports it back with the following recommendations:

[ ] do pass

[ ] do pass with attached amendment(s)

[ ] replace with/or adopt CS for _____
[ ] new title
[ ] same title and recommends _____

[ ] and attached a "LETTER OF INTENT" [ ] NEW FISCAL NOTE

[ ] reports it back without recommendation

[ ] recommends referral to _____ Committee

MEMBERS SIGNING DO PASS	MEMBERS HAVING OTHER RECOMMENDATIONS
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	
_____	

_____
Chairman

_____
Chairman recommendation

COMMITTEE REPORT

SENATE

FURTHER: FINANCE

2/6/85

Date 3/5/85

Mr. President

The Committee on C&RA considered SB 137

senior citizen housing; efd.

and (a majority of the committee) (the committee) reports it back with the following recommendations:

[ ] do pass

[X] do pass with attached amendment(s)

[ ] replace with/or adopt CS for _____

[ ] new title

[ ] same title and recommends _____

[ ] and attached a "LETTER OF INTENT" [ ] NEW FISCAL NOTE

[ ] reports it back without recommendation

[ ] recommends referral to _____ Committee

MEMBERS SIGNING DO PASS

Helen Stergulis

J B Crosby

Ferguson

MEMBERS HAVING OTHER RECOMMENDATIONS

Eden Olsen

Chairman

Do pass with Amendment

Chairman recommendation

A M E N D M E N T

Offered in the SENATE

TO: SB 137

By the Community and Regional Affairs Committee

Page 1, line 26

Delete "shall" and insert "may"

Passed unanimously 3/4/85

Introduced: 2/6/85
Referred: Community & Regional Affairs and Finance

BY RODEY, V.FISCHER AND ZHAROFF

IN THE SENATE

SENATE BILL NO. 137

IN THE LEGISLATURE OF THE STATE OF ALASKA

FOURTEENTH LEGISLATURE - FIRST SESSION

A BILL

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

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

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

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

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

Sec. 44.47.610. PURPOSE. There exists in the state a serious shortage of available and affordable residential housing designed to meet the special needs of Alaska's senior citizens. It is the purpose of the office to use both private and public resources to provide a full range of housing opportunities and services for all older Alaskans regardless of income. It is also the purpose of the office to emphasize alternatives to institutionalization, to support individual dignity and independence, and to assist senior citizens in remaining in their own homes for as long as is desirable and appropriate.

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

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

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

COMMITTEE COPY

(2) compile and regularly update an information system including

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

(B) published manuals describing materials and techniques for the design and construction of senior citizen housing;

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

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

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

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

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

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

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

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

be made only to municipalities.

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

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

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

[(e) IN THIS SECTION "SENIOR CITIZEN HOUSING" MEANS A SPECIFIC WORK OR IMPROVEMENT UNDERTAKEN PRIMARILY TO PROVIDE DWELLING ACCOMMODATIONS FOR PERSONS 60 YEARS OF AGE OR OLDER, INCLUDING BUT NOT LIMITED TO CONVENTIONAL HOUSING, HOUSING FOR THE FRAIL ELDERLY; GROUP HOMES, CONGREGATE HOUSING, AND OTHER HOUSING THAT MEETS SPECIAL NEEDS OF THE ELDERLY; SENIOR CITIZEN HOUSING INCLUDES THE ACQUISITION, CONSTRUCTION, OR REHABILITATION OF LAND, BUILDINGS, IMPROVEMENTS, AND OTHER NONHOUSING FACILITIES THAT ARE INCIDENTAL OR APPURTENANT TO THE HOUSING.]

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

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

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

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

(1) be made interest free, provided that the loan contract shall provide for equity participation by the state in proportion to the relationship between the loan amount and total cost of the project;

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

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

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

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

Sec. 44.47.626. DEFINITIONS. In AS 44.47.600 - 44.47.626

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

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

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

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

ALASKA STATE LEGISLATURE

14TH Legislature FIRST Session

SENATE BILL NO. 137

By RODEY, V. FISCHER

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

Introduced in the Senate 2/6/, 19 85

HISTORY IN THE SENATE

19		
85		Read first time and referred to Committee on
2	6	Community & Regional Affairs and Finance
3	6	Reported back with C&RA recommendation that 4 do pass w/ amd to Finance.
		Read second time and
		Read third time and

PASS	Effective Date
Yeas	Yeas
Nays	Nays
Absent	Absent
Excused	Excused

Reconsideration

PASS	Effective Date
Yeas	Yeas
Nays	Nays
Absent	Absent
Excused	Excused

Reported correctly engrossed
Signed by President
Sent to House

SECRETARY OF THE SENATE

HISTORY IN THE HOUSE

19	
	Read first time and referred to Committee on
	Reported back with recommendation that
	Read second time and
	Read third time and

PASS	Effective Date
Yeas	Yeas
Nays	Nays
Absent	Absent
Excused	Excused

Reconsideration

PASS	Effective Date
Yeas	Yeas
Nays	Nays
Absent	Absent
Excused	Excused

Reported correctly engrossed
Signed by Speaker
Returned to Senate

CHIEF CLERK OF THE HOUSE

HISTORY IN THE SENATE

19	
	Received from House
	To enrolling
	Reported correctly enrolled
	Sent to Governor
	..... by Governor
	Filed with Lt. Governor
	Chapter No. .....

COMMITTEE REPORT

SENATE

FURTHER: FINANCE

2/6/85

Date 3/5/85

Mr. President

The Committee on C&RA considered SB 137

senior citizen housing; efd.

and (a majority of the committee) (the committee) reports it back with the following recommendations:

[ ] do pass

[X] do pass with attached amendment(s)

[ ] replace with/or adopt CS for _____

[ ] new title

[ ] same title and recommends _____

[ ] and attached a "LETTER OF INTENT" [ ] NEW FISCAL NOTE

[ ] reports it back without recommendation

[ ] recommends referral to _____ Committee

MEMBERS SIGNING
DO PASS

Helen Stimpson

J B Crockett

J Ferguson

MEMBERS HAVING
OTHER RECOMMENDATIONS

Eden Olsen
Chairman

do pass with Amendment
Chairman recommendation

A M E N D M E N T

Offered in the SENATE

TO: SB 137

By the Community and Regional Affairs Committee

Page 1, line 26

Delete "shall" and insert "may"

Passed unanimously 3/4/85