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Provided to the Senate Community & Regional Affairs Committee
by Senator Duncan, March 8, 1990

Major provisions in CS SS SB 150 (State Affairs) are as follows:

☆☆Section 1.

(Page 1, line 12) Sec. 18.56.083. **Bonds for Senior Housing.**

☆ (a) Authorizes AHFC to issue up to \$30,000,000 in senior housing bonds for senior housing projects of which AHFC approves.

☆ (b) Requires Community and Regional Affairs to compile and submit to AHFC for approval lists of senior housing projects which they have determined to be desirable and financially feasible.

☆ (c) The bond proceeds are deposited in the loan fund as determined necessary by AHFC.

☆ (d) Establishes a Senior Housing Bond Account in AHFC. Allows AHFC to pledge funds and security interest assignments in the Bond Account and assets in the Senior Housing Revolving Loan Fund for the payment of the bonds. If necessary, AHFC may also use money in the Bond Account for payment of the bonds.

☆☆Section 2.

(Page 2, Line 9) AS 44.47.585 **Senior Housing Office.**

☆ Establishes a Senior Housing Office in Community and Regional Affairs to coordinate senior housing programs and administer the loan program. This was one of the primary recommendations of the Older Alaskan's Commission in its "Senior Housing Report" released in September, 1989. The Senior Housing Office will provide assistance to senior citizens in need of housing. In addition, it will encourage private sector involvement in senior housing through dialogue with and coordination with potential developers. The Senior Housing Office will be charged with ensuring that residences constructed through the Senior Housing Revolving Loan Program conform to the special needs of senior citizens.

(Page 3, Line 7) Sec. 44.47.587. **Senior Housing Revolving Fund**

☆ (a) Establishes the **Senior Housing Revolving Fund** in Community and Regional Affairs and provides that the proceeds of bonds sold by AHFC will be deposited in the Fund for specific projects only. Provides that AHFC can pledge amounts in the Revolving Loan Account for security on Senior Housing Bonds issued by AHFC. Loans can be made for conventional mortgages, building materials, renovations and improvements of individual or congregate residences, to cooperatives, and for construction of senior housing.

☆ (b) Requires CRA and AHFC to jointly establish guidelines in regulations for determining financial feasibility and the need for projects.

☆ (Page 4, Line 1) Sec. 44.47.589. **Interest Rate.** Specifies the interest rate to be charged to borrowers on the senior housing loans to be the cost of funds plus two percent for construction loans, and the cost of funds plus 1/2 of one percent for permanent loans. The funds generated through this increased interest rate will be used to offset the cost of the senior housing loans program as soon as there has been enough lending activity in the fund to support the office.

☆ (Page 4, Line 7) Sec. 44.47.591. **Conditions on Loans** (a) Requires the Department of Community and Regional Affairs (C&RA) to adopt regulations establishing acceptable security on loans from the Senior Housing Revolving Loan Fund. (b) Requires C&RA to develop regulations intended to reasonably preserve the use of facilities constructed as senior housing with senior housing loan funds for senior citizens.

☆ (Page 4, Line 19) Sec. 44.47.593. **Transfer and Assignment of Certain Assets.** (a) Directs C&RA to transfer repayments of bond principal to AHFC. (b) Directs C&RA to assign to AHFC a security interest in property financed with bond proceeds.

☆ (Page 4, Line 29) Sec. 44.47.595. **Fire Insurance.** Requires loan recipients to purchase and maintain fire insurance.

☆ (Page 5, Line 5) Sec. 44.47.597. **Loan Origination and Servicing.** Allows the Senior Housing Office to enter into loan servicing agreements with private financial institutions or regional native housing authorities.

☆ (Page 5, Line 20) Sec. 44.47.599. **Appraisals.** Allows the Senior Housing Office to have appraisals done on property as necessary.

☆ (Page 5, Line 28) Sec. 44.47.601. **Toll-Free Telephone Number.** Requires the Senior Housing Office to maintain a toll free number.

☆ (Page 6, Line 4) Sec. 44.47.605. **Assistance by Office Personnel.** Allows the Senior Housing Office to establish field offices and contract with appraisers and engineers to carry out the loan program.

☆ (Page 6, Line 19) Sec. 44.47.605. **Cooperatives.** Allows the Senior Housing Office to make loans to cooperatives and requires the office to regulate or restrict the methods of operation by the cooperatives.

☆ (Page 7, Line 4) Sec 44.47.609. **Definitions.** (2) The definition of senior housing is copied from the definition of senior housing in the current Senior Citizen's Housing Development Fund (AS 44.47.620), except that cooperatives are added.

RECOMMENDED CHANGES TO CS SB 150 (SA)

☆ PAGE 1, LINE 13 - Bond cap language is changed from "the corporation may issue *up to \$30,000,000 worth of bonds* to fund senior housing loans..." to "the corporation may issue *bonds in a total amount not exceeding \$30,000,000* to fund senior housing loans..." This language was changed for purposes of clarity.

☆ PAGE 2, LINE 22 - Delete the reference to the Older Alaskans Commission here and add a subsection (b) which requires the Senior Housing Office to consult with the OAC so the housing needs of senior citizens can be met efficiently and effectively. Also added is a specific requirement on page 3 of the proposed CS which amends OAC duties to include giving "assistance, on request, to the senior housing office in the Department of Community and Regional Affairs in administration of the senior housing loan program..." The proposed CS also adds housing to the matters which may be studied by the OAC to accomplish its duties. These changes establish the statutory requirement for ongoing dialogue and cooperation between the two entities.

☆ PAGE 3, LINE 21 - Explicit reference to "loans under AS 44.47.405" (Cooperatives) is deleted here and on page 6 and is placed instead in the definition section. It was not felt that cooperatives should be treated differently than other borrowers.

☆ PAGE 6, LINE 4 - The "Assistance by Office Personnel" Section is changed to "Contracting for Services" in the proposed CS. Instead of listing professionals with which the Senior Housing Office may contract in carrying out its duties, the proposed CS generically states: "the office may contract for services of persons who will assist the office in performing its duties..." Subsection (b) is deleted since office personnel are no longer referred to in this section and the responsibilities of the Senior Housing Office are described in Section 3 of the CS.

☆ PAGE 6, Line 19 - The entire section on Cooperatives is deleted here. Reference to all possible forms of cooperatives in Alaska is added to the definition of "senior housing" in the proposed CS.

☆ PAGE 7, LINE 10 - Explicit reference to all forms of cooperatives is added to the definition of "senior housing" in the proposed CS. With these changes, loans to cooperatives are addressed in the same manner as all other forms of possible housing under SB 150.

SB 487 accomplishes the following:

☆ PAGE 1, LINE 13. **Section 1.** (a) Gives AHFC authority to issue bonds for deposit in the Senior Housing Revolving Fund in Community and Regional Affairs. (b) AHFC provides up to \$10.0 million of their current year earnings to capitalize a Senior Housing Bond Account established in AHFC.

☆ PAGE 1, LINE 18. **Section 2.** Retains within the Senior Housing Revolving Loan Fund all funds received or accrued to the fund for the Fiscal Year beginning July 1, 1990, except for the interest due on the bonds which is appropriated to AHFC in Section 3.

☆ PAGE 1, LINE 27. **Section 3.** The interest due and payable on the bonds issued by AHFC will be transferred from the revolving loan account in C&RA to the bond account in AHFC for Fiscal Year 1991. Note that payments on the bond principal are transferred from the Senior Housing Revolving Loan Account in Section 44.47.593 of the SB 150.

Alaska State Legislature



SENATOR JIM DUNCAN

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COMMITTEES:
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HEALTH EDUCATION
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BANKING &
ECONOMIC
DEVELOPMENT

MEMORANDUM

DATE: March 6, 1990

TO: Senator Mike Szymanski, Chair
Senate Community & Regional Affairs Committee

FROM: Senator Jim Duncan

RE: CS SS SB 150 (State Affairs), establishing a senior housing office and loan program in the Department of Community and Regional Affairs; and authorizing the issuance of bonds for senior housing.

CS SB 487 (B&ED), making appropriations to the Alaska Housing Finance Corporation for the senior housing bond account and to the senior housing revolving fund in the Department of Community and Regional Affairs.

Thank you for scheduling CS for SS SB 150 (State Affairs), establishing a senior housing office and revolving loan fund, and CS SB 487 (B&ED) making appropriations to AHFC and the Department of Community and Regional Affairs to establish the Senior Housing Bond Account and Revolving Loan Fund. Working with AHFC, the Department of Community and Regional Affairs, and the Older Alaskan's Commission, I believe we have arrived at a very workable, financially feasible solution for financing and operation of a Senior Housing Loan Program.

I provide a proposed CS to SB 150 to the Community and Regional Affairs Committee which makes technical amendments to the bill which were suggested through our work with AHFC, the Department of Community & Regional Affairs, and the Older Alaskan's Commission since the bill moved out of the State Affairs Committee. Attached to this memo is a list of the changes from the State Affairs CS to the proposed blank CS which is described in the following summary.

Major provisions in CS SS SB 150 () are as follows:

Section 1. (Page 1, line 12) Sec. 18.56.083. **Bonds for Senior Housing.** (a) Authorizes AHFC to issue up to \$30,000,000 in senior housing bonds for senior housing projects of which AHFC approves. (b) Requires Community and Regional Affairs to compile and submit to AHFC for approval lists of senior housing projects which they have determined to be desirable and financially feasible. (c) The bond proceeds are deposited in the loan fund as determined necessary by AHFC. (d) Establishes a Senior Housing Bond Account in AHFC. Allows AHFC to pledge funds and security interest assignments in the Bond Account and assets in the Senior Housing Revolving Loan Fund for the payment of the bonds. If necessary, AHFC may also use money in the Bond Account for payment of the bonds.

Section 2. (Page 2, Line 10) AS 44.21.230(a)(9) **Older Alaskan's Commission.** Requires the OAC to give assistance to the senior housing office. This is to ensure coordination of OAC's senior programs and use of their expertise in the development of senior housing in this state.

Section 3. (Page 3, Line 11) AS 44.21.230(b) **Older Alaskan's Commission.** Adds housing to the issues upon which the OAC may collect facts and statistics, and perform studies.

Section 4. (Page 4, Line 6) Sec. 44.47.585. **Senior Housing Office.** (a) Establishes a Senior Housing Office in Community and Regional Affairs to coordinate senior housing programs and administer the loan program. This was the primary recommendation of the Older Alaskan's Commission in its "Senior Housing Report" released in September, 1989. The Office would provide assistance to senior citizens in need of housing. In addition, it would encourage private sector involvement in senior housing through dialogue with and coordination with potential developers. The Senior Housing Office would be charged with ensuring that residences constructed through the Senior Housing Revolving Loan Program conform to the special needs of senior citizens. (b) The Senior Housing Office is required to consult with the Older Alaskan's Commission so the housing needs of senior citizens can be met efficiently and effectively.

(Page 5, Line 10) Sec. 44.47.587. (a) Establishes the **Senior Housing Revolving Fund** in Community and Regional Affairs and provides that the proceeds of bonds sold by AHFC will be deposited in the Fund for specific projects only. Provides that AHFC can pledge amounts in the Revolving Loan Account for security on Senior Housing Bonds issued by AHFC. Loans can be made for conventional

mortgages, building materials, renovations and improvements of individual or congregate residences, to cooperatives, and for construction of senior housing. **b)** Requires CRA and AHFC to jointly establish guidelines in regulations for determining financial feasibility and the need for projects.

(Page 6, Line 3) **Sec. 44.47.589. Interest Rate.** Specifies the interest rate to be charged to borrowers on the senior housing loans to be the cost of funds plus two percent for construction loans, and the cost of funds plus 1/2 of one percent for permanent loans. The funds generated through this increased interest rate will be used to offset the cost of the senior housing loans program as soon as there has been enough lending activity in the fund to support the office.

(Page 6, Line 9) **Sec. 44.47.591. Conditions on Loans (a)** Requires the Department of Community and Regional Affairs (C&RA) to adopt regulations establishing acceptable security on loans from the Senior Housing Revolving Loan Fund. **(b)** Requires C&RA to develop regulations intended to reasonably preserve the use of facilities constructed as senior housing with senior housing loan funds for senior citizens.

(Page 6, Line 21) **Sec. 44.47.593. Transfer and Assignment of Certain Assets.** **(a)** Directs C&RA to transfer repayments of bond principal to AHFC. **(b)** Directs C&RA to assign to AHFC a security interest in property financed with bond proceeds.

(Page 7, Line 2) **Sec. 44.47.595. Fire Insurance.** Requires loan recipients to purchase and maintain fire insurance.

(Page 7, Line 7) **Sec. 44.47.597. Loan Origination and Servicing.** Allows the Senior Housing Office to enter into loan servicing agreements with private financial institutions or regional native housing authorities.

(Page 7, Line 22) **Sec. 44.47.599. Appraisals.** Allows the Senior Housing Office to have appraisals done on property as necessary.

(Page 8, Line 1) **Sec. 44.47.601. Toll-Free Telephone Number.** Requires the Senior Housing Office to maintain a toll free number.

(Page 8, Line 6) **Sec. 44.47.605. Contracting for Services.** Allows the Senior Housing Office to contract for services of professional appraisers, engineers, architects, planners, etc., as necessary to carry out the loan program.

Senator Mike Szymanski
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(Page 8, Line 10) Sec 44.47.609. **Definitions.** (2) The definition of senior housing is copied from the definition of senior housing in the current Senior Citizen's Housing Development Fund (AS 44.47.620), except the different forms a cooperative may take are listed beginning on line 16 with "residential horizontal property regimes", and running through "residential condominiums organized under AS 34.08" on line 19.

CHANGES FROM CS SS SB 150(STATE AFFAIRS) TO PROPOSED CS.

CSSS SB 150 (State Affairs), establishing a senior housing office and loan program in the Department of Community and Regional Affairs; and authorizing the issuance of bonds for senior housing.

PAGE 1 LINE 13 - Bond cap language is changed from "the corporation may issue *up to \$30,000,000 worth of bonds* to fund senior housing loans..." to "the corporation may issue *bonds in a total amount not exceeding \$30,000,000* to fund senior housing loans..." This language was changed for purposes of clarity.

PAGE 2, LINE 22 - Specific reference to the Older Alaskans Commission is deleted here and added on page 3 of the proposed CS which amends OAC duties to include giving "assistance, on request, to the senior housing office in the Department of Community and Regional Affairs in administration of the senior housing loan program..." The proposed CS also adds housing to the matters which may be studied by the OAC to accomplish its duties.

PAGE 3, after LINE 6 - The proposed CS on page 5, line 5 adds the following section to the organization of the Senior Housing Office: "(b) In order to avoid duplication of efforts and to benefit from the commission's expertise, the office shall consult with the Older Alaskan's Commission in the performance of the office's duties under AS 44.47.585 - 44.47.609 so that the housing needs of senior citizens can be met most efficiently and effectively." This addition, along with the requirement that the Senior Housing Office work with the OAC, establishes the statutory requirement for ongoing dialogue and cooperation between the two entities.

PAGE 3, LINE 21 - Explicit reference to "loans under AS 44.47.405" (Cooperatives) is deleted here and on page 6 and is placed instead in the definition section.

PAGE 6, LINE 4 - "Assistance by Office Personnel" Section is changed to "Contracting for Services" in the proposed CS. Instead of listing professionals with which the Senior Housing Office can contract in carrying out its duties, the proposed CS generically states "the office may contract for services of persons who will assist the office in performing its duties..." Subsection (b) is deleted since office personnel are no longer referred to in the section.

PAGE 6, Line 19 - The entire section on Cooperatives is deleted here. Reference to all possible forms of cooperatives in Alaska is added in the definition of "senior housing" in the proposed CS.

PAGE 7, LINE 10 - Explicit reference to all forms of cooperatives is added to the definition of "senior housing" in the proposed CS. In this manner, loans to cooperatives are addressed in conjunction in the same manner as all other forms of possible housing under SB 150.

6-06855
Lauterbach
3/6/90

Original sponsor(s): SEN. DUNCAN, Kerttula, Fahrenkamp, Zharoff, Rodey, Szymanski, Sturgulewski, Fischer, Faiks, Uehling

1 IN THE SENATE

2 CS FOR SPONSOR SUBSTITUTE FOR SENATE BILL NO. 150 ()

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SIXTEENTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act establishing a senior housing office and loan
7 program in the Department of Community and Regional
8 Affairs; directing the Older Alaskans Commission to
9 assist the senior housing office; and authorizing the
10 issuance of bonds for senior housing."

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

12 * Section 1. AS 18.56 is amended by adding a new section to read:

13 Sec. 18.56.083. BONDS FOR SENIOR HOUSING. (a) Under the proce-
14 dures of this chapter, the corporation may issue bonds in a total
15 amount not exceeding \$30,000,000 to fund senior housing loans made by
16 the Department of Community and Regional Affairs under AS 44.47.585 -
17 44.47.609 that are approved by the corporation under (b) of this
18 section.

19 (b) Before requesting the corporation to issue bonds under this
20 section, the Department of Community and Regional Affairs shall com-
21 pile a list of senior housing projects that the department has deter-
22 mined are financially feasible and meet housing needs for senior
23 citizens as required under AS 44.47.587(b). Upon the department's
24 submission to the corporation of appropriate documentation of project
25 feasibility and desirability, the corporation shall approve or disap-
26 prove the projects proposed.

27 (c) The proceeds of bonds issued under this section for approved
28 projects shall be deposited in the senior housing revolving fund
29

1 44.47.609 on a schedule determined by the corporation.

2 (d) There is established in the corporation a senior housing
3 bond account. The account consists of proceeds of bonds issued under
4 this section, money appropriated to the account, repayments of princi-
5 pal transferred to the corporation under AS 44.47.593(a), and assign-
6 ments made under AS 44.47.593(b). The corporation may pledge assets
7 in the account and in the senior housing revolving fund for the pay-
8 ment of bonds issued under this section and may use money in the
9 account for payment of the bonds.

10 * Sec. 2. AS 44.21.230(a) is amended to read:

11 (a) The commission shall

12 (1) formulate a comprehensive statewide plan that identi-
13 fies the concerns and needs of older Alaskans and, with reference to
14 the plan adopted, prepare and submit to the governor and legislature
15 an annual analysis and evaluation of the services that are provided to
16 older Alaskans;

17 (2) make recommendations directly to the governor and
18 legislature with respect to legislation, regulations, and appropria-
19 tions for programs or services that benefit older Alaskans;

20 (3) encourage and aid the development of municipal commis-
21 sions serving older Alaskans and community-oriented programs and
22 services for the benefit of older Alaskans;

23 (4) employ an executive director who serves at the pleasure
24 of the commission;

25 (5) help older Alaskans lead dignified, independent, and
26 useful lives;

27 (6) request and receive reports and audits from state
28 agencies and local institutions concerned with the conditions and
29 needs of older Alaskans;

1 (7) administer, with the approval of the commissioner of
2 administration, federal programs as provided under 42 U.S.C. 3001 -
3 3045i (Older Americans Act), as amended; [AND]

4 (8) administer, with the approval of the commissioner of
5 administration, state programs as provided under AS 47.65; and

6 (9) give assistance, on request, to the senior housing
7 office in the Department of Community and Regional Affairs in adminis-
8 tration of the senior housing loan program under AS 44.47.587 -
9 44.47.609 and in the performance of the office's other duties under
10 AS 44.47.585.

11 * Sec. 3. AS 44.21.230(b) is amended to read:

12 (b) To accomplish its duties, the commission may

13 (1) review, evaluate, and comment upon state programs
14 concerned with the problems and the needs of older Alaskans;

15 (2) collect facts and statistics, and make studies of
16 conditions and problems pertaining to the employment, health, housing,
17 financial security, social welfare, and other concerns that bear upon
18 the well-being of older Alaskans;

19 (3) provide information about public programs that would be
20 of interest or benefit to older Alaskans;

21 (4) appoint special committees, which may include persons
22 who are not members of the commission, to complete necessary studies;

23 (5) promote community education efforts regarding the
24 problems and concerns of older Alaskans;

25 (6) contract for necessary services;

26 (7) consult and cooperate with persons, organizations, and
27 groups interested in or concerned with programs of assistance to older
28 Alaskans;

1 Alaskans;

2 (9) set standards for levels of services for older Alaskans
3 for programs administered by the commission; and

4 (10) adopt regulations necessary for the administration of
5 AS 44.21.200 - 44.21.240 and to comply with federal law.

6 * Sec. 4. AS 44.47 is amended by adding new sections to read:

7 ARTICLE 9A. SENIOR HOUSING OFFICE.

8 Sec. 44.47.585. SENIOR HOUSING OFFICE. (a) There is estab-
9 lished in the department a senior housing office. The office shall
10 promote a comprehensive response to the needs of senior citizens for
11 adequate, accessible, secure, and affordable housing in the state. In
12 order to fulfill this purpose, the office may

13 (1) study the needs of senior citizens in the state for
14 housing to meet their needs;

15 (2) seek funding from appropriate sources for the develop-
16 ment of housing alternatives for senior citizens;

17 (3) administer the senior housing loan program established
18 under AS 44.47.587 - 44.47.609;

19 (4) cooperate and coordinate with other public and private
20 agencies, including the Alaska Housing Finance Corporation and the
21 Alaska State Housing Authority, to respond to the housing needs of
22 senior citizens;

23 (5) offer public education programs to increase the aware-
24 ness of alternatives to large residential facilities for senior citi-
25 zens;

26 (6) provide information to senior citizens to help them
27 understand their financial alternatives related to homes they might
28 already own and to help them coordinate with other senior citizens in
29 finding housing alternatives, including information and coordination;

1 on home equity conversion and home sharing; and

2 (7) disseminate information to construction contractors to
3 educate them about remodeling projects that would meet the needs of
4 many senior citizens for accessible and secure housing.

5 (b) In order to avoid duplication of efforts and to benefit from
6 the commission's expertise, the office shall consult with the Older
7 Alaskans Commission in the performance of the office's duties under
8 AS 44.47.585 - 44.47.609 so that the housing needs of senior citizens
9 can be met most efficiently and effectively.

10 Sec. 44.47.587. SENIOR HOUSING REVOLVING FUND. (a) The senior
11 housing revolving fund is established in the department. The revolv-
12 ing fund consists of appropriations made to it by the legislature, the
13 proceeds of bonds sold under AS 18.56.083 as they are deposited by the
14 Alaska Housing Finance Corporation for specific projects, and money or
15 other assets transferred to the revolving fund by the department.
16 Amounts deposited in the revolving fund may be pledged by the Alaska
17 Housing Finance Corporation for bonds issued under AS 18.56.083 and
18 used by the office for making, purchasing, or participating in

19 (1) senior housing mortgage loans;

20 (2) loans made for building materials for senior housing;

21 (3) loans made for renovation or improvement of or for
22 senior housing, including loans for renovation or improvement of
23 congregate or individual residences; and

24 (4) loans made for the construction of senior housing.

25 (b) The department, under guidelines established in regulations
26 adopted by the department in consultation with the Alaska Housing
27 Finance Corporation, shall determine for each loan proposed to be made
28 under AS 44.47.587 - 44.47.609 the financial feasibility of the
29 project for which the loan would be used and the extent to which the

1 project would meet senior housing needs in the area for which it is
2 proposed.

3 Sec. 44.47.589. INTEREST RATE. The interest rate on loans made
4 under AS 44.47.587 - 44.47.609 that are funded by a bond issue of the
5 Alaska Housing Finance Corporation is equal to the cost of funds of
6 that bond issue plus

7 (1) two percentage points for a construction loan;

8 (2) one-half of one percentage point for a permanent loan.

9 Sec. 44.47.591. CONDITIONS ON LOANS. (a) The commissioner
10 shall adopt regulations in accordance with the Administrative Proce-
11 dure Act (AS 44.62) establishing acceptable security for loans orig-
12 inated or purchased in whole or in part under AS 44.47.587 - 44.47.-
13 609.

14 (b) The department may condition a loan under AS 44.47.587 -
15 44.47.609 on an agreement by the borrower to maintain the financed
16 project as senior housing for a time period specified by the depart-
17 ment. The department shall establish by regulation the criteria it
18 will use for specifying time periods under this subsection and for
19 determining under what circumstances the time periods can be decreased
20 after the loan is made.

21 Sec. 44.47.593. TRANSFER AND ASSIGNMENT OF CERTAIN ASSETS. (a)
22 The department shall transfer to the Alaska Housing Finance Corpora-
23 tion repayments of principal it collects for a loan made under AS 44.-
24 47.587 - 44.47.609 that was funded by bonds issued by the Alaska
25 Housing Finance Corporation under AS 18.56.083.

26 (b) The department shall assign to the Alaska Housing Finance
27 Corporation all right, title, and interest of the department in prop-
28 erty financed through a loan made under AS 44.47.587 - 44.47.609 that
29 was funded by bonds issued by the Alaska Housing Finance Corporation.

1 under AS 18.56.083.

2 Sec. 44.47.595. FIRE INSURANCE. Before purchasing or partic-
3 ipating in the purchase of a senior housing mortgage loan, the office
4 shall require the borrower to agree to purchase and maintain fire
5 insurance for the real property for which the loan is made in an
6 amount not less than the outstanding principal balance of the loan.

7 Sec. 44.47.597. LOAN ORIGINATION AND SERVICING. (a) Before
8 purchasing or participating in the purchase of a senior housing loan,
9 the office shall enter into a loan servicing agreement with the pri-
10 vate financial institution from which the loan is to be purchased.

11 (b) The office may execute service agreements with private
12 lending institutions or with regional native housing authorities
13 established under AS 18.55.996 to service loans originated by the
14 office.

15 (c) Under the servicing agreement, the private financial insti-
16 tution or the regional native housing authority shall administer the
17 loan and may charge the office a negotiated origination or servicing
18 fee on the office's share of the loan. When appropriate, the private
19 financial institution or the regional native housing authority may
20 also charge the borrower a reasonable origination fee not to exceed
21 one percent.

22 Sec. 44.47.599. APPRAISALS. Before originating or purchasing or
23 participating in the purchase of a senior housing mortgage loan, the
24 office may have or may require the borrower to have an appraisal made
25 of the fair market value of the real property, including structures on
26 the real property, for which the loan is made. In conducting an
27 appraisal under this section, the appraiser shall give full value to
28 insulation and other features of construction in structures on the
29 real property that add to the energy efficiency of the structures.



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SENIOR CITIZEN HOUSING
POSITION PAPER

BACKGROUND/PROBLEM

Since 1980, Alaska's senior population has grown by 66% to more than 19,000 residents according to the Department of Labor. It is one of the fastest growing age groups in the state. If Alaska's population continues to grow older as projected, the senior population could double soon after the year 2000. Many seniors who formerly would have retired Outside are now remaining in Alaska.

Affordable, secure, accessible housing facilities with attendant supportive services are meager at best, and totally unavailable in most rural and urban Alaska communities. Thus, the strong desire of older Alaskans to remain independent as long as possible in their own homes must give way to some other housing solution when they can no longer maintain a private residence.

It is socially and economically advantageous to all Alaskans to effectively address senior citizen housing needs.

PROPOSED SOLUTION

Mechanisms must be established to enable and encourage seniors and their families, profit or non-profit organizations and government agencies to work cooperatively in meeting the needs. Development of alternative approaches, home equity conversions and provision of methods for realistic financing are but a few of the topics which must be addressed. Appropriate lands on which to locate necessary facilities need to be made available.

Physical housing, as such, is not the only aspect to be addressed in meeting senior needs. Greater support must be provided for adult family care, weatherization, day care, respite care, case management, and other services which make it possible for a senior to stay in his or her own home as long as possible.

In summary, necessary lands, financing methods, mechanisms for cooperative action and supportive services must be made available if we are to solve senior citizen housing problems in Alaska.

PROPOSED LEGISLATION

SB 150 would create a senior housing office in the Department of Community and Regional Affairs, and a revolving loan fund for all types of senior housing.

HB 218 would expand the Alaska Housing Finance Corporation's authority to include loans to build congregate housing for seniors, and to cooperatively establish a pilot program of such housing.

These bills currently in the Alaska Legislature would constitute a start in addressing senior housing problems, and the AARP ALASKA STATE LEGISLATIVE COMMITTEE supports passage of this legislation.

**LEGISLATIVE PRIORITIES
OF
THE PIONEERS OF ALASKA**

1. During this session of the Legislature the Pioneers are most interested in protecting the Senior programs presently in place. We prefer the \$250.00 monthly bonus program remain as it is, however, rather than see it suffer major setbacks, the Grand Igloo supports an annuity program as introduced by Senator Kerttula.

2. The Pioneers support a requirement of 65 years of age as a minimum for admission to the Pioneer Home system, and removal of the word 'destitute' as is presently used in giving priority for admission.

3. The Pioneers support full state funding to cover property tax exemptions for Seniors.

⇒ 4. The Pioneers support in-Home Support Care and Senior Housing. Re: HB 218; SB 150.

5. The Pioneers support Health Care legislation. Re: HB 47.

6. Also, it has been noted, from a recent news article that Sen Uehling has prefiled legislation that would give Medicare eligible Senior an option to choose to receive health care under Medicaid at home rather than in a Long Term Care facility. The Pioneers certainly support this concept.

The Pioneers have taken no position regarding a State Income Tax or the Governor's proposal on an Education Endowment.

The Pioneer's registered lobbyist is Bill Ray, 165 Behrends Ave, Juneau, AK, 99801, Tel: (907) 586-1275

Bob Huffman, Chm.
Legislative Committee
Pioneers of Alaska

SENATE STATE AFFAIRS COMMITTEE TESTIMONY
October 19, 1989

My name is Amos J. Alter. I live at 303 Distin Ave. in Juneau. I speak in recognition of a serious need for affordable housing alternatives for Alaska's elderly people. In addition to recognizing the need I speak in support of actions to provide housing for middle and low income persons.

As a member of the State Legislative Committee of the American Association of Retired Persons, a group with an Alaska membership of about 32,000 persons, I speak in support of the concept of making those resources available to seniors which enable them to stay in their own homes as long as possible thereby avoiding the high costs to society incurred by institutionalization. Among other things such resources should include a variety of housing alternatives, congregate, group new or converted facilities, additions to existing housing, non-profit, public or private participation. State and local governments and individuals as well as the private sector should be encouraged to cooperate in meeting the need.

A sizable proportion of the senior citizen community is able and willing to make reasonable payment for housing. Incentives such as funding through revenues, low interest loans, land grants for sites and coordination and leadership in developing viable alternatives are all needed. There is a singular lack of housing alternatives for those middle income persons ineligible for low rent housing and yet unable to meet housing needs beyond a private home. Residential and assisted living alternatives for these persons in their own communities would allow them to remain in Alaska. As they are allowed to remain in Alaska they would continue to contribute to their communities economically as well as socially. A retired person spending retirement income in the community is a significant part of the economic base of that community.

In summary it is to the advantage of all Alaskans to provide housing alternatives for the elderly which keep seniors independent as long as possible. AARP supports those actions which will expedite and provide affordable housing alternatives for all Alaskan elders regardless of their income.

PUBLIC OPINION MESSAGE

DEAR: SENATOR DUNCAN

NAME: KAYE CORY DAKER
TITLE:
ADDRESS: BOX 55659
CITY: NORTH POLE ZIP: 99705
PHONE: 489-2455
BILL NO: SB 150
SUBJECT: SENIOR HOUSING OFFICE/OLDER AK COMM
MESSAGE: SB 150 / SB 487: MEMBERS OF SANTA SENIOR CENTER ASSOCIATION INC.
SUPPORT SB 150 AND SB 487. CAPITAL MONEY FROM AHFC INTO SENIOR HOUSING
REVOLVING FUND AS BASIS FOR SELLING BONDS. URGENT NEED FOR SENIOR HOUSING
IN NORTH POLE AREA. PLEASE SPREAD ON RECORD. EOM/MJO

POMID: 07075258
DATE: 03/01/90
TIME: 07:52:58
LIONAME: FAIRBANKS LIO

COPIES: REPRESENTATIVES REPRESENTATIVES SENATORS

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FOSTER	FURNACE	FISCHER
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HOFFMAN	HUDSON	JONES
JACKO	KOPCHEN	KELLY
KUBINA	LARSON	KERTTULA
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Central Alaska Retired Teachers Association

Volume 14, Number 2

December 1989

SURVEY SHOWS RETIRED TEACHERS WANT SENIOR HOUSING HERE

Of the twenty-four CARTAs who returned the middle income housing survey that was included with the September/October newsletter, only one said "not interested" in senior housing in Anchorage. Most were looking forward to the future. Three indicated need within the next 1-3 years; nine said in 3-6 years; eleven were looking forward beyond six years.

Judging from these responses—a pretty fair return from the approximately 200 newsletters mailed, Central Alaska retired teachers are definitely interested in having appropriate Anchorage-area housing available for middle and upper income senior citizens and would themselves participate. Not only are they interested. They are also flexible and would accept several possible variations.

About half desire rentals, half condominiums to be purchased. Some marked both, indicating either would be acceptable. Three preferred separate village-type units. Two-bedroom apartments were chosen by nineteen. Extra storage and heated parking received high marks.

Location preference was not conclusive: downtown (9), east Anchorage (7), midtown (6), south Anchorage (3), Turnagain (2), out of town but within Municipality (2). Several marked more than one choice. Fifteen wanted a view, with mountains highly preferred. The other location question asked near what facilities the housing should be located. Respondents were asked to mark any that applied; most marked several. The results: shopping area (14), grocery store (14), public transportation (12), drug store (11), medical facilities (8), library (6), park (6), theaters (5), athletic facility (3), educational facilities (2). Two respondents marked "all of the above."

Amenities desired within the retirement housing

complex were identified as follows: maintenance personnel (20); some food service (17), with one meal a day (10), two meals (5), three meals (2); coin-op laundry (16); transportation (15); athletic room (14); security personnel (14); library (12); resident manager (12); swimming pool (12); meeting rooms (10); first aid room (9); arts and crafts area (9); card/game room (8); beauty parlor (7); general store (6).

Twenty indicated willingness to purchase units outright and pay \$50-\$75,000 (8), \$75-100,000 (10), \$100-\$150,000 (2). The same number were willing to pay rent: \$500-\$750 (8), \$750-\$1000 (10), \$1000-\$1500 (2).

Continued on page 3

PUT THESE 1990 CARTA MEETINGS ON YOUR CALENDAR—AND COME !!!

- Jan 13**—Regular meeting. Program is Medigap Insurance: How Do You Choose, with guest speaker to answer questions.
- Feb 10**—White Elephant Auction for scholarship fund. Bring items to sell and money to buy!
- Mar 17**—ASRTA / CARTA joint luncheon meeting at the Hilton Hotel. Speaker to be announced.
- Apr 21**—Regular meeting. Election of officers for upcoming year. Program to be announced.
- May 12**—Regular meeting. Installation of officers.

Note: The March and April meetings are the third Saturday of the month. The March meeting date was changed to coincide with the AARP training workshop. The Senior Center was not available for CARTA on the regular April meeting date.

JEAN MCLANE underwent surgery November 20th, but we hear he is doing well. It's put our Sunshine Committee in a position to receive our sunshine himself. You can drop him a note at 1911 Kuskokwim, Anchorage 99504 or call him at 279-3166.

GENEYA and BUCK SMITH travelled "outside" in their fifth-wheel for two months. They visited friends and relatives and enjoyed relaxing days in Idaho, Washington, California, Arizona, New Mexico and Nevada. They left their pickup and trailer in Las Vegas where they plan to return in April for the Alaskans Convention. They also visited their daughter in Hawaii for two weeks.

MARLOU and DICK SMITH will be visiting family in the San Diego area during January 1990.

RITA and JOHN STRACHAN recently returned from a two week visit to Ireland--great horse country and thousands of castles and ruins. Their 17-day trip included trail riding, horseback lessons in Donegal, a visit to the Waterford factory, scenic trips to the Ring of Kerry, Connemara country, and, of course, the famous Blarney castle. They planned to spend the holidays with grandchildren in Sedro Wooley, Washington. A family reunion after Christmas in San Francisco is also planned to celebrate Rita's 50th birthday and to ring in 1990. Relatives and friends from Alaska, Hawaii, the east coast, and the west coast are all planning to help Rita enjoy turning half a century.

ALICE THOMPSON has been sightseeing in New York and Washington, D.C., then a visit to a sister in Ohio, followed by a flight to Mexico for fun in the sun. She'll be back to Anchorage in January.

MARIE TVEIT's new address is PO Box 96474, Houston, Texas, 77213-6474.

MCDONAGH APPOINTED TO TEACHERS RETIREMENT SYSTEM BOARD

CARTA has been notified by the office of Governor Cowper that one of its members, Roxy McDonagh, has been appointed to the Teachers Retirement System Board to replace Merritt Olson. CARTA will look forward to regular reports from her to keep the membership advised about the administration of the retirement fund.

NO ANSWERS YET FROM GOVERNOR OR COMMISSIONER ON AD HOC PRPA

Letters and copies of the last CARTA newsletter featuring the Post Retirement Pension Adjustment problem went to Governor Cowper and Commissioner Andrews saying in part:

According to information made available to the Central Alaska Retired Teachers Association, it is the plan of this administration to deny teacher retirees an ad hoc post-retirement pension adjustment justified by an increase in cost of living. Such an action is unconscionable and appears to us to be illegal.

To date no reply has been received from either the Governor or the Commissioner.

Volunteers Needed

Weekday mornings and afternoons for two hour shifts in Dining Room, Reception, Gift Shop.

Contact Liz Illig in Volunteer Services 562-2281

OUR LADY OF COMPASSION CARE CENTER
LONG TERM AND REHABILITATIVE CARE

4900 Eagle Street Anchorage, Alaska 99503

WHITE HOUSE CONFERENCE ON AGING NOT YET ORDERED BY THE PRESIDENT

Under the Older Americans Act, the President may call for a 1991 White House Conference on Aging. Prior to the conference, the national aging network will be involved in a year of pre-conference related events.

The Alaska Older Alaskans Commission hopes that it will be possible to convene an Alaska Conference on Aging, perhaps in late spring 1991, and is asking Governor Cowper for a one-time allocation from the FY91 budget.

HOUSING SURVEY, cont.

Many marked both purchase and rental figures although they preferred one or the other in an earlier question. There was a greater spread on acceptable monthly maintenance and service fees. Several noted it would depend on what is included. Preferences were \$150-\$200 (10), \$200-\$250 (5), \$250-\$300 (4), over \$350 (1), no idea (1), no preference marked (2).

FISCAL NOTE

REQUEST: _____

Revision Date: _____ Agency Affected: Administration
 Title: An Act establishing a senior BRU: Older Alaskan Commission
housing and loan program in Department*
 Sponsor: Duncan Components: _____
 Requestor: _____

* of Community and Regional Affairs.

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 91	FY 92	FY 93	FY 94	FY 95	FY 96
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	0	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES	0	0	0	0	0	0
GRANTS, CLAIMS	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
TOTAL OPERATING	0	0	0	0	0	0
CAPITAL	0	0	0	0	0	0
REVENUE	0	0	0	0	0	0

FUNDING: (Thousands of Dollars)

GENERAL FUND	0	0	0	0	0	0
FEDERAL FUNDS	0	0	0	0	0	0
OTHER 1034	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

POSITIONS:

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

ANALYSIS: (Attach a separate page if necessary)

The duties which this bill adds to the Older Alaskans Commission Statute do not require any additional resources.

Prepared by: Connie J. Sipe, Executive Director *CJS* Phone: 465-3250
 Division: Older Alaskan Commission Date: 3/7/90
 Approved by Commissioner: Frank S. Baxter *Frank S. Baxter* Date: 3/8/90
 Agency: Department of Administration

Distribution (by preparer):
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 Office of Management and Budget
 Impacted Agency(ies)



Older Alaskans Commission

Box C
Juneau, Alaska 99811-0209
907/465-3250

POSITION PAPER

COMMITTEE SUBSTITUTE FOR SPONSOR SUBSTITUTE FOR

SENATE BILL 150 (C&RA)

The Older Alaskans Commission strongly supports CSSB 150 (C&RA), which will create a Senior Housing Office in the Department of Community & Regional Affairs and institute a revolving loan fund for construction or modification of senior housing.

OAC's 1989 Senior Housing Report documents the desires of Alaskan seniors to stay in their own homes--with modifications to enhance independent functioning--or in specially-designed congregate senior housing. These desires cut across all income ranges, and are not limited to only the low-income seniors now eligible for HUD or ASHA subsidized housing. Seniors also express the desire to pay their own way for this type of housing, and CSSB 150 does not propose to subsidize the senior housing loans or the ensuing rental prices.

Helping seniors to stay in their own homes (through modification or accessibility loans), or in semi-independent congregate housing, should be a key part of Alaska's policy to promote independent living instead of costly, restrictive, and often unnecessary nursing home placements.

The State needs to take a leadership role in promoting the growth of the senior housing industry in Alaska. Although our senior population is one of the fastest growing in the country, it is still so small in absolute numbers of seniors in each town, that private enterprise needs the encouragement of favorable and flexible loan terms and the expertise of a Senior Housing Office. In some communities, non-profit or private senior groups may need to step forward to sponsor the borrowing and construction for senior housing. This bill extends financing to such groups.

(The Legislature may wish to note that many states with higher population percentages of seniors, even New York and California, run active senior housing offices which work to stimulate the private sector's interest in meeting senior housing needs.)

The CSSSSB 150 (C&RA) adds to the duties of the Older Alaskans Commission the giving of assistance to the Department of Community & Regional Affairs Senior Housing Office and the power to conduct studies related to senior housing. The OAC supports these amendments, as we believe they simply ratify the Commission's ongoing concern on the issue of housing, and will ensure cooperation and coordination between state agencies working with this issue. (A "zero" fiscal note is attached related to these sections and their impact upon the OAC.)

The Commission has heard nothing but senior support for the concept of CSSB 150 since its introduction last spring. The Commission urges your early passage of CSSSSB 150 (C&RA) and its companion legislation, CSSB 487 (B&ED), which authorizes a senior housing bond account within Alaska Housing Finance Corporation.

APPROVED:

Peggy A. Burgin
Peggy A. Burgin, Chair
Older Alaskans Commission

Dated: March 7, 1990

REVIEWED AND agree _____ :

James S. Tolson
Frank S. Baxter, Commissioner
Department of Administration

Dated: 3/8/90

STATE OF ALASKA 1990 - 16TH LEGISLATURE
SECOND SESSION
FISCAL NOTE

Bill/Resolution No.: CS SB 150

Title: "An Act establishing a senior housing office and loan program in the Department of Community and Regional Affairs and authorizing the issuance of bonds for senior housing."

The establishment of a senior housing office and senior housing loan program will require two full-time staff positions.

It is anticipated that in the first and second year, the Senior Housing Office would be created with a Loan Examiner, range 19A and a clerical position, range 8A funded by the General Fund. The Loan Examiner would work with a great deal of independence basically setting up the office by coordinating and meeting with a large constituency, gathering information, responding to requests, attending meetings, and attending to other issues relating to developing a senior office including information dissemination.

The loan processing and accounting staff would be funded through the revolving loan fund from the sale of bonds by the Alaska State Housing Authority.

The largest part (35.3) of contractual fees will be to make available funding for those services such as servicing (bank fees), appraisal, architect, and surveyors fees, or those services needed to maintain the integrity of the loan program or the quality of Senior Housing being constructed.

Position Title Clerk Typist III		No. of Positions 1	Range/Step 8A	Barg. Unit GGU
Time Status Full	Staff Months 12 Months	Location Anchorage		Election District
Type of Expenditure		Amount		
1	2	3		
Salary	19.9			
Benefits	6.4			
Premium Pay				
Other				
Total Personal Services		26.3		
Travel		0		
Contractual		0		
Commodities		0		
Equipment		0		
Other		0		
Total Cost		0		
Funding Source for Total Cost				
Federal Receipts	1002			
G. F. Match	1003			
General Fund	1004	26.3		
I-A Receipts	1006			
CIP Receipts	1061			
Other				
Justification CSSB 150 Senior Housing Office FY 91 will require this position as clerical support for the Loan Examiner III in setting up the office. It is anticipated there will be substantial typing, mailing, copying of materials, etc. in support of this new office proposed in SSSB 150.				

**Request For
New Position**

Agency Department of Community & Regional Affairs
 BRU Housing Assistance
 Component Housing Construction

Page 4 of 4
 Revised Date

FY 91

Position Title Loan Examiner III		No. of Positions 1	Range/Step 19A	Barg. Unit GGU
Time Status Full	Staff Months 12 Months	Location Anchorage		Election District
Type of Expenditure		Amount		
1	2	3		
Salary	40.1			
Benefits	12.8			
Premium Pay				
Other				
Total Personal Services		52.9		
Travel		30.0		
Contractual		14.7		
Commodities		5.0		
Equipment		2.0		
Other		0		
Total Cost		51.7		
Funding Source for Total Cost				
Federal Receipts	1002			
G. F. Match	1003			
General Fund	1004	104.6		
I-A Receipts	1006			
CIP Receipts	1061			
Other				
Justification CSSB 150 Senior Housing Office in FY 91 will require this additional staff person. Position will be responsible for program coordination and meeting with a large constituency, gathering information, responding to requests, attending meetings, and attending to other issues relating to developing a senior housing office, including the implementation and processing of the senior citizen housing loan program.				

**Request For
New Position**

Agency Department of Community & Regional Affairs
 BRU Housing Assistance
 Component Housing Construction

Page 3 of 4
 Revised Date

FY 91