

ALASKA

LEGISLATURE

COMMITTEE

FILES

1991-1992

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SENATE STATE

AFFAIRS

265



The Honorable Past S. Rodey
March 31, 1992
Page 3

I look forward to discussing these issues further with you.

Sincerely,

ALASKA STATE HOUSING AUTHORITY

A handwritten signature in cursive script that reads "Wayne Mundy".

Wayne Mundy
Acting Executive Director

Enclosures (2)

c: Eric Wohlforth
Barry Hulin, AHFC
Bob Brean, DCRA
Jim Kelley, AK Perm Fund

cc:\wp5:\va\SenRodey

To: Wayne Mundy
From: Cesar O. Velasquez
Re: ASHA - AHFC Merger
Date: March 26, 1992

DRAFT

Per your request I have done a sectional review of the 3/16/92 working draft of the proposed merger bill (HB 152). Because Eric Wohlforth, Counsel for AHFC did a detailed section analysis (attached), I decided to incorporate his efforts with mine in narrative form.

ASHA is created by STATUTE (AS 18.55). Chapter 55 is entitled Housing, Urban Renewal and Regional Housing Authorities. Also known by its short title as The Alaska State Housing Authority Act (18.55.290), amended (emphasis added) in working draft to Housing Project Assistance Act. Additionally chapter 55 is further divided into four articles:

1. Alaska State Housing Act (18.55.010-290)
2. Moderate Cost and Rental Housing (18.55.300-470)
3. Slum Clearance and Redevelopment Act (18.55.480-960)
4. Regional Native Housing Authorities (18.55.995-998)

As you can see from the title and the breakdown of areas under it, ASHA has multi-faceted responsibilities. Article 2, 3, and 4 add to our mission statement (set out in 18.55.010), which reads,

(2)

The purpose of AS 18.55.010 - 18.55.290 is to remedy the acute housing shortage that exists in certain localities of the state by undertaking slum clearance, low-cost housing projects, housing for persons and their families engaged in national defense activities in the state, and housing projects and housing for veterans of World War II and other citizens of the state and to remedy the short supply of necessary public buildings by providing for the financing, construction, and acquisition of public buildings for lease to the state. (§ 40-7-1 ACLA 1949; am § 1 ch 8 SLA 1949; am § 1 ch 99 SLA 1965; am § 1 ch 60 SLA 1966; am § 1 ch 110 SLA 1967)

DRAFT

DRAFT

In addition to remedying the acute housing shortage [for] ... low housing... etc. efforts to deal with "serious shortage of moderate-cost and rental housing became part of its purpose (18.55.300) when Article II was drafted. It appears that Article II gets its power and duties by using the authorized methods established in Article I. (18.55.010-290)

Article III is more complete and detailed. Article IV is similarly specific and detailed, concerning the ability of native regional corporations to run their own housing authorities.

Having the general outline of the statute(s) it is important to note that ASHA in its 47 year existence had been responsible for development of Alaska's housing needs, as well as the needs of its over expanding government.

The proposed working draft takes all four of the articles of 18.55 and generally, with the exception of sections (as discussed below) and without a radical renumbering and merges ASHA into AHFC.

As stated, no major change is contemplated. The bill merely takes out Authority and substitutes the word corporation wherever the word Authority (as referring to Alaska State Housing Authority) is found and leaves those powers conferred on the Authority intact.

(4)

The exception to this is A.S. 18.55.140 as it relates to "Issuance of Bonds, Notes and Refunding Bonds". This provision should not be deleted.

However, the working draft does not transfer to AHFC the mission or the tools to implement that mission (18.55.010) concerning ASHA building (and bonding) of State facilities. As you know historically this has been part of our mission; one that has been favorably received and a profitable area for ASHA. Because it has been so successful, ASHA has been able to acquire almost two decades of expertise in the construction area.

Moreover, in the last couple months we are finding, because of the fiscal concerns of state government, a renewed interest in this part of our mission. To transfer it now¹, to an agency without the required expertise would not be in the state's best interest.

Because the bill does not disturb our mission beyond that already noted above, it does not lend itself to much further analysis as to what may actually occur if the Authority is merged into AHFC.

It must be noted that because the bill is a mere "lifting of ASHA's statutory powers", which are incorporated into AHFC there

¹Also, as you point out the bill has AHFC transferring the Bonding-State Building portion of our mission to AIDEA. This would have to be corrected if in fact the legislature does want to take this away from ASHA/AHFC.

(6)

remains many questions that are not addressed by the bill.

ASHA has numerous bond issues outstanding at this time, and no effort has been made to determine how the bond market or its holders would react to the merger. Even the statutory efforts to guarantee ASHA bond placement may not be enough. There is a letter from our 1984 Bond Counsel that appears to question the wisdom of not keeping our total independence from the state. This matter as well as effects to our status before the IRS are now being investigated. Because we are integrally connected to HUD by way of subsidies, regulation and control of our budgetary process, as well as review of our non-federal expenditures we must consider whether our action will have any impact on us as a PHA (which is free from normal IRS interference).

Specifically, because of our relationship contractually established with HUD - we have certain indebtedness forgiven. While it is generally believed that there is no problem with transferring this benefit, on advice of our financial people we are attempting to obtain a written confirmation from the IRS.

Of equal importance is the need to address and inform all parties of the potential areas of liability that loom on the horizon. Because we are substantial property owner, legal has begun a program to evaluate our environmental responsibilities. We will be proposing extensive audit of our compliance practice and inspection. Because Federal law is ever expansive in this area, it

(6)

is easy to predict that major expenditure of funds and resources will be needed. At this time we have clean-up plans being developed in preparation for commencing work in Sitka and Wrangell. It is my understanding that we have been involved in environmental clean-up and disposal in recent past, and because of the cradle to grave liability mentality now common in environmental regulations, it is certain that the past will also cause us to expend our funds and resources. The new agency must be prepared to provide those funds which will be necessary to correct past and future problems.

Equally, a review of ASHA litigation has begun. Both internal litigation-action as well as those matter directly contracted out to outside Counsel. Our insurance for general risk (death, fire etc.) is also being reviewed.

Because HUD regulations prohibit our participating in self-insurance or co-insurance programs we are confronting ever-increasing insurance premiums which are in excess of \$600,000. At this time we are negotiating to obtain excess insurance that will increase our yearly premiums by \$50,000- \$70,000 per year.

Specifically we are facing litigation because of multiple death as a result of fire. This has occurred too frequently, and as a substantial landlord and manager it is unlikely to decrease. Add to this, your collision problem, bodily injury (short of death) etc. and you have ever growing responsibility.

⑦

Moreover, The merger must consider some general issues: Our collective bargaining agreement and its acceptance by our successor organization; our ability to transfer our deferred compensation plan if not prohibited by the state or federal government; and the reaction of our tenants whom we serve.

Each director has outlined for your review specific areas of concern. I have touched on the most obvious and possibly the most problematic concerns.

While we are attempting to address each question, and the likelihood of favorable answers is there, I must agree with you that time is against us to do an in depth analysis of the merger.

I will supplement this as questions and answers are uncovered.

DRAFT

Excerpted from Minutes of the
Alaska State Housing Authority
Special Board Meeting, March 27, 1992
Anchorage, Alaska

A motion was made by Commissioner Olds and seconded by Gale Kincaid in which the board directed Mr. Mundy to:

- o Serve as the board's representative in an aggressive manner which strengthens the board's position with AHFC;
- o Focus on the mission and goals of ASHA (affordable housing for low income people) and to be sure that they are addressed and incorporated into the new bill;
- o Insure protection of HUD required conditions of managing their funds and addressing all of HUD concerns;
- o Retain flexibility of ASHA bonding and operating functions in housing; construction, and services;
- o Insure constituent needs are incorporated into a new bill and;
- o Address the concerns of executive staff.

Mr. Mundy was further directed that if the mission, goals and objectives of ASHA are not integrated into the new legislation, the board is not in favor of the bill.

Motion passed unanimously

DIVISION OF LEGAL SERVICES
LEGISLATIVE AFFAIRS AGENCY
STATE OF ALASKA

(907) 465-3867 or 465-2450
FAX (907) 465-2029
Mail Stop 3101

240 Main Street, Suite 500
Juneau, Alaska 99801-2101

MEMORANDUM

March 3, 1992

SUBJECT: Enclosed Amendments A.6 and A.7
(Work Order No. 7-LS1986\A)

TO: Senator Pat Rodey

FROM: David R. Dierdorff *DRD*
Revisor of Statutes

Enclosed are five amendments for the AHFC bill, two of which, denominated A.6 and A.7, were drafted by Jack and redrafted by me. Both contain material that amounts to a reenactment of AS 18.56.900 in the form of two sections, AS 18.56.390, providing definitions for what will become Article 1 of AS 18.56, and a reenactment of AS 18.56.900 to provide definitions applicable to the entire chapter. This was necessary because the former DCRA programs had to be relocated within AHFC's statutes. Although this can sometimes be done editorially by the revisor, in this case there were too many related changes, and it has to be done through reenactment of each DCRA program in AS 18.56, and the repeal of the "parent" provisions in AS 44.47. (Compare Executive Order No. 75, sixteenth legislature).

There were no substantive changes made in the programs other than those necessary because of your proposed reorganization. In addition to the provisions amended by this bill, approximately 15 provisions of AS would be changed editorially if the reorganization became law.

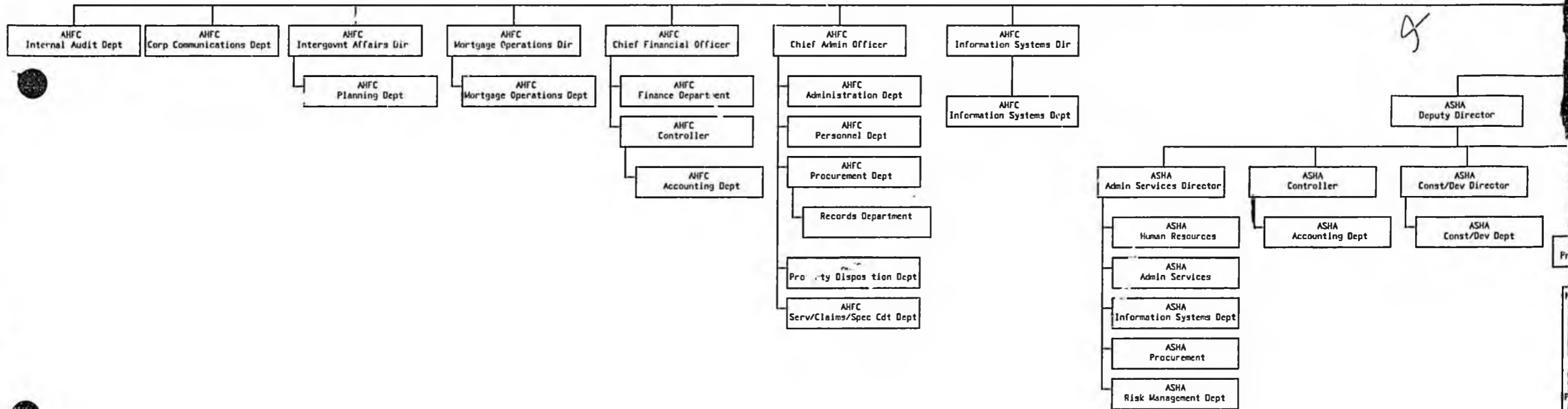
If you have any questions about the form of the amendments, I would be happy to answer them. As to the substance, please address questions concerning all of the enclosed, as well as the underlying bill draft, to Jack as usual.

DRD:plm
92-152.plm

Enclosure

AIDA - Comparisons

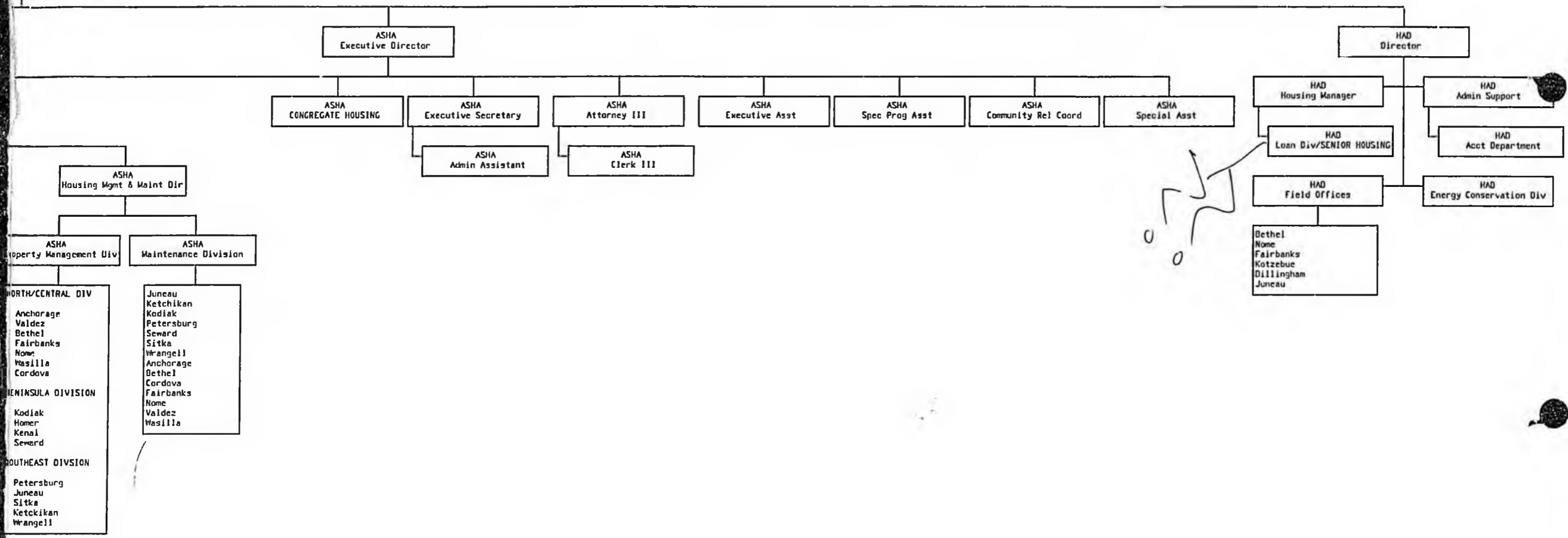
<u>Subject</u>	<u>CSSB-410(SIA) @ Rodey</u>	<u>CSSB-417(L&C) @ Choquette</u>
Sunset:	Restores bonding ability without Legislative oversight up to \$10 million.	Same.
Size of loan allowed without Legislative approval:	Allows the Authority to participate in any size of loan guarantee while limiting the Authority's exposure to \$10 million.	Allows the Authority to participate in any size of loan guarantee while limiting the Authority's exposure to \$7 million.
Size of loan allowed with Legislative approval:	Legislative approval is required on any bond issue of \$10 million or more.	Legislative approval is required on all bond issues of \$7 million or more.
Direct participation in loans:	Allows the Authority to use money and/or assets from the Enterprise Development Account to secure bonds or to directly finance participation in loans.	Same.
Provision for floating interest rates:	Provides for interest rates that are tied to fluctuations of the prime interest rate.	Same.
Expansion of activities:	Redefines "project" to include tourism destination facilities that have no existing competition. Grants Legislative approval for up to \$50 million in loans for an air cargo/air transport support facility at Anchorage International Airport.	Same.
New definitions:	Defines "loan participation" as the purchase of a portion of an existing loan from a bank.	Same.
Small uncollateralized loans:	Not addressed.	Same.
Interest guarantees:	Not addressed.	Same.
<u>Subject:</u>	<u>Work Draft for CSSB-226 @ Halford</u>	<u>Present AIDEA statute</u>
Sunset:	Restores bonding ability without Legislative oversight up to \$10 million.	Loan ability sunsets this year.
Size of loan allowed without Legislative approval:	Allows the Authority to participate in any size loan guarantee while limiting the Authority's exposure to \$10 million.	AIDEA can guarantee up to 80%, up to a \$10 million dollar loan.
Size of loan allowed with Legislative approval:	Legislative approval is required on any bond issue of \$10 million or more.	AIDEA can bond up to \$400 million in a 12 month period.
Direct participation in loans:	Allows the Authority to use money and/or assets from the Enterprise Development Account to secure bonds or to directly finance participation in loans.	Not presently allowed.
Provision for floating interest rates:	Provides for a ceiling of 2 3/4 points over the prime rate on the day the loan was made.	Fixed at the time the loan is made.
Expansion of activities:	Not covered.	N/A.
Small uncollateralized loans:	Increases the limit of unsecured loan guarantees to \$100,000.	Limited to \$50,000.
Interest guarantees:	Guarantees interest on federal Small Business Administration guaranteed loans.	Not presently allowed.



AS

11 Member
Directors
/92

AHFC
Executive Director



Handwritten scribbles and marks.

DRAFT April 24, 1992

AMENDMENT

TO: HOUSING MERGER
WORK DRAFT (04/08/92)

by _____

Page 40, Line 17, amend Sec. 84 as follows:

* Sec. 84. AS 18.56.050 is amended by adding new subsections to read:

(b) The board may establish an executive committee or other committee of its members for any purpose, including, without limitation, the management of investments. [AND] The board may delegate to the executive committee or other committee the powers and duties its considers appropriate.

AMENDMENT

TO: HOUSING MERGER
WORK DRAFT (04/08/92)

by _____

Page 39, Line 20, amend Sec. 81 as follows:

* Sec. 81. AS 18.56.030(a) is repealed and reenacted to read:

(a) The corporation shall be governed by a board of directors consisting of

(1) the commissioner of revenue;

[(2) THE COMMISSIONER OF COMMERCE AND ECONOMIC DEVELOPMENT;]

[(3)](2) the commissioner of community and regional affairs; and

[(4)](3) [EIGHT]seven public members appointed by the governor as follows:

[(A) ONE MEMBER WHO REPRESENTS THE FINANCIAL COMMUNITY;]

[(B)](A) one member who represents the financial community or is a licensed real estate broker under AS 08.88.171(a);

[(C)](B) one member who represents the interests of regional housing authorities;

[(D)](C) one member who is a rural resident of the state;

[(E)](D) - one member who represents persons with special housing needs[;]

[(F) ONE MEMBER] or who is a representative of low income interests or senior citizens;

[(G)] (E) one member who is a representative of the residential energy efficient homebuilding and weatherization interests [INDUSTRY] in the state; and

[(h)](E) [ONE]two public members.

DRAFT April 23, 1992

AMENDMENT

TO: HOUSING MERGER
WORK DRAFT (04/08/92)

by _____

Page 39, Line 3, insert a new bill section to read:

"Section 79. AS 18.55.998 is amended by adding a new subsection to read (e) In order to make grants to regional housing authorities for purposes authorized by (a) of this section, the board of directors shall identify in the proposed operating budget the funding available to the corporation, including its own assets, to supplement available federal development funds."

Renumber following bill sections accordingly.

4/22/92 Supplemental 20%

AMENDMENT

by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

Page 39, line 3:

Insert a new bill section to read:

"Section 79. AS 18.55.998 is amended by adding a new subsection to read:

(e) In order to make grants to regional housing authorities for purposes authorized by (a) of this section, the board of directors of the corporation shall identify in its proposed operating budget and, subject to appropriation under AS _____ (Executive Budget Act), annually provide funding to ~~match~~ at a ratio of one dollar to each four dollars, available federal Indian Development Funds."

Renumber following bill sections accordingly.

20%
supplemental

4/22/92 Transitional Housing

AMENDMENT

by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

page 48, line 19:

delete "and"

page 48, line 20:

after "homeless;"
insert "and (iii) transitional housing;"

4/22/92 WX contractors

AMENDMENT

by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

page 3, line 26

after "interruption"

insert "including the continued use of the weatherization contractors
recognized under 10 CFR 440.15 (a)(3)"

4/22/92 Rural Loan Program

AMENDMENT

by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

Page 50, line 1

After "shall"
Insert "adopt regulations to"

Page 50, line 2

After "shall"
Delete "use the money in the housing assistance loan fund"
Insert "fund the rural assistance loan program"

4/22/92 Supplemental Housing Program

AMENDMENT

by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

Page 38, line 26

After "fund."

Delete "Subject to the availability of appropriations for the purpose,"

Insert "Using corporate earnings or other available funds,"

4/22/92 Technical Assistance

AMENDMENT

by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

Page __ , line __ :

A handwritten signature or set of initials, possibly 'BA', written in dark ink. The signature is stylized and appears to be a personal mark of the author.

Insert a new subsection: "The corporation shall make a reasonable effort, through seminars, training sessions or other forms of technical assistance, to assist local governments, regional housing authorities, non-profit organizations or other organizations or individuals in understanding the corporation's housing programs and the opportunities that exist to obtain financial assistance from the corporation."

4/22/92 Rural Loan Program

AMENDMENT



by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

Page 50, line 1

After "shall"
Insert "adopt regulations to".

Page 50, line 2

After "shall"
Delete "use the money in the housing assistance loan fund"
Insert "fund the rural assistance loan program"

DRAFT April 15, 1992

AMENDMENT

TO: HOUSING MERGER
WORK DRAFT (04/08/92)

by _____

On page 40, line 1:

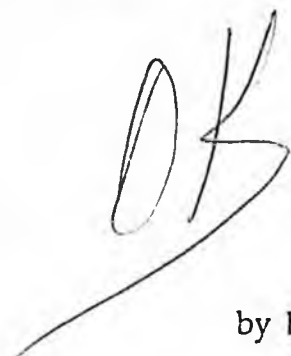
Revise to read "(E) one member who represents persons [with] requiring special needs housing [needs]."

CORRECTION

**THIS DOCUMENT
HAS BEEN REPHOTOGRAPHED
TO ASSURE LEGIBILITY**

4/22/92 Rural Loan Program

AMENDMENT



by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

Page 50, line 1

After "shall"
Insert "adopt regulations to".

Page 50, line 2

After "shall"
Delete "use the money in the housing assistance loan fund"
Insert "fund the rural assistance loan program"

4/22/92 Supplemental Housing Program

AMENDMENT

by BROWN

TO: SENATE CS FOR HB 152
(draft dated 4/8/92)

Page 38, line 26

After "fund."

Delete "Subject to the availability of appropriations for the purpose,"

Insert "Using corporate earnings or other available funds,"

DRAFT April 15, 1992

AMENDMENT

TO: HOUSING MERGER
WORK DRAFT (04/08/92)

by _____

On page 40, line 1:

Revise to read "(E) one member who represents persons [with] requiring special needs housing [needs]."

Amendment Revision Date: March 30, 1992

DRAFT April 21, 1992

AMENDMENT

TO: HOUSING MERGER
WORK DRAFT (04/08/92)

by _____

Page 3, Line 19, the date of purchase of notes of the Department of Community and Regional Affairs and transfer to the general fund "by June 30, 1992" should be omitted.

Page 18, Line 14, insert "under AS 18.56.088" after regulations.

Page 23, Line 21, substitute "corporation" for "authority."

Page 37, Lines 26 and 30, change "authority" to read "regional housing authority."

Page 44, Line 12, change to read "(Housing Project and Public Building Assistance Act)."

Page 45, Lines 27 through 28, should read "(d) This section does not apply to a non-conforming housing loan made or purchased by the _____ on [under AS 18.56.106]."

Page 48, Line 8, after residential housing insert "or residential building."

Amendment Revision Date: March 30, 1992

DRAFT April 21, 1992

AMENDMENT

TO: HOUSING MERGER
WORK DRAFT (04/08/92)

by _____

Page 48, Line 11, after the word ownership, insert "including special needs housing, and."

Page 48, Line 19 delete the word "and."

Page 48, Line 20, after "homeless;", insert:

"and

(iii) transitional housing."

Page 49, Line 21, at the end of the sentence after the legislature, add "and deposited to it by the corporation."

Page 49, Line 31, after legislature, add ", deposited to it by the corporation."

Page 50, Line 15, after legislature, add "and deposited to it by the corporation."

Page 52, Line 15, after legislature, add "and deposited to it by the corporation."

Page 54, Line 5, after legislature, add "and deposited to it by the corporation."

Page 75, Line 23, change "two" to "four."

WOHLFORTH, ARGETSINGER, JOHNSON & BRECHT

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

900 WEST 5TH AVENUE, SUITE 600

ANCHORAGE, ALASKA 99501

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TELEPHONE
(907) 276-6401
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(907) 276-5093

MEMORANDUM

TO: Working Group

FROM: Eric E. Wohlforth

DATE: April 10, 1992

SUBJECT: Comments on April 8, 1992, Work Draft of HB 152
Our File Number 3598.0001

1. With respect to the transfer of the State Lease Program from the Alaska State Housing Authority (the "Authority") to Alaska Housing Finance Corporation (the "Corporation") and the title problem mentioned in Jack Chenowith's memorandum, I thought the decision was to make the transfer in other legislation and that Senator Rodey had announced this at a work session.
2. Page 3, Line 19, the date of purchase of notes of the Department of Community and Regional Affairs ("DCRA") and transfer to the general fund "by June 30, 1992," should be omitted.
3. Page 18, Line 14, insert "under AS 18.56.088" after regulations.
4. Page 23, Line 21, substitute "corporation" for "authority."
5. Page 37, Lines 26 and 30, change "authority" to read "regional housing authority."
6. Page 41, Lines 18 through 29, I question the addition of Item 6, which permits regulations for the housing assistance program in AS 18.56.090(b). Numerous other programs are added to the Corporation from DCRA but no detailed regulatory procedures are set out.

Memorandum to Working Group
RE: HB 152 Comments
April 10, 1992
Page 2

7. Page 44, Line 12, change to read "Housing Project and Public Building Assistance Act."
8. Page 45, Lines 27-28, should read "(d) this section does not apply to a non-conforming housing loan made or purchased by the corporation [under AS 18.56.106]."
9. Page 49, Line 21, at the end of the sentence after legislature, add "and deposited to it by the corporation."
10. Page 49, Line 31, after legislature, add ", deposited to it by the corporation".
11. Page 50, Line 15, after legislature, add "and deposited to it by the Corporation."
12. Page 52, Line 15, after legislature, add "and deposited by the Corporation."
13. Page 54, Line 5, after legislature, add "and deposited to it by the Corporation."
14. Page 75, Line 23, change "two" to "four."

5/7/91
Rep. Kay Brown

Sectional Analysis

CS HB 152 (Finance) 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.

WALTER J. HICKEL
GOVERNOR



STATE OF ALASKA
OFFICE OF THE GOVERNOR
JUNEAU

POSITION PAPER

RE: CS for House Bill 152 (Finance)

SPONSOR: Representative Brown

ADMINISTRATION POSITION

Neutral

Program Effects of the Bill

This bill:

- 1) Establishes an Alaska State Housing Planning Commission within the Department of Commerce and Economic Development. The Commission consists of members of the Boards of Directors of the Alaska State Housing Authority (ASHA) and the Alaska Housing Finance Corporation (AHFC). The Planning Commission shall coordinate all housing programs administered by state agencies and develop a state housing policy. The Commission shall also prepare a five year Housing Plan for the state; and prepare and periodically update a housing needs assessment of housing and financing availability;
- 2) Expands the composition of the board of directors of the Alaska Housing Finance Corporation (AHFC) to include the Commissioner of Community and Regional Affairs and representatives of special needs housing; and
- 3) Amends the general powers of AHFC and directs the corporation to play a greater role in meeting the needs of low and moderate income Alaskans and individuals with special housing needs.

Comments

The Hickel Administration concurs with the Alaska Housing Market Councils' recommendation for a comprehensive statewide housing policy; and further concurs that there is a need to coordinate all state agencies charged with administering housing programs to ensure delivery of that policy. However,

POSITION PAPER: Hickel
Administration

POSITION PAPER 152
Page 2

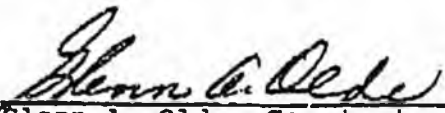
the Administration feels that these goals can be attained through coordination at the Governor's office -- where the state's housing policy must ultimately be developed and through whose guidance it must be delivered. Thus, the need for yet another Commission (the Alaska State Housing Planning Commission established within CS HB 152) seems questionable.

Furthermore, the Administration is not yet convinced that changes to the composition of the AHFC board and to its general powers and direction is necessary.

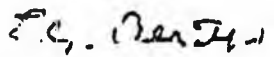
However, the Administration does recognize that without a solid commitment to harness the resources of all the various players in the states' housing puzzle, it is impossible to effectively address the challenges presented by the wide range of housing needs and its uniquely disparate physical, cultural and economic environments. Therefore, should CS HB 152 (Finance) not pass this session, the Administration will have the Commissioner of DCRA designate two (2) people as non-voting advisors to the AHFC, to act as resources in the areas of low and moderate income Alaskans, and individuals with special housing needs. Additionally, the Administration will immediately begin working on development of a comprehensive housing policy and a coordinated delivery of same.



Lee Fisher, Commissioner
Department of Revenue



Glenn A. Olds, Commissioner
Department of Commerce and Economic Development



Edgar Blatchford, Commissioner
Department of Community and Regional Affairs

5/9/91

Sponsor Statement

prepared by
Representative Kay Brown

CS HB 152 (Finance)
Alaska State Housing Planning Commission

Summary

CSHB 152 (Finance) would:

- 1) expand the composition of the board of directors of the Alaska Housing Finance Corporation (AHFC) to include the Commissioner of Community and Regional Affairs and representatives of special needs housing;
- 2) establish an Alaska State Housing Planning Commission; and
- 3) amend the general powers of AHFC and direct the corporation to play a greater role in meeting the needs of low and moderate income Alaskans and individuals with special housing needs.

Discussion

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.

CS HB 152 (Finance) is an outgrowth of the Alaska Housing Market Council's work and would:

- Expand the AHFC board from the current total of 7 members to a total of 9 members. 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.

-SPONSOR STATEMENT-

- **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. 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 deferred loans, interest rate subsidies, building subsidies, participation funding through housing partnerships and other forms of assistance under regulations adopted by the corporation.**

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."

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 Market Council's report, housing programs are designed with little quantitative information regarding real 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.

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 expanded AHFC powers and authorities provided by CS HB 152 (Finance) would provide a means to help meet the need for affordable housing.

Under the terms of CS HB 152 (Finance), AHFC would, in consultation with the Alaska State Housing Planning Commission, provide housing assistance

funding to public agencies and private non-profit organizations to help 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.

Under the terms of the proposed legislation, financial assistance would take the form of deferred loans, interest rate subsidies, building subsidies, participation financing through housing partnerships and other forms of assistance as identified under regulations adopted by AHFC.

CS HB 152 (Finance) 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.

was substantially amended. When CS HB 152 (Finance) finally passed the House last session, the bill called for expansion of the AHFC board of directors to include the Commissioner of DCRA and representatives of "special needs housing" and established an Alaska State Housing Planning Commission, consisting of the boards of AHFC and ASHA, to serve as a housing planning body for the state.

Since last session, there have been further, on-going discussions regarding the opportunity to improve Alaska's housing service delivery system, including the potential for additional amendments to CS HB 152 (Finance). Perhaps most significantly, the administration has expressed a renewed interest in the original concept proposed by House Bill 152 — a true consolidation of state housing programs within a single agency.

I welcome the chance to explore the possibility of further amendments to CS HB 152 (Finance) as a means of achieving the essential objectives noted above: 1) better coordination of state housing policy and service delivery; and 2) ensuring that adequate financial resources are available to assist in meeting the state's many unmet housing needs.

enclosures

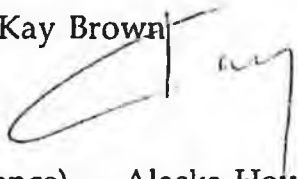
Representative Kay Brown

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: Senator Pat Rodey, Chair
Senate State Affairs Committee

FROM: Representative Kay Brown 

DATE: March 17, 1992

SUBJ: CS HB 152 (Finance) — Alaska Housing Finance Corporation

In anticipation of the Senate State Affairs Committee hearing on CS HB 152 (Finance), legislation that would establish an Alaska State Housing Planning Commission, I would like to provide you with a Sectional Analysis and Sponsor Statement regarding this bill as it was passed by the House.

As you are aware, the fundamental objectives of CS HB 152 (Finance) are to ensure:

- greater coordination of Alaska's housing programs, including representation of unmet needs in the state's housing policy making; and
- that adequate financial resources are available to address Alaska's unmet low/moderate income and special housing needs (ie, homeless, mentally ill, disabled, elderly).

This legislation has evolved significantly since it was first introduced.

The initial proposal embodied in House Bill 152 as introduced was to merge AHFC and ASHA into the Alaska State Housing Planning Commission. This proposal was an outgrowth of work and recommendations by the Alaska Housing Market Council which undertook an extensive and comprehensive review of the state's disparate housing programs. 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."

During the legislative committee review process in the House, in response to administration concerns with this proposal as initially introduced, the bill

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5/7/91
Rep. Kay Brown

Sectional Analysis

CS HB 152 (Finance) 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.

Sectional Analysis

CS HB 152 (Finance) 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:

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Section 9

Transitional provisions respecting the change in AHFC board composition.

Section 10

Effective date of July 1, 1991.

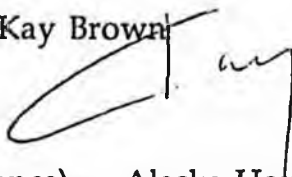
Representative Kay Brown

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) 465-1998

TO: Senator Pat Rodey, Chair
Senate State Affairs Committee

FROM: Representative Kay Brown 

DATE: March 17, 1992

SUBJ: CS HB 152 (Finance) — Alaska Housing Finance Corporation

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During the legislative committee review process in the House, in response to administration concerns with this proposal as initially introduced, the bill

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STATE OF ALASKA
1991 LEGISLATIVE SESSION

DCED

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, DAVIS COMPONENT SERIAL NO.

--	--	--	--	--

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 piggyback 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 3128
 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 prepare

r, CMB, & Impacted Agency(ies).

CORRECTION

**THIS DOCUMENT
HAS BEEN REPHOTOGRAPHED
TO ASSURE LEGIBILITY**

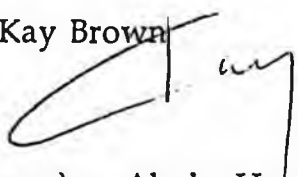
Representative Kay Brown

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: Senator Pat Rodey, Chair
Senate State Affairs Committee

FROM: Representative Kay Brown 

DATE: March 17, 1992

SUBJ: CS HB 152 (Finance) — Alaska Housing Finance Corporation

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was substantially amended. When CS HB 152 (Finance) finally passed the House last session, the bill called for expansion of the AHFC board of directors to include the Commissioner of DCRA and representatives of "special needs housing" and established an Alaska State Housing Planning Commission, consisting of the boards of AHFC and ASHA, to serve as a housing planning body for the state.

Since last session, there have been further, on-going discussions regarding the opportunity to improve Alaska's housing service delivery system, including the potential for additional amendments to CS HB 152 (Finance). Perhaps most significantly, the administration has expressed a renewed interest in the original concept proposed by House Bill 152 — a true consolidation of state housing programs within a single agency.

I welcome the chance to explore the possibility of further amendments to CS HB 152 (Finance) as a means of achieving the essential objectives noted above: 1) better coordination of state housing policy and service delivery; and 2) ensuring that adequate financial resources are available to assist in meeting the state's many unmet housing needs.

enclosures

STATE OF ALASKA
1991 LEGISLATIVE SESSION

DCED

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 piggyback 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 3223
 Division: Alaska State Housing Authority Date: 5/6/91

Approved by Commissioner: Commissioner Glen Olds
 Agency: Department of Commerce & Economic Development Date: 5-8-91

Distribution (by prepare

r. OMB, & Impacted Agency(ies).

Rev 10/90

FISCAL Notes

Page of

FISCAL NOTE

No. 4

Bill Version: CSHB 152(FIN)

(H) Publish Date: 5/8/91

STATE OF ALASKA
1991 LEGISLATIVE SESSION

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						
---------	--	--	--	--	--	--

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 Agency(ies)

STATE OF ALASKA
1991 LEGISLATIVE SESSION

Revision 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
TOTAL OPERATING	15.2	15.8	16.4	17.1	17.7	18.4

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
TOTAL	15.2	15.8	16.4	17.1	17.7	18.4

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: Mird Barker
 Division: Alaska Housing Finance Corporation/Planning and Research

Phone: (907)644-9323
 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).

WALTER J. HICKEL
GOVERNOR



STATE OF ALASKA
OFFICE OF THE GOVERNOR
JUNEAU

POSITION PAPER

RE: CS for House Bill 152 (Finance)

SPONSOR: Representative Brown

ADMINISTRATION POSITION

Neutral

Program Effects of the Bill

This bill:

- 1) Establishes an Alaska State Housing Planning Commission within the Department of Commerce and Economic Development. The Commission consists of members of the Boards of Directors of the Alaska State Housing Authority (ASHA) and the Alaska Housing Finance Corporation (AHFC). The Planning Commission shall coordinate all housing programs administered by state agencies and develop a state housing policy. The Commission shall also prepare a five year Housing Plan for the state; and prepare and periodically update a housing needs assessment of housing and financing availability;
- 2) Expands the composition of the board of directors of the Alaska Housing Finance Corporation (AHFC) to include the Commissioner of Community and Regional Affairs and representatives of special needs housing; and
- 3) Amends the general powers of AHFC and directs the corporation to play a greater role in meeting the needs of low and moderate income Alaskans and individuals with special housing needs.

Comments

The Hickel Administration concurs with the Alaska Housing Market Councils' recommendation for a comprehensive statewide housing policy; and further concurs that there is a need to coordinate all state agencies charged with administering housing programs to ensure delivery of that policy. However,


POSITION PAPER 152

Page 2

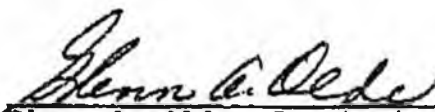
the Administration feels that these goals can be attained through coordination at the Governor's office -- where the state's housing policy must ultimately be developed and through whose guidance it must be delivered. Thus, the need for yet another Commission (the Alaska State Housing Planning Commission established within CS HB 152) seems questionable.

Furthermore, the Administration is not yet convinced that changes to the composition of the AHFC board and to its general powers and direction is necessary.

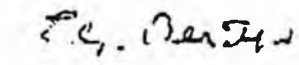
However, the Administration does recognize that without a solid commitment to harness the resources of all the various players in the states' housing puzzle, it is impossible to effectively address the challenges presented by the wide range of housing needs and its uniquely disparate physical, cultural and economic environments. Therefore, should CS HB 152 (Finance) not pass this session, the Administration will have the Commissioner of DCRA designate two (2) people as non-voting advisors to the AHFC, to act as resources in the areas of low and moderate income Alaskans, and individuals with special housing needs. Additionally, the Administration will immediately begin working on development of a comprehensive housing policy and a coordinated delivery of same.



Lee Fisher, Commissioner
Department of Revenue



Glenn A. Olds, Commissioner
Department of Commerce and Economic Development



Edgar Blatchford, Commissioner
Department of Community and Regional Affairs

FISCAL NOTE

No. 2
 Bill Version: CSHB 152(HES)
 (H) Publish Date: 4/17/91

STATE OF ALASKA
 1991 LEGISLATIVE SESSION

Revision Date: _____ Department Affected: Community & Regional Affair
 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						
TOTAL OPERATING	182	115	115	115	115	115

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

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

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER (Trust Fund)	182	115	115	115	115	115
TOTAL	182	115	115	115	115	115

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, CMB, & Impacted Agency(ies).

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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11

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.

**STATE OF ALASKA
1991 LEGISLATIVE SESSION**

No. 1
Bill Version: CSHB 152(L&C)
(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: [Signature] 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						
TOTAL OPERATING	68.6	72.1	75.7	79.6	83.7	87.8

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

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

FUNDING: (Thousands of Dollars)

GENERAL FUND	68.6	72.1	75.7	79.6	83.7	87.8
FEDERAL FUNDS						
OTHER						
TOTAL	68.6	72.1	75.7	79.6	83.7	87.8

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: [Signature] [Signature] [Signature]
Agency: _____ Date: _____

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	

Commission Members

Home Locations

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

Banking Industry

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	\$4,116

Special Housing

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

Public Members

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	
Nome	\$786	\$300	\$596	\$300	\$860	\$300	\$562	\$300	\$562	\$300	\$562	\$300	
	\$2,654	\$1,100	\$1,450	\$900	\$1,850	\$900	\$1,298	\$800	\$1,298	\$800	\$1,298	\$800	\$15,148

Totals:	\$6,236	\$2,700	\$4,686	\$2,700	\$3,930	\$2,100	\$3,028	\$2,000	\$3,028	\$2,000	\$3,028	\$2,000	\$37,436
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HB

167

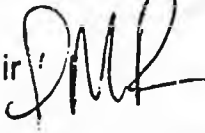


Alaska State Legislature

Official Business

State Capitol
Juneau, AK 99801-1182

Sunday, May 10, 1992
Time: 3:30 p.m.

To: Members, Senate State Affairs Committee
From: Senator Pat Rodey, Chair 
Subj: HB-167 / Committee Meeting - Beltz Room

Shortly before Floor session at 4 p.m. we will gather in the Beltz Room for a State Affairs Meeting to consider HB-167, *relating to absentee voting by persons confined in an institution and absentee voting by personal representative.* The bill is sponsored by the Governor for the Division of Elections.

Currently, the law provides for absentee voting by personal representative that is extraordinarily burdensome for both the voter and the personal representative. Several trips are necessary for the personal representative. This bill streamlines the procedure, reducing the number of trips to and from the elections office to one.

In addition, to comply with federal law (42 U.S.C. 1973aa-6.) proposed AS 15.20.071 (g) would prohibit a voter's employer, an agent of the employer, or an officer or agent of the voter's union from acting as the voter's personal representatives.

There is no fiscal impact.

WALTER J. HICKEL
GOVERNOR



STATE OF ALASKA
OFFICE OF THE GOVERNOR
JUNEAU

February 25, 1991

The Honorable Ben Grussendorf
Speaker of the House
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

Dear Speaker Grussendorf:

Under the authority of art. III, sec. 18, of the Alaska Constitution, I am transmitting a bill relating to absentee voting.

Currently, AS 15.20.071 provides a procedure for absentee voting by personal representative that is extraordinarily burdensome for the voter and for the personal representative. A personal representative must make several trips between the voter and election officials in order for a disabled voter to use this method of voting. The bill streamlines the procedure, allowing the personal representative to accomplish in a single round trip all of the steps necessary to allow a disabled voter to vote. Additionally, the bill would allow a person confined to an institution to vote absentee by personal representative. Safeguards and accountability necessary to ensure the integrity of the election process are also maintained in this bill.

Currently, AS 15.20.071(e) prohibits a candidate from acting as a personal representative. In the bill, that provision is removed. New AS 15.20.071(g) would prohibit a voter's employer, an agent of the employer, or an officer or agent of the voter's union from acting as the voter's personal representative. Both these changes are required by federal law. 42 U.S.C. 1973aa-6. Federal law also provides that, for federal elections, state laws may require medical certification from handicapped voters only in limited circumstances. 42 U.S.C. 1973ee-3. This bill removes the current requirement (in existing AS 15.20.071(b)) that a voter's application under this section be accompanied by a letter or statement regarding the voter's disability from a physician or from two qualified voters.

I urge your favorable action on this bill.

Sincerely,

FISCAL NOTE

No. 2

Bill Version: CSHB 167(JUD)

(H) Publish Date: 4-28-92

STATE OF ALASKA
1992 LEGISLATIVE SESSION

Revision Date: 04/08/92
Title: Absentee Voting
Sponsor: House Rules Committee by Request of the Governor
Requestor: House Judiciary Committee

Department Affected: Office of the Governor-Elections
BRU: Division of Elections
Component: II Primary and General Elections

COMPONENT SERIAL NO.

0	0	2	2
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Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 93	FY 94	FY 95	FY 96	FY 97	FY 98
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	0	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES	0	0	0	0	0	0
GRANTS, CLAIMS	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
TOTAL OPERATING	0	0	0	0	0	0

CAPITAL	0	0	0	0	0	0
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REVENUE FUND SOURCE:	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 FUND SOURCE:	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

POSITIONS:

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

Estimate of current year impact: 0

ANALYSIS: (Attach a separate page if necessary.)
There is no fiscal impact associated with this bill.

Prepared by: Laura A. Graiser, Projects Coordinator Phone: 465-4611
Division: Elections Date: 04/08/92
Approved by Commissioner: _____ Date: 4/8/92
Agency: Office of the Governor

Distribution (by preparer): Leg. Fin., Legislative Sponsor, Requestor, OMB/DBR, Gov. Legis. Off., & Impacted Agency(ies).

Rev 10/07/91
HB167.FN2

COMMITTEE COPY

Page 1 of 1

HB

179

adopted
5-15-91

7-LS0816G
Luckhaupt
5/6/91

SENATE CS FOR CS FOR HOUSE BILL NO. 179 ()

IN THE LEGISLATURE OF THE STATE OF ALASKA

SEVENTEENTH LEGISLATURE - FIRST SESSION

BY

Offered:
Referred:

Sponsor(s): HOUSE SPECIAL COMMITTEE ON MILITARY AND VETERANS' AFFAIRS

A BILL

FOR AN ACT ENTITLED

1 "An Act to provide for the issuance of annual state park developed campsite free use
2 permits for disabled veterans."

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

4 * Section 1. AS 41.21.026 is amended by adding a new subsection to read:

5 (e) The department shall issue free of charge to disabled veterans of this country an
6 annual state park developed campsite permit. The permit shall allow a disabled veteran to use
7 a state park developed campsite for personal recreation use without a charge or fee under (a)(2)
8 of this section. While utilizing a developed campsite without charge under this subsection, the
9 disabled veteran shall comply with all other statutes or regulations pertaining to the use of the
10 developed campsite. The department shall provide a form for use by a disabled veteran when
11 applying for a permit under this section. Not later than February 1 of each year, the department
12 shall report to the legislature the number of permits issued to disabled veterans under this
13 subsection during the previous calendar year.

STATE OF ALASKA
1991 LEGISLATIVE SESSION

NC 1

Bill Version: CSHB 179 (MLV)

(H) Publish Date: 3/15/91

Revision Date: 11-Mar-91 Department Affected: Natural Resources
 Title: Annual State Park Campsite Permit for BRU: Parks & Recreation Management
Disabled Veterans Components: Parks Management
 Sponsor: House Military & Veterans Affairs
 Requestor: House Military & Veterans Affairs COMPONENT SERIAL NO. 452

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	0.0	0.0	0.0
CAPITAL						

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

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL	0.0	0.0	0.0	0.0	0.0	0.0

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

Estimate of Current year impact: None

ANALYSIS:

Based on motor vehicle information this would affect approximately 350 disabled veterans in Alaska, at \$60 per permit it would reduce possible program receipts to the state by \$21.0. It would be impossible to predict the dollar effect if disabled veterans from the rest of the country were to take advantage of this free permit. An excessive usage could require the Division to take a look at a GF request in the future.

Prepared by: Cindy Roberts Phone: 465-2400
 Division: Commissioner's Office Date: 11-Mar-91
 Approved by Commissioner: Harold Heinze Date: 11-Mar-91
 Agency: Department of Natural Resources

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

REV 10/90

COMMITTEE COPY

page 1 of

FISCAL - DNR

Alaska State Legislature

House of Representatives

Rep. Ivan, Chair
Rep. Davidson
Rep. Foster
Rep. Gruenberg
Rep. M.W. Miller



P.O. Box V
State Capitol
Juneau, Alaska 99811
(907) 463-4327

Special Committee on Military & Veterans Affairs

SUMMARY OF HOUSE BILL 179

This bill was introduced by the House Special Committee on Military and Veterans Affairs as a priority of the Disabled American Veterans. It allows the Department of Natural Resources to issue, free of charge, an annual state park developed campsite permit to a disabled American veteran. The development of the form to be submitted by the disabled veteran will be handled by the department.

STATE OF ALASKA

WALTER J. HICKEL, GOVERNOR

DEPARTMENT OF NATURAL RESOURCES

OFFICE OF THE COMMISSIONER

400 WILLOUGHBY AVENUE
JUNEAU, ALASKA 99801-1796
PHONE: (907) 465-2400
FACSIMILE: (907) 586-2754

March 12, 1991

The Honorable Ivan Ivan, Chair
House Military and Veterans Affairs Committee
P.O. Box V
Juneau, AK 99811

Dear Representative Ivan:

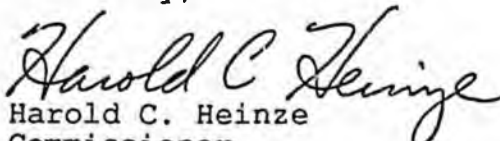
Subject: HB 179, providing for free use of state park campsites by disabled veterans.

Position: The Department of Natural Resources supports this bill. We are, however, uncertain about the number of disabled veterans who will request a free park pass and, as a result, the amount of revenue that will not accrue to the state park system.

Background: The Division of Parks and Outdoor Recreation charges \$60 for an annual state park campground pass. The Division of Motor Vehicles informs us that 344 disabled veterans have Alaska motor vehicle licenses. Veterans with motor vehicles would be the most likely users of state park campground passes. We do not know the nationwide total of motor vehicles licensed to disabled veterans.

Recommendation: We suggest the Department be required to report to the Legislature each January on the number of passes issued to disabled veterans during the previous calendar year.

Sincerely,


Harold C. Heinze
Commissioner

cc: Committee Members
Bruce Kendall, Legislative Liaison, Office of the Governor
Major General Hugh L. Cox, Department of Military and Veterans Affairs

Alaska State Legislature

House of Representatives

Rep. Ivan, Chair
Rep. Davidson
Rep. Foster
Rep. Gruenberg
Rep. M.W. Miller



P.O. Box V
State Capitol
Juneau, Alaska 99811
(907) 465-4527

Special Committee on Military & Veterans Affairs

M E M O R A N D U M

TO: Senator Pat Rodey, Chair
Senate State Affairs Committee

FROM: Representative Ivan M. Ivan, Chair
House Special Committee on Military and
Veterans Affairs

DATE: April 29, 1991

RE: Request for Hearing

Please consider this request to hear CSHB 179 (MVA) at your earliest possible convenience.

This bill was introduced by the House Special Committee on Military and Veterans Affairs as a priority of the Disabled American Veterans. It allows the Department of Natural Resources to issue, free of charge, an annual state park developed campsite permit to a disabled American veteran. The development of the form to be submitted by the disabled veteran will be handled by the department.

Thank you for considering this request. If you have any questions or need additional information, please do not hesitate to contact me or Tom Wright of my staff.

IMI:tw

H B

2 3 7

STATE OF ALASKA
1992 LEGISLATIVE SESSION

Revision Date: _____ Department Affected: Administration
 Title: Criteria to be considered when BRU: General Services
State agency leases involve construction. Component: Purchasing
 Sponsor: House State Affairs
 Requestor: House Finance COMPONENT SERIAL NO.

6	0		
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EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 93	FY 94	FY 95	FY 96	FY 97	FY 98
PERSONAL SERVICES	-0-	-0-	-0-	-0-	-0-	-0-
TRAVEL	-0-	-0-	-0-	-0-	-0-	-0-
CONTRACTUAL	-0-	-0-	-0-	-0-	-0-	-0-
SUPPLIES	-0-	-0-	-0-	-0-	-0-	-0-
EQUIPMENT	-0-	-0-	-0-	-0-	-0-	-0-
LAND & STRUCTURES	-0-	-0-	-0-	-0-	-0-	-0-
GRANTS, CLAIMS	-0-	-0-	-0-	-0-	-0-	-0-
MISCELLANEOUS	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL OPERATING	-0-	-0-	-0-	-0-	-0-	-0-
CAPITAL	-0-	-0-	-0-	-0-	-0-	-0-

REVENUE FUND SOURCE:	-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 FUND SOURCE:	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL	-0-	-0-	-0-	-0-	-0-	-0-

POSITIONS:

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

Estimate of current year impact: None

ANALYSIS: (Attach a separate page if necessary.)

Prepared By: Anne McCord, Director *Anne McCord* Phone: 465-2250
 Division: General Services Date: March 26, 1992
 Approved by Commissioner: Nancy Bear Usery *Nancy Bear Usery*
 Agency: Administration Date: 3/27/92

FISCAL NOTE

STATE OF ALASKA
1992 LEGISLATIVE SESSION

Number 4
Bill version: CSHB 237 (FIN)
(H) Publish Date: 4-3-92

Revision Date: _____
Title: "An Act establishing certain criteria that must be considered when state agency leases involve..."
Sponsor: House Transportation
Requestor: House Finance

Department Affected: Legislative Affairs Agency
BRU: All
Component: All

COMPONENT SERIAL NO:

Expenditures/Revenues: (Thousands of Dollars)

	FY 93	FY 94	FY 95	FY 96	FY 97	FY 98
OPERATING						
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	0	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0	0	0	0	0	0
CAPITAL	0	0	0	0	0	0
REVENUE FUND SOURCE	0	0	0	0	0	0

FUNDING: (Thousands of Dollars)

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

POSITIONS:

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

Estimate of current year impact: _____

ANALYSIS: (Attach a separate page if necessary)

Zero fiscal impact.

Prepared By: Pamela A. Stoops, Director
Division: Administrative Services

Pamela A. Stoops
Phone: 465-3850
Date: 3/20/92

Approved By: Warren W. Endicott, Executive Director
Agency: Legislative Affairs Agency

Warren W. Endicott
Date: 3/20/92

Distribution (by preparer): Leg

, , & Impacted Agency(ies).

COMMITTEE

Fiscal Note LAA

1 IN THE HOUSE

2 SENATE CS FOR CS FOR HOUSE CONCURRENT RESOLUTION NO. 52 (STATE AFFAIRS)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SIXTEENTH LEGISLATURE - SECOND SESSION

5 RELATING TO THE LEASING OF SPACE BY THE

6 STATE AND ESTABLISHING THE STATE LEASE

7 TASK FORCE.

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

9 WHEREAS THE STATE LEASES OFFICE SPACE IN OVER 60 COMMUNITIES THROUGH-
10 OUT THE STATE, AND THE PURPOSE OF THESE OFFICES IS TO PROVIDE SERVICES TO
11 THE PUBLIC; AND

12 WHEREAS THE STATE'S PRESENCE IN THESE OFFICES AFFECTS THE BUSINESS
13 ENVIRONMENT IN THE COMMUNITIES, AND THE DESIGN OF THESE OFFICES AFFECTS
14 EMPLOYEE EFFICIENCY AND MORALE AS WELL AS THE COST OF THE LEASES; AND

15 WHEREAS THE STATE SHOULD BE A RESPONSIBLE CITIZEN IN THE COMMUNITIES
16 AND NOT CAUSE THE CONSTRUCTION OF BUILDINGS THAT ARE BELOW THE PREVAILING
17 STANDARD FOR COMMERCIAL STRUCTURES IN THE COMMUNITIES; AND

18 WHEREAS THE COMPETITIVE SEALED PROPOSAL PROCESS MAKES IT POSSIBLE TO
19 CONSIDER SEVERAL APPROPRIATE ATTRIBUTES IN ADDITION TO THE COST OF A LEASE,
20 INCLUDING THE TOTAL LIFE-CYCLE COSTS FOR MAINTENANCE AND OPERATIONS, FUNC-
21 TIONALITY, INDOOR AIR QUALITY, PUBLIC CONVENIENCE, DESIGN, APPEARANCE, AND
22 LOCATION OF THE LEASED BUILDING; AND

23 WHEREAS A COMPREHENSIVE REVIEW IS NEEDED OF THE ISSUES RAISED IN THIS
24 RESOLUTION RELATING TO THE LEASING OF SPACE BY THE STATE IN ORDER TO DETER-
25 MINE HOW THE STATE MAY ACHIEVE THE GOALS PROPOSED BY RESOLVES ONE THROUGH
26 FOUR OF THIS RESOLUTION;

27 BE IT RESOLVED THAT THE ALASKA STATE LEGISLATURE RESPECTFULLY REQUESTS
28 THE GOVERNOR TO DIRECT THE DEPARTMENT OF ADMINISTRATION TO SEEK LEASE SPACE
29 THAT NOT ONLY ACCOMMODATES THE STATE'S MISSION BUT IS ALSO COMPATIBLE WITH
1 THE COMMUNITIES' CONCERNS, INCLUDING PLANNING, ZONING, AND DESIGN REGULA-
2 TIONS WHERE THEY EXIST; AND BE IT

3 FURTHER RESOLVED THAT THE ALASKA STATE LEGISLATURE ENCOURAGES STATE

- HCR 52 - Create Lease ^{Task} Force -

4 AGENCIES TO AVOID LEASING PRACTICES THAT WOULD CAUSE THE CONSTRUCTION OF
5 SUBSTANDARD COMMERCIAL STRUCTURES, BUT NOTHING IN THIS RESOLUTION SHALL BE
6 CONSTRUED AS ENCOURAGING NEW CONSTRUCTION OR FAVORING NEW CONSTRUCTION OVER
7 THE LEASING OF EXISTING SPACE; AND BE IT

8 FURTHER RESOLVED THAT THE ALASKA STATE LEGISLATURE ENCOURAGES STATE
9 AGENCIES TO UTILIZE THE COMPETITIVE SEALED PROPOSAL PROCESS FOR THE ACQUI-
10 SITION OF LEASED SPACE WHEN THE LEASE EXCEEDS 10,000 SQUARE FEET OR A TERM
11 OF FIVE YEARS; AND BE IT

12 FURTHER RESOLVED THAT THE COMPETITIVE SEALED PROPOSAL PROCESS USED TO
13 LEASE OFFICE SPACE FOR THE STATE SHOULD CONSIDER THE TOTAL LIFE-CYCLE COST
14 TO THE STATE OF THE BUILDING TO BE LEASED AS CALCULATED OVER THE TERM OF
15 THE LEASE USING A DISCOUNTED PRESENT VALUE ANALYSIS, AND INCLUDING MAINTE-
16 NANCE AND OPERATIONS, FUNCTIONALITY, INDOOR AIR QUALITY, PUBLIC CONVE-
17 NIENCE, DESIGN, AND APPEARANCE; AND BE IT

18 FURTHER RESOLVED THAT A STATE LEASE TASK FORCE IS ESTABLISHED TO STUDY
19 THE ISSUES RAISED BY THE GOALS SET OUT IN THE PREVIOUS RESOLVES IN ORDER TO
20 DETERMINE THE BEST METHODS FOR ACHIEVING THESE GOALS; AND BE IT

21 FURTHER RESOLVED THAT THE TASK FORCE SHALL CONSIST OF NINE PERSONS
22 APPOINTED BY THE GOVERNOR, TWO REPRESENTATIVES APPOINTED BY THE SPEAKER OF
23 THE STATE HOUSE OF REPRESENTATIVES, AND TWO SENATORS APPOINTED BY THE
24 PRESIDENT OF THE STATE SENATE; AND BE IT

25 FURTHER RESOLVED THAT THE MEMBERS OF THE TASK FORCE APPOINTED BY THE
26 GOVERNOR SHALL INCLUDE TWO ENGINEERS LICENSED UNDER AS 08.48, TWO ARCHI-
27 TECTS LICENSED UNDER AS 08.49, TWO REPRESENTATIVES OF LOCAL GOVERNMENT, ONE
28 REPRESENTATIVE FROM THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES,
29 ONE REPRESENTATIVE FROM THE DEPARTMENT OF ADMINISTRATION, AND ONE
1 REPRESENTATIVE FROM THE UNIVERSITY OF ALASKA; AND BE IT

2 FURTHER RESOLVED THAT THE TERMS OF THE TASK FORCE MEMBERS SHALL BEGIN
3 JULY 1, 1990, AND THAT THE TASK FORCE SHALL TERMINATE JANUARY 22, 1991; AND
4 BE IT

5 FURTHER RESOLVED THAT THE TASK FORCE SHALL SUBMIT A REPORT OF ITS
6 FINDINGS AND RECOMMENDATIONS TO THE GOVERNOR AND THE LEGISLATURE BY
7 JANUARY 21, 1991, AND BE IT

8 FURTHER RESOLVED THAT THE ADMINISTRATIVE AND LEGAL SERVICES OF THE
9 LEGISLATIVE AFFAIRS AGENCY SHALL BE MADE AVAILABLE TO THE TASK FORCE.

10 COPIES OF THIS RESOLUTION SHALL BE SENT TO THE HONORABLE FRANK BAXTER,
11 COMMISSIONER OF ADMINISTRATION; THE HONORABLE MARK S. HICKEY, COMMISSIONER
12 OF TRANSPORTATION AND PUBLIC FACILITIES; TO THE HONORABLE DONALD O'DOWD,
13 PRESIDENT OF THE UNIVERSITY OF ALASKA; AND TO RAY PRICE, EXECUTIVE DIRECTOR
14 OF THE ALASKA STATE HOUSING AUTHORITY.

STATE OF ALASKA

DEPARTMENT OF ADMINISTRATION

DIVISION OF GENERAL SERVICES AND SUPPLY

January 22, 1991

LK. 123, 50A 90

WALTER J. HICKEL, GOVERNOR

P.O. BOX C
JUNEAU, ALASKA 99811-0210
PHONE: (907) 465-2250

The Honorable Richard I. "Dick" Eliason
Senate President
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

RE: Report SCS CSHCR 52

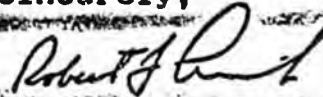
Dear Senator Eliason:

The referenced Resolution created the State Lease Task Force and asked it to provide findings and recommendations. The Task Force met twice and held extensive discussions on the topics addressed in the Resolution. The Task Force's report and recommendations are addressed in the enclosed recommendation. Nine members agreed with the recommendation, two disagreed and two had no recommendation.

Members of the State Lease Task Force

Al Adams	Senate Representative
Richard S. Armstrong	RSA Engineering
Keith Gerken	DOT&PF Representative
Rick Halford	Senate Representative
Gene Kubina	House Representative
Robert J. Link	DOA Representative
Gerald Myers	GDM, Inc.
Randy Phillips	House Representative
Barbara Sheinberg	Local Gov. Representative
William M. Smith	Tryck, Nyman & Hayes
William C. Thomas	Local Gov. Representative
Paul Voelckers	MRV Architects
Jack Wolever	University Representative

Sincerely,

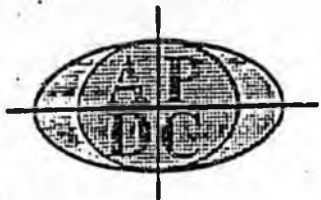


Robert J. Link
Acting Chair
State Lease Task Force

tlc
osure

- Task Force Report -

A SOMEWHAT BRIEFER VERSION OF THE FOLLOWING ARTICLE WAS RECENTLY PUBLISHED IN THE DECEMBER ISSUE OF THE ALASKA PROFESSIONAL DESIGN COUNCIL NEWSLETTER.



Alaska Designs

Volume 12, No. 11, December 1989

The Official Newsletter of the Alaska Professional Design Council

Acquisition of State Facilities Via Capital Lease

by Jack Wolever, AIA

Given current political and economic environments, most state agencies find it almost impossible to obtain funding for needed facilities through capital appropriations. The conventional process of constructing new state buildings -- an appropriation from the legislature, selection of architects and engineers, programming and design, competitive bids, and construction -- is simply no longer accessible to most state agencies because of economic or political constraints.

Several state agencies have turned to the capital lease process as a means of acquiring new facilities. These facilities are designed, constructed, financed, and often operated and maintained by the successful bidder. The building is essentially purchased by the agency on the "installment plan" utilizing funds from the agency operating budget. At the conclusion of the term of the lease, the facility ownership usually reverts to the state, often after payment of a final lump sum amount to the bidder. The capital lease process is made possible because many agencies have accommodated space needs over the years through rental of increasing amounts of office space which is frequently scattered throughout a community. Consolidation of rental space and agency functions increase the buying power and the efficiency of the agency -- powerful arguments for capital lease facility acquisition.

It is critical, however, that those individuals responsible for facility acquisition and management ensure that buildings acquired via capital lease are good investments for the state. Buildings which are functionally unreliable or unsuccessful are frustrating to the personnel who utilize them. Buildings which are poorly designed and constructed are expensive to operate and maintain and can have such a short useful life span that they are of little value at the conclusion of the term of lease when ownership is transferred to the state. It is the responsibility of an agency's facilities management group to ensure that such problems do not compromise the acquisition of a new building.

Support letter-

CORRECTION

**THIS DOCUMENT
HAS BEEN REPHOTOGRAPHED
TO ASSURE LEGIBILITY**

STATE OF ALASKA

DEPARTMENT OF ADMINISTRATION

DIVISION OF GENERAL SERVICES AND SUPPLY

January 22, 1991

LK. 123, 50A 70

WALTER J. HICKEL, GOVERNOR

P.O. BOX C
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PHONE: (907) 465-2250

The Honorable Richard I. "Dick" Eliason
Senate President
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

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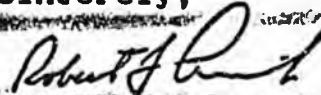
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Sincerely,



Robert J. Link
Acting Chair
State Lease Task Force

tlc
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- Task Force Report -