

**SB**

**231**



Headquarters  
4300 Boritace Parkway  
Anchorage, Alaska  
907-326-6100

Mailing Address  
PO Box 191880  
Anchorage, AK 99510-1880  
Internet Web Site  
<http://www.ahfc.state.ak.us>

January 17, 2008

The Honorable Betty Davis  
Chair Senate Health, Education and Social Services Committee  
Alaska State Legislature  
Juneau, Alaska

Re: An Act relating to the Alaska housing trust and to the Alaska Council on the Homeless

Dear Chair Davis:

This bill was to be referred to the Senate HESS Committee.

This bill will create a housing trust fund within the Alaska Housing Finance Corporation (AHFC) to address the problems of homelessness in the State of Alaska. It will increase AHFC's flexibility in addressing long term solutions to homelessness.

This bill will also codify the role of the Governor's Council on the Homeless, which has been operating under Administrative Order.

Homelessness is one of the most important social issues facing Alaska. The Alaska constitution requires the State to protect the public's safety, including ensuring that all Alaskans have a safe and decent place to live. Housing alone is not enough. People who are homeless, or at risk of being homeless, frequently need supportive services to be self-reliant. There are high personal and public financial costs associated with homelessness and those at-risk of being homeless. Placing the housing trust within AHFC expands the services of the State without expanding government's size. Creation of a housing trust is a proven model to address homelessness.

I respectfully request that this bill be scheduled for a hearing at your earliest convenience, upon referral. I urge your prompt and favorable action on this measure.

If you need assistance or information, please do not hesitate to contact Bryan Butcher at 330-8445.

Sincerely,

A handwritten signature in black ink that reads "Daniel R. Fauske".

Daniel R. Fauske  
CEO/Executive Director



"HOUSING FOR ALASKANS"



# Senate Committee on Health, Education & Social Services

*Sen. Betye Davis, Chair*  
*Sen. John Cowdery*  
*Sen. Joe Thomas*



*Sen. Kim Elton*  
*Sen. Fred Dyson*

**Butrovich Room 205**  
**465-3822**

## **Memorandum**

### Senate Bill 231 Committee Substitute

The following are the changes recommended and made by the Senate H.E.S.S. committee. These changes make up the Committee Substitute for SB 231.

Page 3, lines 16 & 17: financing . . . “and at least one number who is a consumer of affordable housing.”

Page 3, line 23 & 24: changed from “serve two year terms” to “serve three year terms”.

Page 4, line 22: the following was added after “reducing homelessness”, “reduce homelessness and improve employment and vocational training opportunities for the homeless.”

25-GS2006C

Cook

2/1/08

**CS FOR SENATE BILL NO. 231( )****IN THE LEGISLATURE OF THE STATE OF ALASKA****TWENTY-FIFTH LEGISLATURE - SECOND SESSION****BY****Offered:****Referred:****Sponsor(s): SENATE RULES COMMITTEE BY REQUEST OF THE GOVERNOR****A BILL****FOR AN ACT ENTITLED**

1 **"An Act relating to the Alaska housing trust fund and to the Alaska Council on the**  
2 **Homeless; and providing for an effective date."**

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

4 **\* Section 1. AS 18.56 is amended by adding new sections to read:**

5 **Article 6A. Alaska Housing Trust Fund; Alaska Council on the Homeless.**

6 **Sec. 18.56.875. Alaska housing trust fund. (a) There is created in the**  
7 **corporation an Alaska housing trust fund. Subject to the receipt of appropriations,**  
8 **gifts, bequests, grants, and contributions of money or other assets from an individual,**  
9 **foundation, governmental entity, or other person, the corporation shall make money**  
10 **available to reduce the incidence of homelessness in the state. The corporation shall**  
11 **use the assets of the fund to assist in the creation and retention of an adequate supply**  
12 **of affordable housing in the state for individuals at or below 80 percent of the**  
13 **median income of the economic or geographic area in which they reside. The**  
14 **corporation shall provide a preference for individuals and families at or below 30**

1 percent of the median income for the economic or geographic area in which they  
2 reside. The corporation shall use median income adjusted for household size as  
3 reported annually by the United States Department of Housing and Urban  
4 Development.

5 (b) In addition to other powers granted in AS 18.56.090 and 18.56.875 -  
6 18.56.890, the corporation may

7 (1) participate in the development of buildings or units that, by their  
8 use, address the purpose of the fund but that, by their operation, appear  
9 nonresidential in nature;

10 (2) provide financial assistance to prevent homelessness, including  
11 prevention of foreclosures and evictions;

12 (3) provide financial assistance to support housing retention services  
13 or facilitate transition from dependency on low-cost housing; and

14 (4) participate with appropriate sponsoring agencies or groups in  
15 demonstration housing projects that address the purpose of the fund.

16 (c) Costs of administration of the fund may be paid from the fund.

17 (d) Development projects financed, in whole or in part, by the fund must  
18 have affordability periods during which the rent and sale price of the buildings or  
19 units within buildings and the income of the occupants are restricted in a manner that  
20 maintains the affordability of the development project over time.

21 (e) To receive financial assistance from the corporation for the purpose set  
22 out in (b) of this section, a building or unit must be operated by a public or private  
23 nonprofit corporation designated as tax exempt under 26 U.S.C. 501(c)(3) or (4)  
24 (Internal Revenue Code) or by a municipal or governmental organization that is tax  
25 exempt under other provisions of 26 U.S.C. (Internal Revenue Code).

26 (f) The corporation may adopt regulations in accordance with AS 18.56.088  
27 to implement AS 18.56.875 - 18.56.890.

28 **Sec. 18.56.880. Advisory council created.** (a) The Alaska Council on the  
29 Homeless is created in the corporation for the purpose of advising the corporation  
30 concerning the administration of the fund. The council is composed of 13 members  
31 as follows:

- 1 (1) the executive director of the corporation;
- 2 (2) the chief executive officer of the Alaska Mental Health Trust
- 3 Authority established by AS 47.30.011;
- 4 (3) the commissioner of corrections;
- 5 (4) the commissioner of health and social services;
- 6 (5) the commissioner of public safety;
- 7 (6) the commissioner of education and early development;
- 8 (7) the commissioner of military and veterans' affairs;
- 9 (8) six public members appointed by the governor, as follows:
- 10 (A) a representative of regional Native housing authorities
- 11 created under AS 18.55.996;
- 12 (a) a representative of municipal government;
- 13 (C) an individual who qualifies for affordable housing and
- 14 occupies or has occupied affordable housing;
- 15 (D) three members who collectively have experience or
- 16 expertise working with housing development, financing, and consumers of
- 17 affordable housing.
- 18 (b) If a member described in (a)(1) - (7) of this section is unable to attend a
- 19 meeting of the council, the member may, by an instrument filed with the council,
- 20 designate a deputy or assistant to act in the member's place at the meeting. For all
- 21 purposes of AS 18.56.875 - 18.56.890, the designee is a member of the council at the
- 22 meeting.
- 23 (c) The members of the council described in (a)(8) of this section serve
- 24 three-year terms.
- 25 (d) If a vacancy of a member of the council described in (a)(8) of this section
- 26 occurs, the governor shall make an appointment for the unexpired part of the term.
- 27 The appointment under this subsection takes effect immediately.
- 28 (e) The members described in (a)(8) of this section do not receive
- 29 compensation but are entitled to per diem and travel expenses authorized for boards
- 30 and commissions under AS 39.20.180.
- 31 (f) The governor shall appoint the members under (a)(8) of this section to

1 give the council a reasonable geographic balance among regions of the state.

2 (g) The council shall elect a chair from the membership of the council. A  
3 majority of the council constitutes a quorum to transact business.

4 (h) The council shall make recommendations to the corporation regarding

5 (1) the budget for expenditures from the fund;

6 (2) housing needs and priorities, and an action plan for expenditures  
7 from the fund to address those needs and priorities;

8 (3) policies and procedures for expenditures from the fund;

9 (4) methods to evaluate and monitor activities financed by the fund;

10 (5) methods for reporting to the public and elected or other officials  
11 regarding the activities financed by the fund;

12 (6) methods to coordinate the expenditure of money from the fund  
13 with other available sources of financing for housing; and

14 (7) the availability of additional sources of money to support housing  
15 activities financed by the fund.

16 **Sec. 18.56.885. Reporting requirements.** (a) The corporation shall prepare  
17 and file an annual report with the governor and the legislature. The report must  
18 include

19 (1) the activities of the fund;

20 (2) the effect of the fund on homelessness in the state; and

21 (3) recommendations on how state resources, in addition to the fund,  
22 may be used to reduce homelessness and to improve employment and vocational  
23 training opportunities for the homeless.

24 (b) The report shall be filed not later than the 10th day after the convening of  
25 each regular session of the legislature.

26 **Sec. 18.56.890. Definitions.** In AS 18.56.875 - 18.56.890, unless the context  
27 requires otherwise,

28 (1) "affordability period" means the period during which housing  
29 must be sold or rented at no more than affordable prices or costs;

30 (2) "affordable" means the housing costs of an owner or renter do not  
31 exceed 30 percent of the owner's or renter's household income;

1  
2  
3  
4  
5

(3) "council" means the Alaska Council on the Homeless created in AS 18.56.880;

(4) "fund" means the Alaska housing trust fund established in AS 18.56.875.

\* Sec. 2. This Act takes effect July 1, 2008.



**Headquarters:**  
4300 Boniface Parkway  
Anchorage, AK 99504  
907-338-6100

**Mailing Address:**  
PO Box 101020  
Anchorage, AK 99510

**Internet Web Site:**  
<http://www.ahfc.state.ak.us>

## **SPONSOR STATEMENT**

### **Senate Bill 231**

**"An Act relating to the Alaska housing trust fund and to the Alaska Council on the Homeless; and providing for an effective date."**

SB 231 will create a housing trust fund within the Alaska Housing Finance Corporation (AHFC) to address the problems of homelessness in the State of Alaska. It will increase AHFC's flexibility in addressing long term solutions to homelessness. SB 231 will also codify the role of the Governor's Council on the Homeless, which has been operating under Administrative Order. This bill is the culmination of many years of work by several statewide advocacy groups and one of the main recommendations of the Governor's Council on the Homeless, a cabinet level advisory group.

Homelessness is one of the most important social issues facing Alaska.

- 3,500 Alaskans are homeless on any given night, including 1,600 people in families with children.
- 4,000 Alaskan households are on the waiting list for public housing programs – most are families with children.
- 20,000 low-income Alaska households spend more than half their income on housing, placing them at risk of homelessness.

The development of housing alone is not enough to provide permanent solutions to homelessness. People who are homeless, or at risk of being homeless, frequently need supportive services to be successful, such as: treatment, crisis intervention, tenant education, financial literacy, job counseling, and life-skills training.

There are high personal and financial costs associated with the homeless and families at-risk of being homeless.

- Personal costs to individuals and families include a higher risk of crime victimization, increased medical and behavioral health needs, and lower student achievement.
- Financial costs to local governments and the State include increased use of emergency services, medical and behavioral health services, public safety and the courts.

Placing a housing trust within AHFC expands the services of the State without expanding government's size. SB324 will give AHFC and its partners the flexibility to address homelessness in Alaska. Housing trusts are a proven nationwide model.

- There are 600 housing trust funds operating nationwide.



- **They generate more than \$1.6 billion a year to support critical housing needs and affordable housing across the U.S.**
- **On average, each \$1 spent by a housing trust fund leverages \$7 in other funds.**

**The Governor's proposed FY09 capital budget includes a \$10 million request for the establishment of the housing trust fund. This \$10 million is made up of funds from four different sources: \$2.5 million each from the AHFC dividend, Mental Health Trust Authority receipts, state general funds and contributions from other private sources.**



SECTIONAL ANALYSIS  
Senate Bill 231

**“An Act relating to the Alaska housing trust fund and to the Alaska Council on the Homeless; and providing for an effective date.”**

Section 1: Amends AS 18.56 by adding new sections that:

- a. Establishes the Alaska housing trust fund and its funding priorities.
- b. Increases AHFC's authority to participate in projects that meet the intent of the fund.
- c. Allows for administrative costs to be paid from the fund.
- d. Establishes long term affordability goals for projects funded through the trust fund.
- e. Establishes eligible organizations for funding.
- f. Allows for the adoption of regulations.
- g. Establishes the Alaska Council on the Homeless as an advisory council to AHFC.
- h. Outlines the Councils' membership.
- i. Establishes AHFC's reporting requirements for the trust fund.
- j. Defines specific terms.

Section 2: Effective date is July 1, 2008.



## Alaska Council on the Homeless

WHEREAS, the Alaska Council on the Homeless is charged with developing strategies designed to address the needs of homeless Alaskans; and

WHEREAS, approximately 3,500 people are homeless on any given night, including 1,600 people in families with children,<sup>1</sup> and more than 3,000 children were homeless or inadequately housed at some time during the 2005-2006 school year,<sup>2</sup> and

WHEREAS, approximately 4,000 households are waiting for public housing programs, mostly with children<sup>3</sup> and approximately 20,000 low-income households spend over half their income on housing, placing them at risk of homelessness;<sup>4</sup> and

WHEREAS, current housing programs are poorly connected to supportive services necessary to end the cycle of homelessness, and the lion's share of housing assistance is provided by federal programs that do not adequately focus on Alaska's homeless problem; and

WHEREAS, approximately \$45,000 is spent on intervention services on each homeless person in Alaska over a 20 month period;<sup>5</sup> and

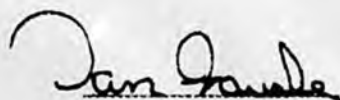
WHEREAS, more than 30 states have created housing trust funds, with consistent success in decreasing homelessness, which on average have leveraged \$9.25 in additional funding for each dollar invested; and

WHEREAS, an Alaska Housing Trust would emphasize prevention of homelessness in addition to addressing the needs of those who are already homeless; and

WHEREAS, an Alaska Housing Trust would be a strong partnership between public and private agencies and organizations; and

THEREFORE, BE IT RESOLVED THAT the Alaska Council on the Homeless supports the creation of an Alaska Housing Trust.

ADOPTED THIS 8th DAY OF February, 2007



Dan Fauske  
Chairperson

<sup>1</sup> AHFC, Statewide Homeless Survey: Winter 2006. The survey uses the HUD definition, which focuses on people in shelters. It is a point-in-time count.

<sup>2</sup> Preliminary number from M. Gaber/Alaska Department of Education, Homeless Education Coordinator (personal communication to S. Schubert 9/25/06). The DOE definition also includes children in: substandard housing, shared housing, and non-traditional spaces such as motels, campgrounds, and cars. DOE's number is cumulative for the school year.

<sup>3</sup> AHFC, Statewide Homeless Survey: Winter 2006. The survey uses the HUD definition, which focuses on people in shelters. It is a point-in-time count.

<sup>4</sup> MOA Housing and Community Development Consolidated Plan, 2003-2007, State 5-Year HUD Plan, 2006-10

<sup>5</sup> Segal, B. Center for Alcohol & Addiction Studies, UAA. Summary Progress Report: Innovative Services for Alaska's Homeless Persons with Mental Illness. 7/03



**Headquarters**  
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Anchorage, Alaska  
907-338-8100

**Mailing Address**  
PO Box 101020  
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## Alaska Council on the Homeless

### Members SB231

Dan Fauske, CEO/Executive Director  
Alaska Housing Finance Corporation

Joseph Schmidt, Commissioner  
Department of Corrections

Karleen Jackson, Commissioner  
Department of Health and Social Services

Jeff Jessec, Executive Director  
Alaska Mental Health Trust Authority

Barbara Thompson, Acting-Commissioner  
Department of Education and Early Development

Walt Monegan, Commissioner  
Department of Public Safety

Major General Craig Campbell, Adjutant General/Commissioner  
Department of Military and Veterans Affairs

Public Member Representing Regional Housing Authority

Public Member Representing Local Government

Four Public Members Representing Affordable Housing Industry



**"HOUSING FOR ALASKANS"**





Sarah Palin  
GOVERNOR

STATE OF ALASKA  
OFFICE OF THE GOVERNOR  
JUNEAU

May 1st, 2007

### ADMINISTRATIVE ORDER NO. 236

I, Sarah Palin, Governor of the State of Alaska, under the authority of art. III, secs. 1 and 24, of the Alaska Constitution, and in accordance with AS 44.19.145(c), establish the Alaska Council on the Homeless in the Alaska Housing Finance Corporation.

#### BACKGROUND AND PURPOSE

Homelessness is one of the most challenging domestic issues facing the United States. Alaska is no exception. Alaska's Faith-Based and Community Initiatives Task Force found housing to be the most commonly identified challenge facing those in need. The Alaska Council on the Homeless (council) was initially established by Administrative Order No. 214 in April 2004 to develop a statewide action plan addressing homelessness in Alaska.

The plan, *Keeping Alaskans Out of the Cold*, was completed and submitted in October 2005. Included in its recommendations was the appointment of a steering committee to assist the governor and the legislature to develop an affordable housing trust. The steering committee completed its work in 2006 and the current council has recommended that the Alaska Housing Trust Fund (fund) be created within the Alaska Housing Finance Corporation (AHFC) under AS 18.56. The purpose of this Administrative Order is to add additional members to the council and to expand the council's duties.

#### MEMBERSHIP

The council consists of members appointed by the governor to serve at the pleasure of the governor. Continuing members of the original council are: one representative each from the Alaska Housing Finance Corporation, Alaska Mental Health Trust Authority, Department of Health and Social Services, Department of Education and Early Development, Department of Public Safety, and Department of Corrections serving on the effective date of this Order. New members are: one representative of regional Native housing authorities, one representative of municipal government, and four additional members with experience and expertise in housing development or as consumers of affordable housing.

The council may invite to its meetings non-voting representatives from federal and local government agencies, the business community, providers of services to the homeless, philanthropic agencies, faith-based organizations, homeless advocacy organizations, homeless persons, and community leaders. The council may elect a chair and other officers as determined necessary.

### **DUTIES OF THE COUNCIL**

The council's duties set out in Administrative Order No. 214 are amended by adding new duties as follows:

1. Assist with the development of the fund.
2. Upon establishment of the fund, annually evaluate housing needs and priorities to establish a statewide homeless action plan and recommend to the AHFC Board of Directors the allocation of money in the fund to implement the plan; other duties specific to the fund include monitoring implementation of the fund budget, recommending methods for evaluating and monitoring fund activities, recommending methodology for reporting to public and elected officials, coordinating the fund with other available financing sources, seeking additional money to support fund activities, and ensuring that projects supported by the fund are sustainable.
3. Monitor and review implementation of the statewide homeless action plan and annually report to the governor the council's findings and recommendations regarding implementation of the plan.
4. Annually report to the governor on how state resources, in addition to the fund, may be used to end homelessness.

### **ADMINISTRATIVE SUPPORT**

The AHFC shall provide administrative support for the council. In accordance with law, the AHFC may enter into intergovernmental agreements necessary to accomplish the purposes of this Order.

### **GENERAL PROVISIONS**

The following general provisions apply to the activities of the council:

1. Council members do not receive compensation as a member of the council. Per diem and travel expenses for state and federal members of the council are the responsibility of the state or federal agency the member represents.
2. To reduce costs, the council may use teleconferencing or other electronic means to the extent practicable in order to gain the widest public participation at minimum cost.
3. The council shall establish procedures for voting and meetings of the council.
4. Meetings of the council shall be conducted, and notice of the meetings provided, in accordance with AS 44.62.310 and 44.62.320 (Open Meetings of Governmental Bodies).

This Order takes effect immediately. This Order supplements Administrative Order No.

214 on this matter.

DATED at Juneau, Alaska, this 1st day of May, 2007.

/s/Sarah Palin  
Governor

**WWW.GOV.STATE.AK.US**

Administrative Orders 201-present | Contact the Governor | Webmaster | State of Alaska



**ALASKA  
HOUSING  
TRUST**

January 25, 2008

The Honorable Bettye Davis  
Alaska Senate  
State Capitol, Room 30  
Juneau, AK 99801-1182

Dear Senator Davis:

On behalf of the over 70 groups that comprise the coalition in support of the Alaska Housing Trust, I would like to thank you for hearing SB 231. This important bill will give Alaska a needed tool to combat a growing problem in our state: homelessness.

The Alaska Housing Trust Initiative began in 2006 as a ground swell from service providers and affordable housing organizations to address a gap in the way that low income housing is built and to create stable housing with supportive services to help people transition into self-sufficiency.

The problem of homelessness is getting worse. Here are a few startling statistics:

- 3,500 Alaskans are homeless on any given night, including 1,600 people in families with children.
- 4,000 Alaskan households are on the waiting list for public housing programs – most are families with children.
- 20,000 low-income Alaska households spend more than half their income on housing, placing them at risk of homelessness.
- Families with children are the fastest growing segment of Alaska's homeless population.

The impacts of homelessness are not just limited to a lack of housing. Homeless people have trouble accessing services to help them get back on their feet, it is difficult to find or hold onto a job. Children suffer academically and often move from school to school.

There are high personal and public costs associated with being homeless or living on the edge of homelessness. Personal costs to individuals and families include greater family stress, lower student achievement, a higher risk of becoming a victim of crime, and increased medical and behavioral health needs. Costs to local governments and the State include increased use of emergency services, medical and behavioral health services, public safety and the courts.

The Housing Trust model is a tool that can help address some of the issues that cause homelessness and help homeless individuals get the services they need to get and maintain stable housing.

*Opportunity begins with a home*

3745 Community Park Loop, Suite 200, Anchorage, Alaska 99508

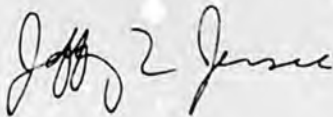
Tel: 907.334.2535 Fax: 907.269.7966 Email: [kim@alaskahousingtrust.org](mailto:kim@alaskahousingtrust.org) [www.alaskahousingtrust.org](http://www.alaskahousingtrust.org)

We have attached a regional breakdown of rents and wages demonstrating how long a person working at minimum wage would have to work to afford housing in their community. Clearly, many Alaskans are struggling to stay in housing and the pace of wages cannot keep up with the rising cost of housing.

The Housing Trust model has been successful in over 33 states and in hundreds of communities. Supportive housing is one of the least expensive ways of addressing the issues that so many homeless people face. It cost thousands less per year than incarceration, hospitalization or institutionalization.

On behalf of the Coalition, we respectfully submit these materials and look forward to working together to create the Alaska Housing Trust.

Sincerely,



**Jeff Jessee**  
Chair, Housing Trust Steering Committee  
CEO, Alaska Mental Health Trust Authority

*Opportunity begins with a home*

3745 Community Park Loop, Suite 200, Anchorage, Alaska 99508

Tel: 907.334.2535 Fax: 907.269.7966 Email: [kim@akhousingtrust.org](mailto:kim@akhousingtrust.org) [www.akhousingtrust.org](http://www.akhousingtrust.org)

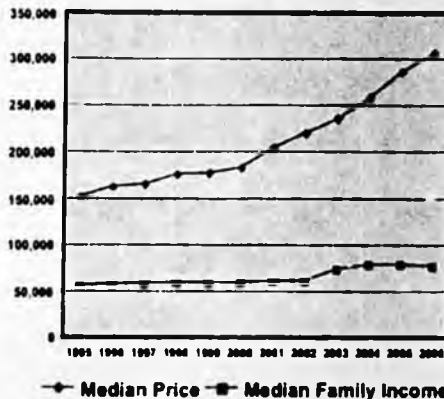
# In Anchorage, housing prices have moved out of reach for ordinary people.



## Working Alaskans in Anchorage cannot afford to buy a house.

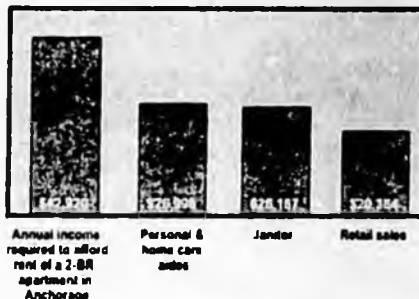
In the past ten years, the cost of a single family home in Anchorage has increased by over 100%, while median family income has increased by 38%.

Anchorage: Price of Homes vs. Median Family Income



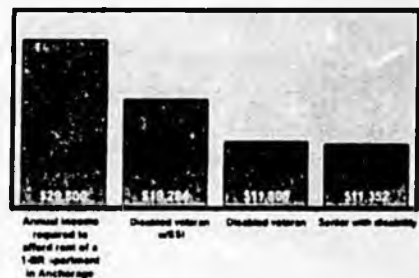
## Working Alaskans in Anchorage cannot afford rent.

A person living in Anchorage must earn \$17.71 per hour to afford the average fair market rent for a two-bedroom apartment of \$942.00 monthly. A person earning minimum wage must work 99 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Anchorage.



**1,702**

The number of (K-12) school-age children in Anchorage who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

**633**

The number of children in preschool in Anchorage who were homeless at one time in the 2005-2006 school year.<sup>2</sup>

**20,000**

The number of low-income Alaskans spending over 50% of their income on housing.<sup>3</sup>

**16%**

The percentage of homeless people in Alaska who are victims of domestic violence.<sup>4</sup>

**9%**

The percentage of homeless people in Alaska who are veterans.<sup>5</sup>



<sup>1</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development

<sup>2</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development

<sup>3</sup> MOA Housing and Community Development Consolidated Plan, 2003-07, State 5-year HCD Plan, 2006-10

<sup>4</sup> AHFC's Statewide Homeless Survey, Winter 2006

<sup>5</sup> AHFC's Statewide Homeless Survey, Winter 2006

Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

ALASKA HOUSING TRUST

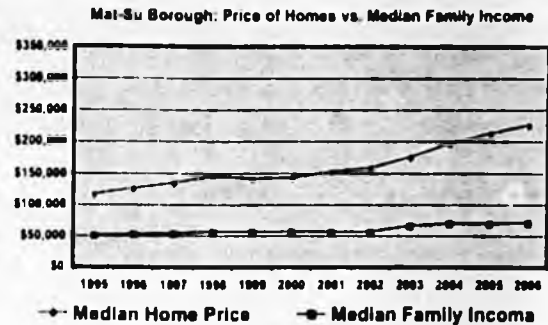


# In the Mat-Su Borough, housing prices have moved out of reach for ordinary people.



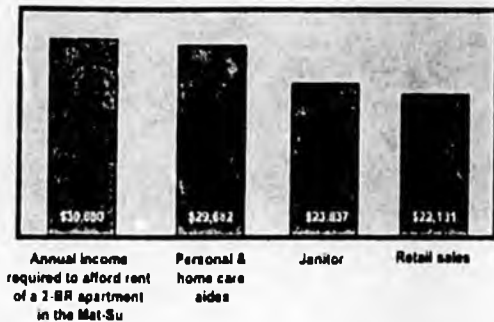
## Working Alaskans in the Mat-Su cannot afford to buy a house.

In the past ten years, the cost of a single family home in the Mat-Su Borough has increased by over 95% while median family income has increased by 38%.



## Working Alaskans in the Mat-Su cannot afford rent.

A person living in Mat-Su must earn \$14.98 per hour to afford the average fair market rent for a two-bedroom apartment of \$797.00 monthly. A person earning minimum wage must work 84 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans in the Mat-Su are at risk of homelessness.

People living on fixed incomes like seniors and people with disabilities cannot afford to rent a fair market rate, one-bedroom apartment in the Mat-Su.



**530**

The number of schoolchildren (K-12) in the Mat-Su Borough who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

**137**

The number of children in preschool in the Mat-Su Borough who were homeless at one time in the 2005-2006 school year.<sup>2</sup>

**20,000**

The number of low-income Alaskans spending over 50% of their income on housing.<sup>3</sup>

**16%**

The percentage of homeless people in Alaska who are victims of domestic violence.<sup>4</sup>

**9%**

The percentage of homeless people in Alaska who are veterans.<sup>5</sup>



<sup>1</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>2</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>3</sup> MOA Housing and Community Development Consolidated Plan, 2003-07; State 5 year HCD Plan, 2006-10  
<sup>4</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
<sup>5</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
 Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

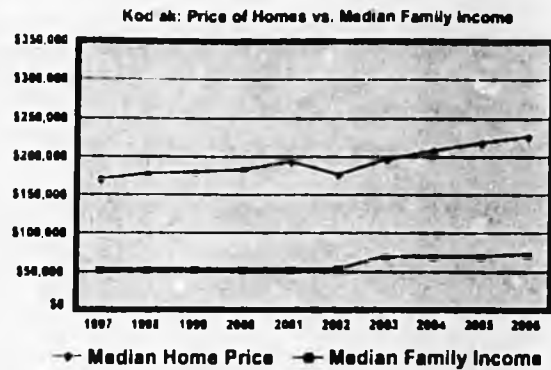
ALASKA HOUSING TRUST 

# In Kodiak, housing prices have moved out of reach for ordinary people.



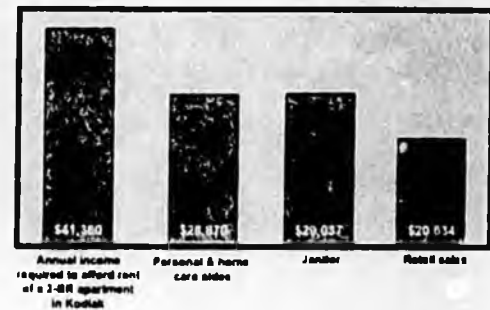
## Working Alaskans in Kodiak cannot afford to buy a house.

In the past ten years, the price of a single family home in Kodiak has increased by \$55,401 while the median family income has increased by \$20,400.



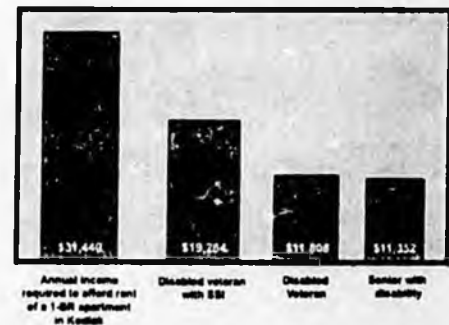
## Working Alaskans in Kodiak cannot afford rent.

A person living in Kodiak must earn \$19.21 per hour to afford the average fair market rent for a two-bedroom apartment of \$1034.00 monthly. A person earning minimum wage must work 107 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans in Kodiak are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Kodiak.



**7**  
The number of schoolchildren (K-12) in Kodiak who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

**13**  
The number of children in preschool in Kodiak who were homeless at one time in the 2005-2006 school year.<sup>2</sup>

**20,000**  
The number of low-income Alaskans spending over 50% of their income on housing.<sup>3</sup>

**16%**  
The percentage of homeless people in Alaska who are victims of domestic violence.<sup>4</sup>

**9%**  
The percentage of homeless people in Alaska who are veterans.<sup>5</sup>



<sup>1</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>2</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>3</sup> MOA Housing and Community Development Consolidated Plan, 2003-07; State 5 year HCD Plan, 2006-10.  
<sup>4</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
<sup>5</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
 Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

ALASKA HOUSING TRUST

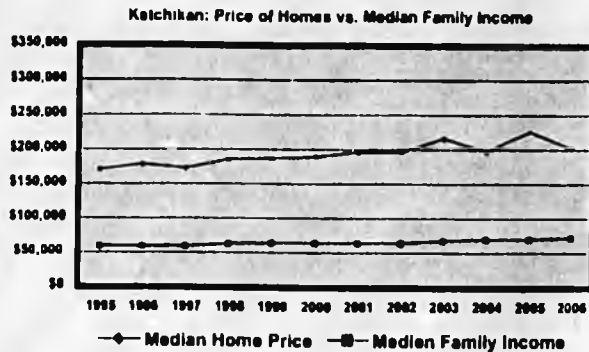


# In Ketchikan, housing prices have moved out of reach for ordinary people.



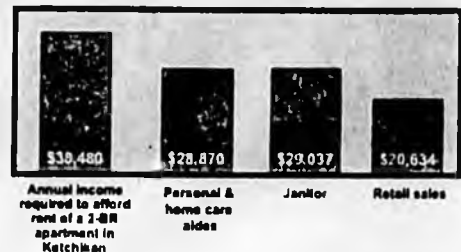
## Working Alaskans in Ketchikan cannot afford to buy a house.

In the past ten years, the cost of a single family home in Ketchikan has increased by \$31,223 while median family income has increased by only \$12,800.



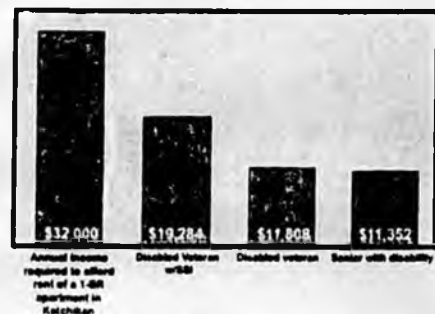
## Working Alaskans in Ketchikan cannot afford to rent.

A person living in Ketchikan must earn \$17.88 per hour to afford the fair market rent for a two-bedroom apartment of \$962.00 monthly. A person earning minimum wage must work 100 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans in Ketchikan are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent at fair market rate, one-bedroom apartment in Ketchikan.



38

The number of schoolchildren (K-12) in Ketchikan who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

20,000

The number of low-income Alaskans spending over 50% of their income on housing.<sup>2</sup>

16%

The percentage of homeless people in Alaska who are victims of domestic violence.<sup>3</sup>

9%

The percentage of homeless people in Alaska who are veterans.<sup>4</sup>



<sup>1</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>2</sup> MOA Housing and Community Development Consolidated Plan, 2003-07, State 5-year HCD Plan, 2006-10.  
<sup>3</sup> AHFC's Statewide Homeless Survey; Winter 2006.  
<sup>4</sup> AHFC's Statewide Homeless Survey; Winter 2006.  
 Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

ALASKA HOUSING TRUST

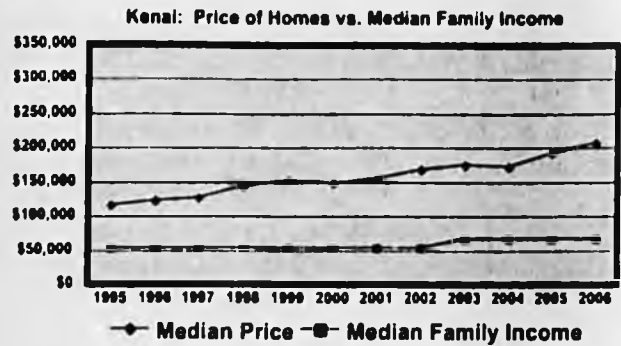


# In Kenai, housing prices have moved out of reach for ordinary people.



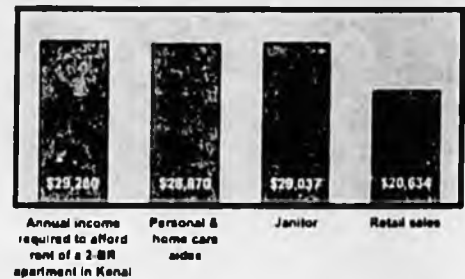
## Working Alaskans in Kenai cannot afford to buy a house.

In the past ten years, the cost of a single family home in Kenai has increased by over 78%, while median family income has increased by only 25%.



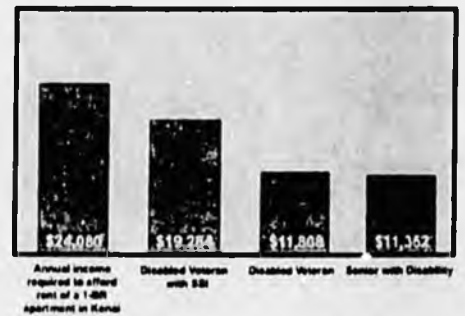
## Working Alaskans in Kenai cannot afford to rent an apartment.

A person living in Kenai must earn \$13.60 per hour to afford the average fair market rent for a two-bedroom apartment of \$732.00 monthly. A person earning minimum wage must work 76 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans in Kenai are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veteran cannot afford to rent a fair market rate one-bedroom apartment in Kenai.



241

the number of schoolchildren (K-12) in Kenai who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

34

The number of children in preschool in Kenai who were homeless at one time in the 2005-2006 school year.<sup>2</sup>

20,000

The number of low-income Alaskans spending over 50% of their income on housing.<sup>3</sup>

16%

The percentage of homeless people in Alaska who are victims of domestic violence.<sup>4</sup>

9%

The percentage of homeless people in Alaska who are veterans.<sup>5</sup>



<sup>1</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development

<sup>2</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development

<sup>3</sup> MOA Housing and Community Development Consolidated Plan, 2003-07, State 5 year HCD Plan, 2006-10

<sup>4</sup> AHFC's Statewide Homeless Survey, Winter 2006.

<sup>5</sup> AHFC's Statewide Homeless Survey, Winter 2006.

Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau and Alaska Department of Labor and Workforce Development.

ALASKA HOUSING TRUST

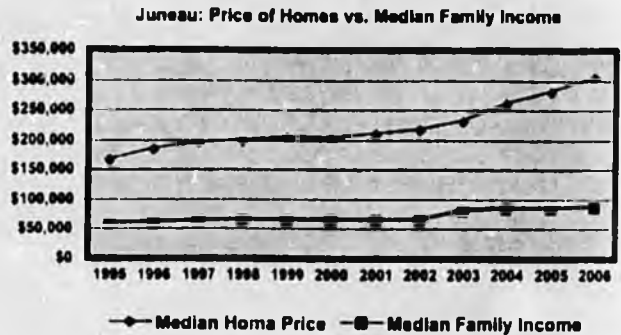


# In Juneau, housing prices have moved out of reach for ordinary people.



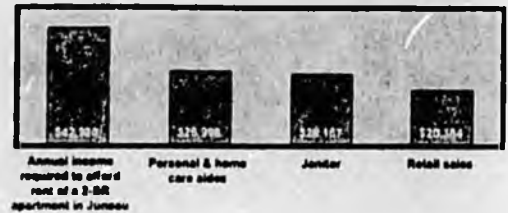
## Working Alaskans in Juneau cannot afford to buy a house.

In the past ten years, the cost of a single family home in Juneau has increased by over 83%, while median family income has increased by only 43%.



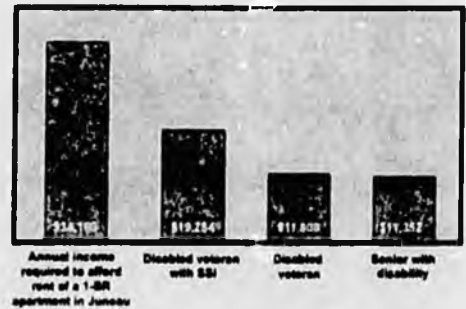
## Working Alaskans in Juneau cannot afford to rent.

A person living in Juneau must earn \$20.37 per hour to afford the average fair market rent for a two-bedroom apartment of \$1096.00 monthly. A person earning minimum wage must work 114 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans in Juneau are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Juneau.



167

The number of schoolchildren (K-12) in Juneau who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

3

The number of children in preschool in Juneau who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

20,000

The number of low-income Alaskans spending over 50% of their income on housing.<sup>1</sup>

16%

The percentage of homeless people in Alaska who are victims of domestic violence.<sup>4</sup>

9%

The percentage of homeless people in Alaska who are veterans.<sup>4</sup>



<sup>1</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>2</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>3</sup> MOA Housing and Community Development Consolidated Plan, 2003-07, State 5-year HCD Plan, 2006-10.  
<sup>4</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
<sup>5</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
 Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

ALASKA HOUSING TRUST



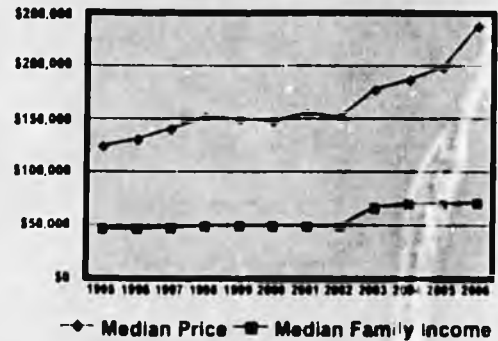
# In Fairbanks, housing prices have moved out of reach for ordinary people.



## Working Alaskans in Fairbanks cannot afford to buy a house.

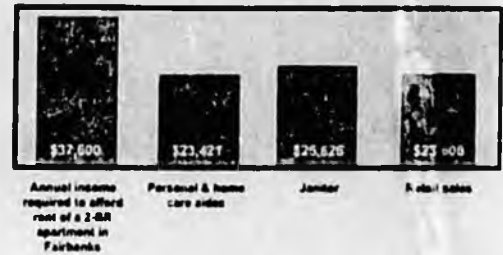
In the past ten years, the cost of a single family home in Fairbanks has increased by over 90% while median family income has increased by only 52%.

Fairbanks: Price of Homes vs. Median Family Income



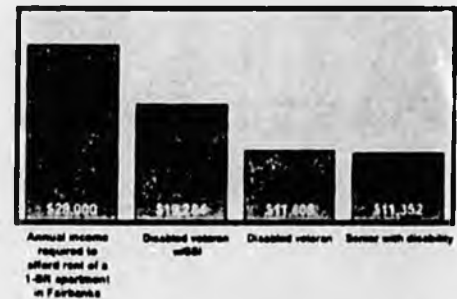
## Working Alaskans in Fairbanks cannot afford to rent an apartment.

A person living in Fairbanks must earn \$15.96 per hour to afford the average fair market rent for a two-bedroom apartment of \$859.00 monthly. A person earning minimum wage must work 89 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Fairbanks.



333

The number of schoolchildren (K-12) in Fairbanks who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

10

The number of children in preschool in Fairbanks who were homeless at one time in the 2005-2006 school year.<sup>1</sup>

20,000

The number of low-income Alaskans spending over 50% of their income on housing.<sup>2</sup>

16%

The percentage of homeless people in Alaska who are victims of domestic violence.<sup>3</sup>

9%

The percentage of homeless people in Alaska who are veterans.<sup>4</sup>



<sup>1</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>2</sup> "Homeless Counts by District & School Year," Alaska Department of Education and Early Development.  
<sup>3</sup> MOA Housing and Community Development Consolidated Plan, 2003-07, State 5-year HCD Plan, 2006-10.  
<sup>4</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
<sup>5</sup> AHFC's Statewide Homeless Survey, Winter 2006.  
 Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

ALASKA HOUSING TRUST

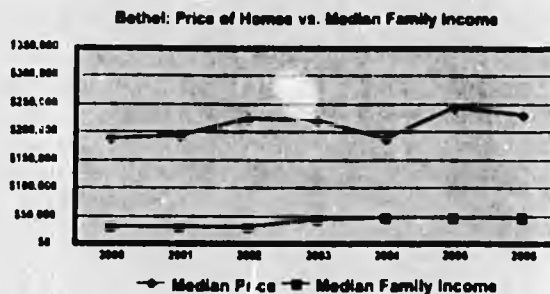


# In Bethel, housing prices have moved out of reach for ordinary people.



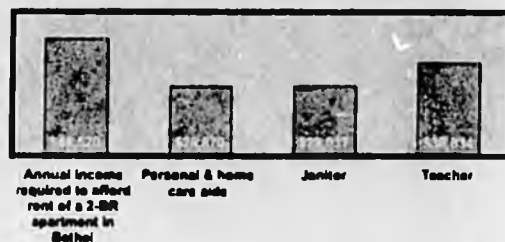
## Working Alaskans in Bethel cannot afford to buy a house.

In the past six years, the cost of a single family home in Bethel has fluctuated three times, while median family income has increased only gradually.



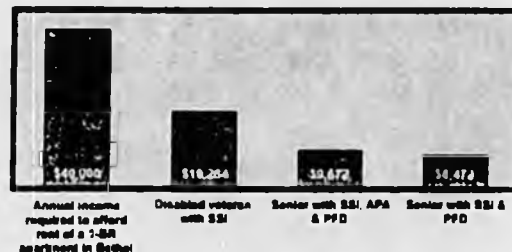
## Working Alaskans in Bethel cannot afford to rent.

A person living in Bethel must earn \$22.54 per hour to afford the fair market rent for a two-bedroom apartment of \$1213.00 monthly. A person earning minimum wage must work 126 hours to afford this rent.



## Seniors, veterans, and disabled Alaskans are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Bethel.



20,000

The number of low-income Alaskans spending over 50% of their income on housing.<sup>1</sup>

15%

The percentage of homeless people in Alaska who are victims of domestic violence.<sup>2</sup>

9%

The percentage of homeless people in Alaska who are veterans.<sup>3</sup>

<sup>1</sup> MOA Housing and Community Development Consolidated Plan, 2003-07; State 5-year HCD Plan, 2006-10.

<sup>2</sup> AHFC's Statewide Homeless Survey; Winter 2006.

<sup>3</sup> AHFC's Statewide Homeless Survey; Winter 2006.

Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.



ALASKA HOUSING TRUST





**ALASKA  
HOUSING  
TRUST**

*Alaska Housing Trust is able to pursue our goal of preventing and reducing homelessness with the support of our coalition members:*

**AARP**  
**Abused Women Aid in Crisis**  
**Access Alaska**  
**Aiding Women in Abuse and Rape Emergencies Inc.**  
**Akeela Development**  
**Alaska Bankers Association**  
**Alaska Coalition on Housing & Homelessness**  
**Alaska Commission on Faith-Based  
and Community Initiatives**  
**Alaska Commission on the Aging**  
**Alaska Office of Long-Term Care Ombudsman**  
**Alaska Mental Health Trust**  
**Alaska Network on Domestic Violence &  
Sexual Assault**  
**Alaska State Independent Living Council**  
**Alaska State Council, Inc. Vietnam  
Veterans of America**  
**Alaska Traumatic Brain Injury Network**  
**Alaska Veterans Foundation**  
**Alaskan AIDS Assistance Association**  
**Alaskan Women's Lobby**  
**Alliance Bible Church**  
**Anchorage Coalition on Homelessness**  
**Anchorage Community Mental Health Center**  
**Anchorage Downtown Partnership, Ltd**  
**Anchorage Economic Development Corporation**  
**Anchorage Housing Initiatives**  
**Anchorage Neighborhood Housing Services**  
**Association of Alaska Housing Authorities**  
**Bartlett Regional Hospital, Rainforest Recovery Center**  
**Bean's Cafe**  
**Bridge Builders**  
**Bristol Bay Native Corporation**  
**Catholic Social Services**  
**Christian Health Associates**  
**City and Borough of Juneau Assembly**  
**Continental Land Investments**  
**Cook Inlet Housing Authority**

**Covenant House Alaska**  
**Fairbanks Neighborhood Housing Services**  
**First National Bank Alaska**  
**Gastineau Human Services Corporation**  
**Glory Hole**  
**Governor's Council on Disabilities &  
Special Education Commission**  
**Governor's Council on Homelessness**  
**Housing First Coalition**  
**Juneau Affordable Housing Coalition**  
**Juneau Homeless Coalition**  
**Juneau Housing Trust**  
**Love in the Name of Christ**  
**Lutheran Social Services**  
**Partners for Progress**  
**Mat-Su Borough Assembly**  
**Municipality of Anchorage - Americans with  
Disabilities Act Commission**  
**Municipality of Anchorage - Housing and  
Neighborhood Development Commission**  
**Municipality of Anchorage - Senior Citizens  
Advisory Commission**  
**Native Village of Kwinhagak, Housing Dep't**  
**Northrim Bank**  
**Partners for Progress**  
**Rasmuson Foundation**  
**RuralCap/Homeward Bound**  
**Safe Harbour Inn**  
**Salvation Army**  
**St. Vincent De Paul**  
**United Way of Anchorage**  
**United Way of Juneau**  
**USDA Rural Development**  
**Valley Residential Life Services**  
**Vietnam Veterans of America, Chapter 904**  
**Volunteers of America**  
**Wells Fargo Bank**  
**YWCA**

*Opportunity begins with a home*

3745 Community Park Loop, Suite 200, Anchorage, Alaska 99508

Tel: 907 334 2535 Fax: 907 269.7966 Email: [kun@akhousingtrust.org](mailto:kun@akhousingtrust.org) [www.akhousingtrust.org](http://www.akhousingtrust.org)

**Don Burrell**

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**From:** Burke, Nancy Irene (DOR) [nancy.burke@alaska.gov]  
**Sent:** Sunday, January 27, 2008 3:05 PM  
**To:** nancy@mhtrust.org  
**Subject:** Alaska Housing Trust update

RECEIVED  
JAN 28 2008

Dear Housing Trust Supporter:

Thank you for your continued interest and support of the Alaska Housing Trust. We are please to announce that late last week Governor Palin introduced HB 324 and SB 231 establishing the Alaska Housing Trust. We are encouraging all supporters of the housing trust to contact the governor with a note of thanks!

These important bills are already moving fast, we have committee meetings in House and Senate Health and Social Services Committees next week. Please stay tuned for updates about the progress of the bill and you can follow the action by clicking the links below for each bill.

Thanks again for your support and we look forward to working together to getting the Housing Trust this session.

[http://www.legis.state.ak.us/basis/get\\_bill.asp?bill=HB%20324&session=25](http://www.legis.state.ak.us/basis/get_bill.asp?bill=HB%20324&session=25)  
[http://www.legis.state.ak.us/basis/get\\_bill.asp?bill=SB%20231&session=25](http://www.legis.state.ak.us/basis/get_bill.asp?bill=SB%20231&session=25)

We continue to use the invitation list for our Supported Housing Summit to send periodic updates and we apologize for multiple emails if you are in our lists in more than one place. If you would like to receive additional legislative information from the Alaska Mental Health Trust on our "Capwiz" system, please visit our website ([www.mhtrust.org](http://www.mhtrust.org)) and click on the advocacy button on the left side of the home page.

Nancy Burke  
Trust Program Officer

---

Nancy Burke, MSW  
Trust Program Officer  
3745 Community Park Loop #200  
Anchorage, AK 99508  
(907) 269-7961  
Email: [nancy@mhtrust.org](mailto:nancy@mhtrust.org)

**Don Burrell**

**RECEIVED**

**From:** Fillymcc@aol.com

**Sent:** Sunday, January 27, 2008 11:43 AM

**JAN 28 2008**

**To:** Sen. Bettye Davis

**Cc:** mromick@ahfc.state.ak.us; dismissed987@hotmail.com; Fillymcc@aol.com; kwaring@alaska.net; mayates@scf.cc; nodsregor@yahoo.com; jmcleod@yahoo.com; don@karabelnikoff.net; krukarc@gci.net; scanlonba@juno.com; dwing@anjc.net; michaelkingdesign@earthlink.net; akweilnesspartners@yahoo.com

**Subject:** Senate Bill 231 - Housing Trust Fund

Dear Senator Davis:

Partners for Progress strongly supports SB 231.

The Alaska Housing Trust Fund would be a big step forward in meeting the great need of many Alaskans for supportive transitional and affordable housing.

Our organization provides "startup funds" for indigent participants in the Anchorage and Fairbanks Wellness Courts. We have seen that housing assistance is often the essential stepping stone to becoming self-sufficient, law-abiding members of the community.

The beauty of the Housing Trust Fund as established in SB 231 is its flexibility and ability to fit a wide range of needs and situations.

The Fund would serve to protect the public as well as to help individuals, and would save large amounts of public money currently spent on temporary fixes for people who would not burden the health, social services and judicial systems if they just had housing.

Thank you for your support of this bill.

Sincerely,

Janet McCabe  
Chair, Partners for Progress  
(907) 272-2119  
fax (907) 272-2893  
fillymcc@aol.com

---

Start the year off right. Easy ways to stay in shape in the new year.



January 25, 2008

The Honorable Bettye Davis, Chair  
Senate Health, Education and Social Services Committee  
Alaska State Capitol, Room 30  
Juneau, AK 99801-1182

RE: SB 231 (Senate Rules Committee) – Support

Dear Chair Davis,

On behalf of the members of AARP in Alaska, we encourage you and your colleagues on the Senate Health, Education and Social Services Committee to support SB 231, authored by the Senate Rules Committee by request of the Governor.

AARP research indicates that nationally, 25 percent of 65 and over owner households and 60 percent of 65 and over renter households are experiencing a "housing cost burden." Together this amounts to more than 6.5 million older households.

We understand that 11% of homeless Alaskans are over the age of 65. This rate of homelessness is alarming and is significant among the aging population. Older homeless people have a higher frequency of health problems and frailty than younger homeless people and are therefore less likely to survive exposure in a severe climate like Alaska.

Research also shows that the average age of a homeless individual in Alaska is 9 years of age. With 5,419 grandparents responsible for raising 8,188 grandchildren in Alaska, it is a great concern of any grandparent that their grandchildren may become homeless. In addition, we do not believe that any Alaskan grandparent would want a child to be homeless.

SB 231 allocates funding for the Alaska Housing Trust Fund and therefore makes money available to reduce the incidence of homelessness in the state. AARP considers SB 231 to be a significant step in reducing the problem with homelessness in Alaska. AARP hopes that with the passage of SB 231 that Alaska will be able to establish an Alaska Housing Trust Fund and join the other 38 states and more than 400 trust funds established by other cities in the nation.

AARP requests an "AYE" vote on SB 231.

Should you have any questions about our position, please feel free to contact me (586-3637) or Patrick Luby, AARP Advocacy Director (907-762-3314).

Thank you for your consideration.

Sincerely,

*Marie Darlin*

Marie Darlin, Coordinator  
AARP Capital City Task Force  
415 Willoughby Avenue, Apt. 506  
Juneau, AK 99801  
586-3637 (voice)  
463-3580 (fax)

CC: Senator Joe Thomas  
Senator John Cowdery  
Senator Kim Elton  
Senator Fred Dyson



# FAX

**Office of Senator Bettye Davis**  
State Capital  
Juneau, AK 99801  
Toll Free 1-800-770-3822  
Office # 907-465-3822  
Fax 907-465-3756

Date: February 1, 2008

To: Legal Services

From: Don Burrell Jr.  
H.E.S.S. Committee Aide

Direct Phone: 465-3822

Fax Number: 465-2029

Regarding: CS for SB 231

Pages including the Cover: 1

**The following additions to SB 231 version A, have been requested and are italicized and highlighted below.**

Page 3, Line 15 : “ expertise working with housing development, financing, and *at least one member who is a consumer of affordable housing.*”

Page 3, Line 22: “ (c) The members of the council described in (a)(8) of this section serve two – *deleted two, replace with “serve three year terms”.*

**Page 4, line 21:** “ may be used to reduce homelessness and improve employment *and vocational training opportunities for the homeless.*”

Please contact me or Thomas Obermeyer if you have any concerns.

The CS can be emailed to [don\\_burrell@legis.state.ak.us](mailto:don_burrell@legis.state.ak.us) and [Thomas\\_obermeyer@legis.state.ak.us](mailto:Thomas_obermeyer@legis.state.ak.us)

Thank you.