

HB 152

HOUSE COMMITTEE REPORT

(11)

Date Referred: April 17, 1991

FURTHER REFERRALS:

Date of Committee Action: 5/7/91

The FINANCE Committee considered:

HB 152

HOUSE BILL NO. 152

ESTAB. ALASKA STATE HOUSING COMMISSION

"An Act relating to housing; creating the Alaska State Housing Commission and setting out duties; providing that the Alaska State Housing Commission is the governing body of the Alaska State Housing Authority and the Alaska Housing Finance Corporation; repealing the boards of directors of the Alaska State Housing Authority and the Alaska Housing Finance Corporation; and establishing the Alaska housing trust fund within the Alaska Housing Finance Corporation."

RECOMMENDATIONS:

be replaced with CS HB 152 (FIN)  the same title  a new title

have attached amendments(s)

do pass

do not pass

no recommendations

individual recommendations

additional referral to the \_\_\_\_\_ Committee

ADOPTS: \_\_\_\_\_ letter of Intent

ATTACHES NEW FISCAL NOTE(S): (Dept)

APPROVES PREVIOUS: (Dept/Date)

fiscal impact Revenue

fiscal note(s) \_\_\_\_\_

2  zero fiscal note DCRA & DCED

zero fiscal note(s) \_\_\_\_\_

SIGNING DO PASS	DP	OTHER RECOMMENDATIONS	DNP	NR	AM
Mike Spavone NAUAYUK	<input checked="" type="checkbox"/>	<del>Mike Spavone</del>		<input checked="" type="checkbox"/>	
Mark Hansen BOYER	<input checked="" type="checkbox"/>	ROD E. JORD Phillips		<input checked="" type="checkbox"/>	
Jan Brown BROWN	<input checked="" type="checkbox"/>	Bob Sharp sharp		<input checked="" type="checkbox"/>	
Bob Koponen KOPONEN	<input checked="" type="checkbox"/>	Eileen P. Maclean Maclean		<input checked="" type="checkbox"/>	
Teresa Bannis BANNIS	<input checked="" type="checkbox"/>				
Ronald Hanson HANSON	<input checked="" type="checkbox"/>				
Al Ulmer ULMER	<input checked="" type="checkbox"/>				

Mike Spavone Eileen P. Maclean  
CHAIRMAN'S SIGNATURE

NAUAYUK Maclean

FISCAL NOTE

STATE OF ALASKA  
1991 LEGISLATIVE SESSION

BILL NO. CS HB 152

Revision Date: \_\_\_\_\_ Department Affected: Community & Regional Affairs  
 Title: "expand directors AHFC...create Alaska State Housing Planning Comm..." BRU: \_\_\_\_\_  
 Sponsor: Rep Brown, Ulmer, Koponen, etc. Component: \_\_\_\_\_  
 Requestor: \_\_\_\_\_ COMPONENT SERIAL NO. 

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Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 92	FY 93	FY 94	FY 95	FY 96	FY 97
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	-0-	-0-	-0-	-0-	-0-	-0-

CAPITAL						
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REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

GENERAL FUND	-0-	-0-	-0-	-0-	-0-	-0-
FEDERAL FUNDS						
OTHER						
TOTAL	-0-	-0-	-0-	-0-	-0-	-0-

POSITIONS:

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

Estimate of current year impact: \_\_\_\_\_

ANALYSIS: (Attach a separate page if necessary.)

Prepared By: Remond Henderson, Director *Remond Henderson* Phone: 465-4708  
 Division: Administrative Services Date: 5/6/91  
 Approved by Commissioner: Edgar Blatchford *Edgar Blatchford*  
 Agency: Community & Regional Affairs Date: 5/6/91

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agencies:

FISCAL NOTE

0838131

STATE OF ALASKA  
1991 LEGISLATIVE SESSION

BILL NO. \_\_\_\_\_

Revision Date: 5/6/91 Department Affected: Alaska State Housing Au  
 Title: A act relating to housing, BRU: Alaska State Housing Authority  
creating a housing planning comm. Component: \_\_\_\_\_

Sponsor: \_\_\_\_\_  
 Requestor: Brown, Ulmer, Koponen, Ellis, COMPONENT SERIAL NO. \_\_\_\_\_  
Davis

Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 92	FY 93	FY 94	FY 95	FY 96	FY 97
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						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0	0	0	0	0	0

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

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

FUNDING: (Thousands of Dollars)

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

POSITIONS:

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

Estimate of current year impact:

ANALYSIS: (Attach a separate page if necessary.) A zero fiscal note is anticipated under the following assumptions:  
 1. The board meeting will piggy back with scheduled meeting of ASHA board  
 2. ASHA will not be the lead agency for development of the CHAS and will only provide data to the designated department.

Prepared By: Barbara Baker Phone: 562-2813 3228  
 Division: Alaska State Housing Authority Date: 5/6/91

Approved by Commissioner: Commissioner Glen Olds  
 Agency: Department of Commerce & Economic Development Date: 5-6-91

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agency(ies).

STATE OF ALASKA  
1991 LEGISLATIVE SESSION

BILL NO. CSHB 152

Revised Date: May 3, 1991  
Title: An Act relating to housing; expanding AHFC board; creating AK State Housing Planning Commission  
Sponsor: Brown  
Requestor: Brown

Department Affected: Revenue  
BRU: Alaska Housing Finance Corporation  
Component: Alaska Housing Finance Corporation

COMPONENT SERIAL NO. 

1	1	0
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Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 92	FY 93	FY 94	FY 95	FY 96	FY 97
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	15.2	15.8	16.4	17.1	17.7	18.4
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
<b>TOTAL OPERATING</b>	<b>15.2</b>	<b>15.8</b>	<b>16.4</b>	<b>17.1</b>	<b>17.7</b>	<b>18.4</b>

CAPITAL	0	0	0	0	0	0
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REVENUE	0	0	0	0	0	0
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FUNDING: (THOUSANDS OF DOLLARS)

GENERAL FUND	0	0	0	0	0	0
FEDERAL FUNDS	0	0	0	0	0	0
OTHER - AHFC operating	15.2	15.8	16.4	17.1	17.7	18.4
<b>TOTAL</b>	<b>15.2</b>	<b>15.8</b>	<b>16.4</b>	<b>17.1</b>	<b>17.7</b>	<b>18.4</b>

POSITIONS:

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

Estimate of current year impact: - 0 -

ANALYSIS: (Attach a separate page if necessary.)

Fees and travel associated with addition of two board members of AHFC Board of Directors.

Prepared By: Mild Barker  
Division: Alaska Housing Finance Corporation/Planning and Research

Phone: (907)564-9323  
Date: May 6, 1991

Approved by Commissioner: [Signature]  
Agency: Department of Revenue Date: 5-7-91

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agency(ies).

CS FOR HOUSE BILL NO. 152 (FINANCE)  
IN THE LEGISLATURE OF THE STATE OF ALASKA  
SEVENTEENTH LEGISLATURE - FIRST SESSION

BY THE HOUSE FINANCE COMMITTEE

Offered:  
Referred:

Sponsor(s): REPRESENTATIVES BROWN, Ulmer, Koponen, Ellis, B.Davis

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to housing; expanding the board of directors of the Alaska Housing  
2 Finance Corporation; relating to the management of the Alaska Housing Finance  
3 Corporation; creating the Alaska State Housing Planning Commission and establishing its  
4 duties; and providing for an effective date."

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

6 \* Section 1. FINDINGS. The legislature finds that

7 (1) housing programs in the state are not consolidated and are spread among many state  
8 agencies, offices, and divisions, and that a coordinated state housing policy to provide clear direction  
9 for addressing housing needs does not exist;

10 (2) there is only limited statistical data on housing needs and, as a result, housing  
11 programs are designed with little quantitative information regarding the real needs of Alaskans;

12 (3) low-income and rural housing needs in the state are critical and have not been met  
13 with existing housing resources even while it is estimated that nearly 33 percent of Alaskans are  
considered to be low-income residents; and

1 (4) in order to ensure that all Alaskans are afforded the opportunity to live in safe,  
2 sanitary, and energy efficient housing, coordination of the state's varied and disparate housing program  
3 initiatives is required.

4 \* Sec. 2. AS 18.56.030(a) is repealed and reenacted to read:

5 (a) The corporation shall be governed by a board of directors appointed by the governor  
6 as follows:

7 (1) the commissioner of revenue, the commissioner of commerce and economic  
8 development, and the commissioner of community and regional affairs;

9 (2) one member who represents the financial community;

10 (3) one member who is licensed as a real estate broker under AS 08.88.171(a);

11 (4) one member who represents the interests of regional housing authorities;

12 (5) two members, one of whom is a rural resident of the state, who represent  
13 persons having special housing needs;

14 (6) one public member.

15 \* Sec. 3. AS 18.56.030(b) is amended to read:

16 (b) If a member described in (a)(1) [OR (2)] of this section is unable to attend a meeting  
17 of the board, the member may, by an instrument in writing filed with the board, designate a  
18 deputy or assistant to act in the member's place at the meeting. For all purposes of this chapter,  
19 the designee is a member of the board at the meeting.

20 \* Sec. 4. AS 18.56.030(c) is amended to read:

21 (c) The board members described in (a)(2) - (6) [AND (a)(3)] of this section serve  
22 two-year terms.

23 \* Sec. 5. AS 18.56.030(e) is amended to read:

24 (e) The members of the board described in (a)(2) - (6) [(a)(3)] of this section receive  
25 \$100 compensation for each day spent on official business of the corporation and may be  
26 reimbursed by the corporation for actual and necessary expenses at the same rate paid to  
27 members of state boards under AS 39.20.180.

28 \* Sec. 6. AS 18.56.090 is amended by adding a new subsection to read:

29 (b) The board shall, in consultation with the Alaska State Housing Planning Commission,  
30 provide housing assistance funding to public agencies and private nonprofit organizations to  
31 finance the design, construction, development, rehabilitation, or improvement of housing for

1 persons of low and moderate income and for housing in remote, underdeveloped, or blighted  
2 areas of the state, including special needs housing. The funding may take the form of deferred  
3 loans, interest rate subsidies, building subsidies, participation financing through housing  
4 partnerships, or other forms of assistance as provided in regulations adopted by the board. The  
5 regulations shall be prepared in consultation with the Alaska State Housing Planning  
6 Commission. The regulations must, at a minimum, provide procedures to (1) establish priorities  
7 and criteria for funding of housing assistance proposals; (2) establish the types of funding  
8 assistance; (3) evaluate competing proposals; (4) approve the award of assistance; and (5) monitor  
9 the use of funds and the progress of the program activity. In this subsection, "public agency"  
10 includes a state agency or authority, a municipality, or a regional housing authority and "special  
11 needs housing" means housing, including emergency shelters, designed to meet the needs of those  
12 with specific and special housing needs, including supportive services, including the elderly,  
13 individuals with a disability, the mentally ill, and the homeless.

14 \* Sec. 7. AS 44.33 is amended by adding new sections to read:

15 ARTICLE 10. ALASKA STATE HOUSING PLANNING COMMISSION.

16 Sec. 44.33.850. ALASKA STATE HOUSING PLANNING COMMISSION. (a) The  
17 Alaska State Housing Planning Commission is established in the Department of Commerce and  
18 Economic Development. The commission consists of the members of the boards of directors of  
19 the Alaska State Housing Authority and the Alaska Housing Finance Corporation. The  
20 commission shall elect a chair and other officers from among its members.

21 (b) The members of the commission may receive the compensation and per diem they  
22 would be entitled to as members of their respective boards when conducting the business of the  
23 commission.

24 (c) Notwithstanding that the commissioner of commerce and economic development is  
25 a member of the boards of directors of the Alaska State Housing Authority and the Alaska  
26 Housing Finance Corporation, the commissioner shall occupy only one seat on the commission.

27 Sec. 44.33.855. MEETINGS OF COMMISSION. (a) The commission shall meet at least  
28 once a year at the call of the chair. Seven members are a quorum.

29 (b) The commission may meet and transact business by electronic media if

30 (1) public notice of the time and locations where the meeting will be held by  
31 electronic media has been given in the same manner as if the meeting were held in a single

1 location;

2 (2) participants and members of the public in attendance can hear and have the  
3 same right to participate in the meeting as if the meeting were conducted in person; and

4 (3) copies of pertinent reference materials, statutes, regulations, and audio-visual  
5 materials are reasonably available to participants and to the public.

6 (c) A meeting by electronic media as provided in this section has the same legal effect  
7 as a meeting in person.

8 (d) For the purposes of this chapter public notice of 24 hours or more is adequate notice  
9 of a meeting of the commission.

10 Sec. 44.33.860. DUTIES OF COMMISSION. The commission shall

11 (1) coordinate all housing programs administered by state agencies and develop  
12 a state housing policy; in implementing this paragraph, the commission shall examine and define  
13 state budget needs for housing and shall prepare a proposed coordinated state housing budget  
14 with priorities identified for legislative consideration; a state agency that administers a housing  
15 program or performs a housing-related function shall assist the commission in the performance  
16 of these duties;

17 (2) prepare a Five-Year Housing Plan for the state; the plan shall be released  
18 annually and address expected housing problems and needs for the state for the proximate five-  
19 year period; the plan must identify housing initiatives, provide a coordinated response to the  
20 expected problems and needs, and guide the coordinated state housing budget required by (1) of  
21 this section; in the preparation of this plan, the commission shall annually hold hearings and  
22 solicit and receive public comments;

23 (3) prepare and periodically update a housing needs assessment of housing and  
24 financing availability, including an assessment of needs in rural, underdeveloped, or blighted  
25 areas of the state.

26 Sec. 44.33.865. DEFINITION. In AS 44.33.850 - 44.33.865, "commission" means the  
27 Alaska State Housing Planning Commission.

28 \* Sec. 8. Subject to the governor's removal power, a member of the board of directors of the Alaska  
29 Housing Finance Corporation under AS 18.56.030(a)(3) as it read before the effective date of this Act,  
30 whose term of office expires after June 30, 1991, shall:

31 (1) retain membership on the board of directors until the member's term, as it existed

1 before the effective date of this Act, expires; and

2           (2) occupy the position set out in AS 18.56.030, as amended by sec. 2 of this Act, that  
3 corresponds to the position the member held on the board of directors before the effective date of this  
4 Act.

5 \* Sec. 9. In making original appointments under AS 18.56.030(a), as amended by sec. 2 of this Act,  
6 the governor shall appoint one of the members appointed under AS 18.56.030(a)(5) to an initial one-year  
7 term.

8 \* Sec. 10. This Act takes effect July 1, 1991.

# Representative Kay Brown

ALASKA STATE LEGISLATURE

Legislative Information Office  
3111 C Street #435  
Anchorage, Alaska 99503  
(907) 561-7627

During Session  
P.O. Box V  
Juneau, Alaska 99811  
(907) 465-4998

TO: Representative Mike Navarre, Co-Chair  
Representative Eileen MacLean, Co-Chair  
House Finance Committee

FROM: Representative Kay Brown

DATE: May 6, 1991

SUBJ: Draft Finance CS for HB 152

Based on the testimony taken during the Finance Committee hearing on HB 152 last week, together with discussions at the subcommittee level and additional contact between my office and AHFC, the attached revised draft CS has been prepared for consideration by the full House Finance Committee. I believe that this proposed CS is fully responsive to the concerns previously expressed regarding this legislation.

Briefly, the attached draft CS would:

- Expand the composition of the AHFC board from the current total of 7 members to a total of 9 members. As proposed by this draft, the AHFC board would consist of:
  - the Commissioners of DCED, DCRA and Revenue;
  - a licensed real estate broker;
  - a representative of the financial community;
  - a representative of regional housing authorities;
  - two representatives of special housing needs; and
  - one public member.

DISTRICT 12

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Eastridge • Penland Park • Airport Heights • Government Hill

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- Establish an Alaska State Housing Planning Commission that would be comprised of the boards of AHFC and ASHA. The Commission, established within DCED, would serve as a coordinating body for state housing programs and would be responsible for the development of a Five-Year Housing Plan. This approach responds to the apprehension that formally replacing the governing board of ASHA with the Alaska Housing Commission (as proposed by the prior version of HB 152) could impair ASHA's positive working relationship with the federal government and specifically embraces a recommendation made by HUD. The Commission would draw on the staff and resources of AHFC, ASHA and DCRA for support and not exist as a separate independent agency.
- Amend the powers of AHFC to direct that the corporation, in consultation with the Alaska State Housing Planning Commission, provide funding to public agencies and private nonprofit organizations. Assistance could be used to finance the design, construction, development, rehabilitation or improvement of low-moderate income and special needs housing. Funding could take the form of grants, loans interest rate subsidies, building subsidies, or matching funds.

Please note that this draft CS would not codify in statute the "dividend" policy recently adopted by the AHFC board, nor require the calculation of unrestricted revenues or assets.

### Discussion

The attached CS would respond to the concerns expressed by AHFC, ASHA and others during the House Finance Committee hearing on HB 152.

As an alternative to establishing a commission to serve as the single governing board for AHFC and ASHA, the draft CS would expand the board of AHFC by a total of two members. This would serve two objectives: low-moderate income and special needs housing interests would be better represented in the development of AHFC initiatives and there would be better coordination of AHFC programs and the programs administered by DCRA.

Establishment of an Alaska State Housing Planning Commission, for planning purposes only, would provide an on-going mechanism to ensure cohesive and coordinated state housing policy development. All three of the "major players" in state housing (DCRA, ASHA and AHFC) would be represented on the Commission, yet each agency would retain its autonomy. Bringing the AHFC and ASHA boards together as a planning commission would provide the expansive policy perspective needed to formulate a state housing policy, ensure the identification of unmet housing needs and provide the guidance needed to address state housing issues comprehensively.

7-LS015-4V  
Luckhaupt  
5/3/91  
(2nd version)

CS FOR HOUSE BILL NO. 152 ( )  
IN THE LEGISLATURE OF THE STATE OF ALASKA  
SEVENTEENTH LEGISLATURE - FIRST SESSION

BY

Offered:  
Referred:

Sponsor(s): REPRESENTATIVES BROWN, Ulmer, Koponen, Ellis, B.Davis

A BILL

FOR AN ACT ENTITLED

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16 of the board, the member may, by an instrument in writing filed with the board, designate a  
17 deputy or assistant to act in the member's place at the meeting. For all purposes of this chapter,  
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1 areas of the state, including special needs housing. The funding may take the form of deferred  
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6 and criteria for funding of housing assistance proposals; (2) establish the types of funding  
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21 would be entitled to as members of their respective boards when conducting the business of the  
22 commission.

23 (c) Notwithstanding that the commissioner of commerce and economic development is  
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27 once a year at the call of the chair. Seven members are a quorum.

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31 location;

1 (2) participants and members of the public in attendance can hear and have the  
2 same right to participate in the meeting as if the meeting were conducted in person; and

3 (3) copies of pertinent reference materials, statutes, regulations, and audio-visual  
4 materials are reasonably available to participants and to the public.

5 (c) A meeting by electronic media as provided in this section has the same legal effect  
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7 (d) For the purposes of this chapter public notice of 24 hours or more is adequate notice  
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16 (2) prepare a Five-Year Housing Plan for the state; the plan shall be released  
17 annually and address expected housing problems and needs for the state for the proximate five-  
18 year period; the plan must identify housing initiatives, provide a coordinated response to the  
19 expected problems and needs, and guide the coordinated state housing budget required by (1) of  
20 this section; in the preparation of this plan, the commission shall annually hold hearings and  
21 solicit and receive public comments;

22 (3) prepare and periodically update a housing needs assessment of housing and  
23 financing availability;

24 Sec. 44.33.865. DEFINITION. In AS 44.33.850 - 44.33.865, "commission" means the  
25 Alaska State Housing Planning Commission.

26 \* Sec. 8. Subject to the governor's removal power, a member of the board of directors of the Alaska  
27 Housing Finance Corporation under AS 18.56.030(a)(3) as it read before the effective date of this Act,  
28 whose term of office expires after June 30, 1991, shall:

29 (1) retain membership on the board of directors until the member's term, as it existed  
30 before the effective date of this Act, expires; and

31 (2) occupy the position set out in AS 18.56.030, as amended by sec. 2 of this Act, that

1 corresponds to the position the member held on the board of directors before the effective date of this  
2 Act.

3 \* Sec. 9. In making original appointments under AS 18.56.030(a), as amended by sec. 2 of this Act.  
4 the governor shall appoint one of the members appointed under AS 18.56.030(a)(5) to an initial one-year  
5 term.

6 \* Sec. 10. This Act takes effect July 1, 1991.

STATE OF ALASKA  
1991 LEGISLATIVE SESSION

No. 1  
Bill Version: CSHB 152 (HES)  
(H) Publish Date: 3/8/91

Revision Date: \_\_\_\_\_ Department Affected: Alaska State Housing Authority

Title: An Act relating to housing, creating the Alaska State Housing Commission BRU: \_\_\_\_\_  
Component: \_\_\_\_\_

Sponsor: Brown  
Requestor: \_\_\_\_\_ COMPONENT SERIAL NO. 

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Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 92	FY 93	FY 94	FY 95	FY 96	FY 97
PERSONAL SERVICES	30.2	31.7	33.3	35.0	36.8	38.6
TRAVEL	37.4	39.3	41.2	43.3	45.5	47.7
CONTRACTUAL	1.0	1.1	1.2	1.3	1.4	1.5
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
<b>TOTAL OPERATING</b>	<b>68.6</b>	<b>72.1</b>	<b>75.7</b>	<b>79.6</b>	<b>83.7</b>	<b>87.8</b>

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

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

FUNDING: (Thousands of Dollars)

GENERAL FUND	68.6	72.1	75.7	79.6	83.7	87.8
FEDERAL FUNDS						
OTHER						
<b>TOTAL</b>	<b>68.6</b>	<b>72.1</b>	<b>75.7</b>	<b>79.6</b>	<b>83.7</b>	<b>87.8</b>

POSITIONS:

FULL-TIME	1	1	1	1	1	1
PART-TIME						
TEMPORARY						

Estimate of current year impact: \_\_\_\_\_

ANALYSIS: (Attach a separate page if necessary.)  
See attached: Assumptions 1) Board members would be appointed from Juneau, Anchorage, Fairbanks, Nome and Bethel. 2) Six (6) meetings would be held annually in Juneau, Fairbanks, Bethel and three (3) in Anchorage. 3) 5% inflation per year. 4) Clerk Typist would support Board activities and distribution of Board materials.

Prepared By: \_\_\_\_\_ Phone: \_\_\_\_\_  
Division: Alaska State Housing Authority Date: March 4, 1991  
Approved by Commissioner: GLEN CLOS Spec. Asst. - H.  
Agency: \_\_\_\_\_ Date: \_\_\_\_\_

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agency(ies).

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MB 152  
 Alaska State Housing Authority Board of Directors Meetings  
 Estimated Board Of Directors Travel Costs

Board of Directors Meeting Locations	Bethel		Fairbanks		Juneau		Anchorage		Anchorage		Anchorage		Total Travel & Per Diem
	Travel	Per Diem	Travel	Per Diem	Travel	Per Diem	Travel	Per Diem	Travel	Per Diem	Travel	Per Diem	
<b>Commission Members</b>													
<b>Home Locations</b>													
Juneau	\$772	\$300	\$554	\$300	\$0	\$100	\$436	\$200	\$436	\$200	\$436	\$200	
Juneau	\$772	\$300	\$554	\$300	\$0	\$100	\$436	\$200	\$436	\$200	\$436	\$200	
Juneau	\$772	\$300	\$554	\$300	\$0	\$100	\$436	\$200	\$436	\$200	\$436	\$200	
	\$2,316	\$900	\$1,662	\$900	\$0	\$300	\$1,308	\$600	\$1,308	\$600	\$1,308	\$600	\$11,802
<b>Banking Industry</b>													
Anchorage	\$422	\$200	\$300	\$200	\$436	\$200	\$0	\$100	\$0	\$100	\$0	\$100	
Anchorage	\$422	\$200	\$300	\$200	\$436	\$200	\$0	\$100	\$0	\$100	\$0	\$100	
	\$844	\$400	\$600	\$400	\$872	\$400	\$0	\$200	\$0	\$200	\$0	\$200	\$4,114
<b>Special Housing</b>													
Anchorage	\$422	\$200	\$300	\$200	\$436	\$200	\$0	\$100	\$0	\$100	\$0	\$100	
Bethel	\$0	\$100	\$674	\$300	\$772	\$300	\$422	\$300	\$422	\$300	\$422	\$300	
	\$422	\$300	\$974	\$500	\$1,208	\$500	\$422	\$400	\$422	\$400	\$422	\$400	\$6,370
<b>Public Members</b>													
Juneau	\$772	\$300	\$554	\$300	\$0	\$100	\$436	\$200	\$436	\$200	\$436	\$200	
Fairbanks	\$674	\$300	\$0	\$100	\$554	\$300	\$300	\$200	\$300	\$200	\$300	\$200	
Anchorage	\$422	\$200	\$300	\$200	\$436	\$200	\$0	\$100	\$0	\$100	\$0	\$100	
None	\$706	\$300	\$596	\$300	\$860	\$300	\$562	\$300	\$562	\$300	\$562	\$300	
	\$2,654	\$1,100	\$1,450	\$900	\$1,850	\$900	\$1,298	\$900	\$1,298	\$900	\$1,298	\$900	\$15,144
<b>Totals:</b>	<b>\$6,236</b>	<b>\$2,700</b>	<b>\$4,686</b>	<b>\$2,700</b>	<b>\$3,990</b>	<b>\$2,100</b>	<b>\$3,028</b>	<b>\$2,000</b>	<b>\$3,028</b>	<b>\$2,000</b>	<b>\$3,028</b>	<b>\$2,000</b>	<b>\$37,434</b>

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COMMITTEE COPY

FISCAL NOTE

STATE OF ALASKA  
1991 LEGISLATIVE SESSION

BILL NO. CSHB 152

Revision Date: \_\_\_\_\_ Department Affected: Community & Regional Affairs  
 Title: Establishing the Alaska State Housing Commission BRU: Housing Assistance  
 Component: Housing Loan Administration  
 Sponsor: Representative Kay Brown  
 Requestor: \_\_\_\_\_ COMPONENT SERIAL NO. 

	6	8	7
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Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 92	FY 93	FY 94	FY 95	FY 96	FY 97
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	50	50	50	50	50	50
CONTRACTUAL	117	50	50	50	50	50
SUPPLIES	10	-10	10	-10	10	-10
EQUIPMENT	5	5	5	5	5	5
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
<b>TOTAL OPERATING</b>	<b>182</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>

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

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

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER (Trust Fund)	182	115	115	115	115	115
<b>TOTAL</b>	<b>182</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>

POSITIONS:

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

Estimate of current year impact: \_\_\_\_\_

ANALYSIS: (Attach a separate page if necessary.)

--ATTACHED--

Prepared By: Remond Henderson *Remond Henderson* Phone: 465-4708  
 Division: Administrative Services Date: 4/2/91  
 Approved by Commissioner: Edgar Blatchford *E. Blatchford*  
 Agency: Community & Regional Affairs Date: 4/2/91

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agency(ies).

118 152

STATE OF ALASKA  
1991 LEGISLATIVE SESSION

FISCAL NOTE ANALYSIS

BILL NO: CSHB 152

Department Affected: Community and Regional Affairs

Sponsor: Representative Brown

TITLE:

An act relating to Housing; creating the Alaska State Housing Commission and setting out duties; providing that the Alaska State Housing Commission is the governing body of the Alaska State Housing Authority and the Alaska Housing Finance Corporation; repealing the boards of directors of the Alaska State Housing Authority and the Alaska Housing Finance Corporation; and establishing the Alaska housing trust fund within the Alaska Housing Finance Corporation (AHFC).

FISCAL IMPACT:

It is anticipated the the positions necessary for the administration of the Commission will be provided by existing agencies and funded by the trust fund. We anticipate that at a minimum an Executive Director position and some professional and clerical staff would be necessary to provide the administrative support for the Commission and the trust fund.

Again, it is anticipated that these positions would be provided by existing agencies and in particular AHFC as this agency presently administers the trust fund.

The Alaska State Housing Commission would spend a great amount of time setting up the office and creating a State Housing Policy by consolidating information and resources of the different housing loan programs within the state agencies. This commission would develop and implement a state housing policy, prepare a five year housing plan, prepare and personally update a Housing Needs Assessment of housing and financing availability; provide information and technical assistance to the public; coordinate public education and outreach programs; and would be the designated agency for federal housing funding, which may be grant or matching revolving loan funds. Additionally, the commission would coordinate the efforts of senior housing, low to moderate income housing and energy related programs.

The largest part of this budget is due to the large undertaking of implementing an ongoing statewide housing policy and administering the Alaska Housing Trust Fund, which would be the task of the Alaska State Housing Commission. The largest part (117K) of contractual fees will be to make available funding for a statewide housing survey, to be updated yearly, in addition to an annual report each year.

CSHB 152-FISCAL NOTE ANALYSIS  
PAGE TWO

PERSONAL SERVICES:

<u>Title</u>	<u>Salary</u>
Executive Director	\$ 83,000
Secretary I	<u>28,000</u>
Total	\$111,000*

\*Executive Director and secretary to be provided by AHFC with existing positions and funding.

TRAVEL:

Board Member Travel	\$27,000
Board Perdiem for Quarterly Meetings	5,500
Administrative Travel	<u>17,500</u>
Total	\$50,000

CONTRACTUAL:

Housing Study	\$100,000
Advertising & Printing	<u>17,000</u>
Total	\$117,000**

\*\* Reduced to \$50,000 for yearly maintenance (\$20,000) and annual report (\$30,000) in fiscal years 93 through 97.

SUPPLIES:

Office Supplies	\$10,000
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EQUIPMENT:

Computer & Hookups	<u>\$5,000</u>
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TOTAL OPERATING	\$182,000
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5/7/91  
Rep. Kay Brown

## Sectional Analysis

CS HB 152 (5/3/91 draft - 2nd version)  
Alaska State Housing Planning Commission

### Section 1

Findings.

### Section 2

Amends the composition of the board of the Alaska Housing Finance Corporation to add a total of 2 new members. The board would be comprised of the following members:

- the Commissioners of DCED, DCRA and Revenue;
- a licensed real estate broker;
- a representative of the financial community;
- a representative of regional housing authorities;
- two representatives of special housing needs; and
- one public member.

### Section 3

Conforming amendment to AHFC statutes. Allows a commissioner to designate an alternate to serve in the commissioner's place.

### Section 4

Conforming amendment to AHFC statutes.

### Section 5

Conforming amendment to AHFC statutes.

### Section 6

Amends AHFC general powers to direct that the corporation, in consultation with the Alaska State Housing Planning Commission, provide housing assistance funding for public agencies (including municipalities and regional housing authorities) and private nonprofit organizations, to finance the design, construction, development, rehabilitation or improvement of low

and moderate income housing and for housing in remote, underdeveloped or blighted areas of the state, including special needs housing.

Funding may take the form of deferred loans, interest rate subsidies, building subsidies, participation funding through housing partnerships and other forms of assistance under regulations adopted by the corporation. The regulations shall be prepared in consultation with the Alaska State Housing Planning Commission.

Defines "special needs housing" as housing, including emergency shelters, designed to meet the needs of those with specific and special housing needs, including supportive services, including the elderly, individuals with a disability, the mentally ill and the homeless.

#### Section 7

Establishes the Alaska State Housing Planning Commission within the Department of Commerce and Economic Development. The commission consists of the boards of directors of the Alaska Housing Finance Corporation (AHFC) and the Alaska State Housing Authority (ASHA). The commission shall meet at least once a year and may transact business by electronic media. Seven members are a quorum.

Duties of the commission include the coordination of all housing programs administered by state agencies. The commission is specifically charged with development of a state housing policy. The commission shall examine and define state budget needs for housing and prepare a coordinated state housing budget with priorities defined for legislative consideration. The commission shall prepare a Five-Year Housing Plan. The plan shall be released annually, identify housing initiatives and provide guidance to the Alaska Housing Finance Corporation in undertaking the corporation's additional powers as established by Section 6.

#### Section 8

Transitional provisions respecting the change in AHFC board composition.

#### Section 9

Transitional provisions respecting the change in AHFC board composition.

#### Section 10

Effective date of July 1, 1991.

4/17/91

## Sponsor Statement

prepared by  
Representative Kay Brown

CSHB 152 (HES)/HB 153 — Alaska Housing Commission & Trust Fund

### Summary

CSHB 152 (HES) would establish an Alaska Housing Commission and Alaska Housing Trust Fund.

House Bill 153, a companion funding measure, would appropriate \$100 million to the Alaska Housing Trust Fund from the unrestricted revenues available to the Alaska Housing Finance Corporation.

### Background

During 1989-1990, the Alaska Housing Market Council undertook an extensive and comprehensive review of the state's disparate housing programs. As a member of the Council's Housing Policy Development Committee, I had the opportunity to become familiar with the state's severely fragmented housing policy programs and initiatives. CSHB 152 (HES)/HB 153 is a direct outgrowth of the Council's work and recommendations. This legislation would:

- provide for the consolidation of state housing policy-making within a new Alaska Housing Commission; and
- establish a new Alaska Housing Trust Fund to address unmet low-income and special housing needs.

### Alaska Housing Commission — Consolidation of Housing Programs

There is broad recognition of the need for consolidation of housing related policy-making to improve the delivery of housing services. In its final report to the Governor and the Legislature, the Alaska Housing Market Council noted that "central to [the Council's] policy recommendations is the need to provide coordinated housing functions within state government." More specifically, the Council's report recommended the creation of an Alaska Housing Commission "to overcome the fragmentation of existing programs and to ensure continuing public involvement in housing issues."

Housing programs in Alaska are spread among numerous different state agencies, offices and divisions. As noted in the Council report, housing

programs are designed with little quantitative information regarding real needs. As a result, there is no cohesive state policy to provide clear direction to meet critical housing needs. At the same time, the recently enacted federal Affordable Housing Act requires that future state and local participation in federal housing programs is contingent upon the development of a comprehensive state housing strategy.

#### Alaska Housing Trust Fund — Financing for Affordable Housing

**Apart from the need to consolidate housing policy-making, there is also widespread recognition that the state's existing housing initiatives have not succeeded in meeting critical housing needs. Even while nearly a third of all Alaskans are considered to be low-income, these housing needs have not been adequately addressed through existing housing programs. The Alaska Housing Trust Fund would provide a financing mechanism to help meet the need for affordable housing.**

The Alaska Housing Trust Fund would be capitalized with surplus, unrestricted revenues available to the Alaska Housing Finance Corporation (ie, corporation revenues beyond those needed to meet the corporation's debt obligations). Once the Alaska Housing Trust Fund was capitalized in the amount of \$100 million, AHFC's unrestricted funds would be diverted to the general fund.

The Alaska Housing Commission would use earnings of the Alaska Housing Trust Fund to finance housing assistance by public agencies (including municipalities and regional housing authorities) and private non-profit organizations, and provide a means to finance the design, construction, development, rehabilitation or improvement of low- and moderate-income housing, including special needs housing.

Under the terms of the proposed legislation, financial assistance would take the form of grants, loans interest rate subsidies, building subsidies, matching funds and other forms of assistance as identified under regulations adopted by the Commission.

4/17/91  
Rep. Kay Brown

## Sectional Analysis

CS HB 152 (HES) — Alaska Housing Commission & Trust Fund

### Section 1

Findings.

### Section 2

The Alaska State Housing Commission is established within the Department of Community and Regional Affairs consisting of 11 members, including:

- Commissioner of the Department of Community and Regional Affairs;
- Commissioner of the Department of Commerce and Economic Development;
- Commissioner of the Department of Revenue;
- a person employed by the mortgage banking industry;
- two persons representing those who have special housing needs;
- two individuals representing the interests of regional housing authorities;
- one real estate broker; and
- two public members.

The Commission serves as the governing board of both the Alaska Housing Finance Corporation (AHFC) and the Alaska State Housing Authority (ASHA).

An Executive Committee for ASHA Operations is established. The Executive Committee is comprised of seven members designated from among the Commission membership. The Executive Committee for ASHA Operations is authorized to act on behalf of the Commission.

An Executive Committee for AHFC Operations is established. The Executive Committee is comprised of seven members designated from among the Commission membership. The Executive Committee for AHFC Operations is authorized to act on behalf of the Commission.

The Commission shall coordinate all state housing programs and policy, including budget requests to the legislature. The Commission shall prepare a Five Year Housing Plan with full public participation, shall serve as the designated state agency responsible for the receipt and distribution of federal housing grant awards on behalf of the state, and shall administer the Alaska Housing Trust Fund.

Section 3

Amends current statute to provide that the Alaska State Housing Commission is the governing body of the Alaska State Housing Authority (ASHA).

Section 4

Amends current law to require that the Alaska State Housing Authority (ASHA) file reports with the Department of Community and Regional Affairs rather than the Department of Commerce and Economic Development.

Section 5

Amends current law to require that the Alaska State Housing Authority (ASHA) file reports with the Department of Community and Regional Affairs rather than the Department of Commerce and Economic Development.

Section 6

Amends current law to require that the Alaska State Housing Authority (ASHA) file reports with the Department of Community and Regional Affairs rather than the Department of Commerce and Economic Development.

Section 8

Amends current statute to provide that the Alaska State Housing Commission is the governing body of the Alaska Housing Finance Corporation (AHFC).

Section 9

Amends current law to provide that the Alaska State Housing Commission is the governing body of the Alaska Housing Finance Corporation (AHFC).

Section 10

Amends current statute to provide that the Alaska State Housing Commission is the governing body of the Alaska Housing Finance Corporation (AHFC).

Section 11

Adds a new provision to the statutes of the Alaska Housing Finance Corporation (AHFC) to require that a resolution of the corporation that

authorizes the issuance of bonds or bond anticipation notes must reference the reappropriation of funds as provided for by in AS 18 56.400 (see Section 13).

#### Section 12

Conforming amendment to provide that Alaska State Housing Commission is the governing body of the Alaska Housing Finance Corporation (AHFC).

#### Section 13

Establishes the Alaska Housing Trust Fund within the Alaska Housing Finance Corporation (AHFC). The Alaska Housing Trust Fund consists of money appropriated to the fund by the legislature.

Each year the Commission shall determine if any portion of the funds administered by the Alaska Housing Finance Corporation (AHFC) is unrestricted, not necessary to meet the financial obligations of the corporation and could be utilized as a part of the Alaska Housing Trust Fund. The amount shall be reported to the legislature. Subject to legislative appropriation, the amount reported shall be deposited into the Alaska Housing Trust Fund. Once the Alaska Housing Trust Fund is fully capitalized at \$100 million, the amount identified annually shall, subject to appropriation by the legislature, be deposited into the general fund.

The Commission shall utilize the Trust Fund to provide housing assistance funding for public agencies (including municipalities and regional housing authorities) and private nonprofit organizations, to finance the design, construction, development, rehabilitation or improvement of low and moderate income housing, including special needs housing. Funding may take the form of grants, loans interest rate subsidies, building subsidies, matching funds and other forms of assistance under regulations adopted by the Commission.

#### Section 14

Conforming amendment to provide that Alaska State Housing Commission is the governing body of the Alaska Housing Finance Corporation (AHFC).

#### Section 15

Provides that the principal executive officer of the Alaska State Housing Commission is partially exempt.

Section 16

Establishes the Alaska State Housing Commission as subject to the state conflict of interest disclosure laws.

Section 17

Conforming amendment to provide that Alaska State Housing Commission is the governing body of the Alaska State Housing Authority (ASHA).

Section 18

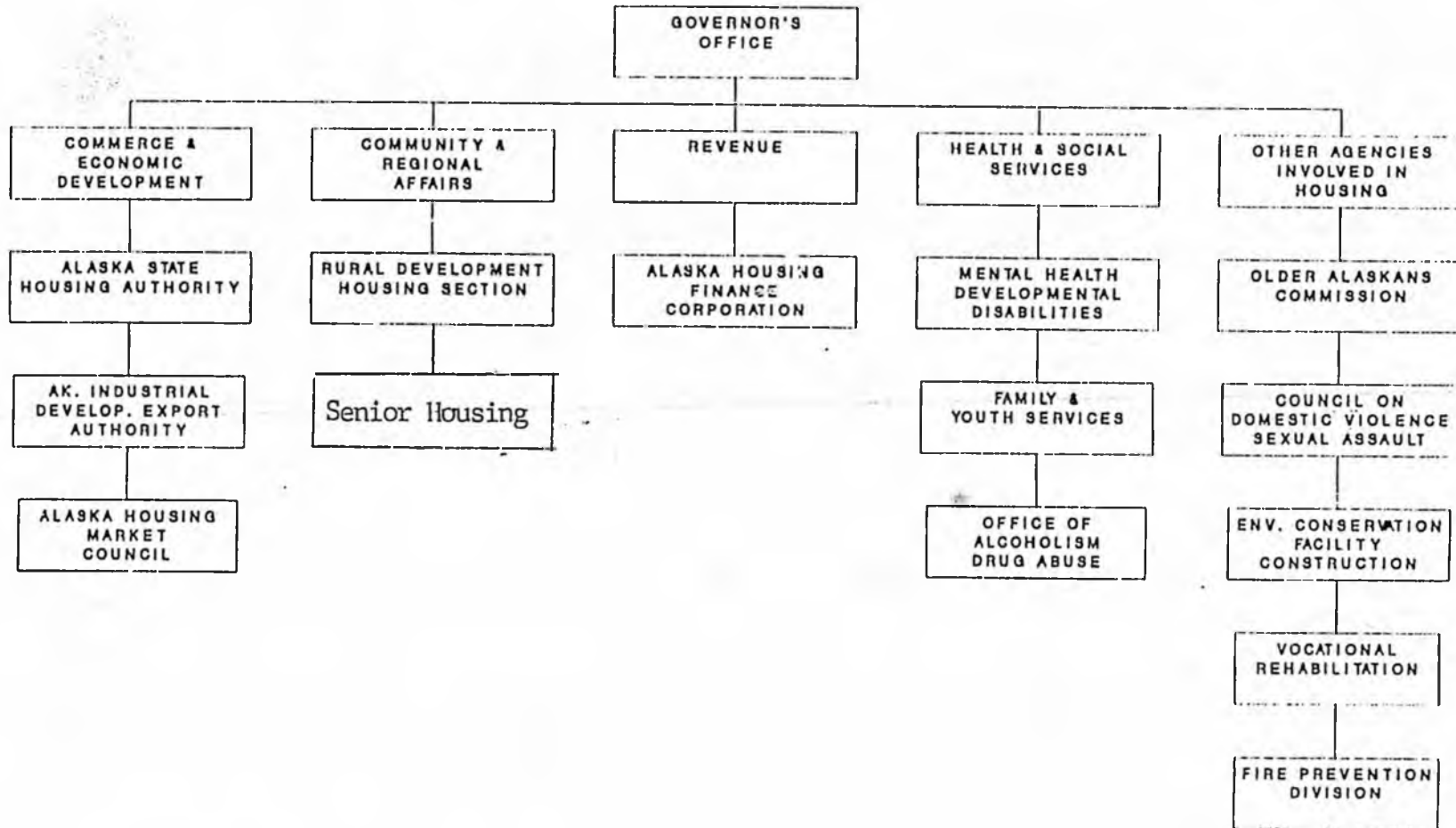
Provides for the Alaska State Housing Commission to serve as the governing body of both the Alaska Housing Finance Corporation (AHFC) and the Alaska State Housing Authority (ASHA) as an exception to the general prohibition against interlocking directorates that could tend to create a monopoly.

Section 19

Provides that nothing in this Act is intended to interfere with or impair a contract, right, liability, bond, note or other obligation of the Alaska State Housing Authority (ASHA) or the Alaska Housing Finance Corporation (AHFC) that exists on the effective date of the Act.

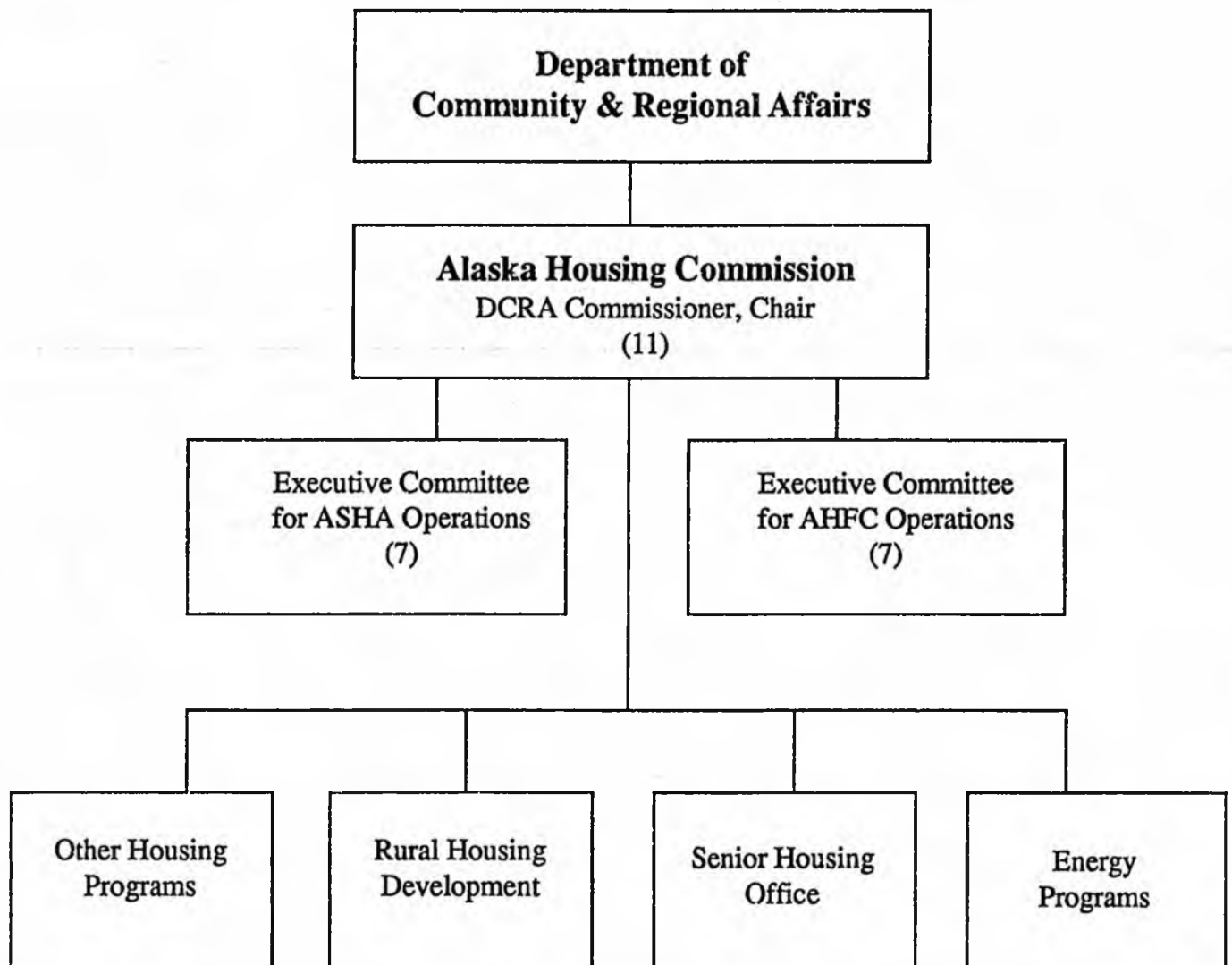
# STATE OF ALASKA

## AGENCIES WITH HOUSING RESPONSIBILITIES



45

# CS HB 152 (HES) — Alaska Housing Commission Organizational Chart



# Alaska Coalition for the Homeless

Approved Resolution No. 91-1

(Supporting the Speedy Passage of House Bills 152 and 153)

**WHEREAS** there is an ever increasing need for low income housing in Alaska; and  
**WHEREAS** Alaska's homeless population includes families with children, veterans, people with physical disabilities, the chronically mentally ill and other vulnerable populations; and

**WHEREAS** there are not enough beds available in shelters in Alaska to provide a safe place for the homeless to sleep; and

**WHEREAS** there are individuals, nonprofit corporations and other entities that would develop and build low income housing if money were more readily available; and

**WHEREAS** House Bills 152 and 153 represent an opportunity to reconfirm the State's commitment to ending homelessness and is a mechanism for providing safe, affordable housing for those Alaskans most at risk;

**BE IT RESOLVED** that the Alaska Coalition for the Homeless endorses the establishment of an Alaska housing trust fund; and

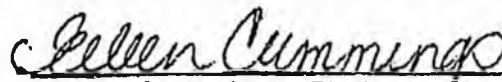
**BE IT FURTHER RESOLVED** that the Alaska Coalition for the Homeless supports using the fund to ensure that all Alaskans have safe, sanitary shelter, and affordable long term housing; and

**BE IT FURTHER RESOLVED** that the Alaska Coalition for the Homeless encourages the Alaska Legislature to pass House Bills 152 and 153 during the first session of the Sixteenth Legislature, so that Alaskans can begin to feel the benefits of this source of funding as soon as possible; and

**BE IT FURTHER RESOLVED** that the Alaska Coalition for the Homeless encourages Governor Hickel to work with the Legislature toward passage of House Bills 152 and 153, and to sign the measures into law at his earliest convenience.

**COPIES OF THIS RESOLUTION** shall be sent to the Honorable Ben Grussendorf, Speaker of the Alaska House of Representatives; and to the Honorable Richard Eliason, President of the Alaska Senate; and to the Honorable Walter J. Hickel, Governor of Alaska; and to all other members of the Alaska legislature.

**PASSED AND APPROVED THIS 19th DAY OF MARCH, 1991.**

  
Eileen Cummings, Chair





ALASKA ASSOCIATION OF REALTORS, INC.<sup>®</sup>  
741 Sesame Street, Suite 100 • Anchorage, Alaska 99503  
Telephone 907-563-7133

April 19, 1991

Eileen MacLean, Co-chairman  
Mike Navarre, Co-chairman  
House Finance Committee  
Alaska State Legislature  
Telefax 463-3241

Dear Representatives MacLean and Navarre:

The Alaska Association of REALTORS<sup>®</sup> goes on record as strongly opposing passage of HB 152 and HB 153.

While AAR supports the concept of developing a cohesive statewide housing policy as referred to in the legislation, the following items are of concern to the Association.

Last session, a great deal of time was spent reworking legislation concerning Alaska Housing Finance Corporation to re-establish it as an agency designed to assist low and moderate income purchasers. This program has not had time to demonstrate its workability, and a major change such as proposed in this legislation could seriously disrupt a viable and major housing assistance program.

Most importantly, there is a major concern as to the perception of the financial stability of this entity and how such a consolidation might affect the bonding capabilities of AHFC and other agencies that depend on sale of bonds for capital. In fact, the Veteran's Mortgage Bond Sale that was scheduled for April 23rd has been postponed, pending the outcome of this legislation. Obviously, this legislation will have a major impact on how financial groups will assess their willingness to purchase AHFC bonds in the future, which may affect an individual's ability to purchase and, ultimately, housing values.

The Alaska Association of REALTORS<sup>®</sup> feels that passage of this legislation in its current form would be imprudent.

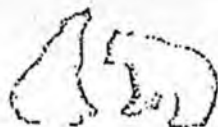
Sincerely,

  
Peggy Ann McConnochie  
President

*The Voice for Real Estate*<sup>™</sup> in Alaska

REALTOR<sup>®</sup> is a registered mark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS<sup>®</sup>





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## Older Alaskans Commission

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

### Position Paper on HB 152 and HB 153 Creating the Alaska State Housing Commission and Trust Fund

The Older Alaskans Commission supports the creation of the Alaska State Housing Commission in the Department of Community and Regional Affairs, and the Alaska Housing Trust Fund.

In its 1989 senior housing study, the Older Alaskans Commission discovered that many special population groups have special housing needs. In 1990, the Legislature created the Office of Senior Housing located in the Department of Community and Regional Affairs as well as a funding mechanism for senior housing development.

OAC understands that no changes will occur to the Office of Senior Housing or its funding with the passage of HB 152 and HB 153. In fact, the new Housing Commission will enhance the possibilities for senior housing development.

OAC acknowledges the need for a public policy body to foster the development of special needs housing and recognizes that only through State leadership and support will development of such housing occur.

Creating a trust using excess funds from Alaska Housing Finance Corporation makes development money available without threatening the stability of Alaska Housing Finance Corporation. The Commission supports this idea.

As further support for these bills, OAC is pleased to see that two seats on the Alaska State Housing Commission have been designated as representing people with special housing needs. OAC feels confident that between those two seats and the one occupied by the Commissioner of the Department of Community and Regional Affairs, who also sits on the Older Alaskans Commission, the housing needs of seniors will be well coordinated with the new Housing Commission.

*Peggy A. Burgin*

Peggy A. Burgin, Chair  
Older Alaskans Commission

*April 17, 1991*  
Date