

## CHAPTER 8

## AN ACT

[H. B. 20]

To amend Sections 40-7-1, 40-7-6(b), 40-7-7, 40-7-8 and 40-7-9 ACLA 1949, relating to the Alaska Housing Authority.

*Be it enacted by the Legislature of the Territory of Alaska:*

Section 1. That Section 40-7-1 ACLA 1949 is hereby amended to read as follows:

Sec. 40-7-1. PURPOSE OF ACT. It is the purpose of this Act to remedy the acute housing shortage that exists in certain localities of the Territory in accordance with an Act of the Congress of the United States authorizing the Legislature of the Territory to create a public corporate authority to undertake slum clearance, low cost housing projects, housing for persons (and their families) engaged in national defense activities within the Territory, and housing projects and housing for Veterans of World War II and other citizens of the Territory.

Purpose.

Section 2. That the part of Section 40-7-6 ACLA 1949 under enumeration of powers of the Alaska Housing Authority which is designated (b) of said section, is hereby amended to read as follows:

(b) In its own name, to own, exchange, transfer, lease, rent, convey, or acquire by eminent domain under Sections 57-7-1 to 57-7-23 of the Compiled Laws of Alaska, 1949, or otherwise, real and personal property; provided, however, that no project site or part thereof shall be acquired by eminent domain until the Authority has secured, through negotiation, options for the purchase of at least 50% of the properties included within said

Powers of  
Housing  
Authority.

site; to provide subject to the applicable planning, zoning, sanitary and building laws, ordinances and regulations for the construction, improvement, alteration or repair of any housing project or any part thereof; to operate such housing projects; and to act as agent or lessee in developing or administering housing projects undertaken by the Federal Government;

Section 3. That Section 40-7-7 ACLA 1949 is hereby amended to read as follows:

Sec. 40-7-7. COOPERATION WITH AND AID OF FEDERAL GOVERNMENT: APPLICATION OF OTHER LAWS: ADMINISTRATION AS LOW COST PROJECT.

The Authority may do all things necessary or desirable to cooperate with or act as agent for the Federal Government, or to secure financial aid for housing projects for Veterans of World War II and other citizens of the Territory, provided that such projects shall not be undertaken unless an acute shortage of housing exists. With respect to such projects, the Authority shall not be subject to limitations, restrictions or requirements of other laws (except those relating to land acquisition) prescribing or limiting the procedure or action to be taken in the development or administration of any buildings, property, public works, undertakings or projects of municipal or public corporations or agencies of the Territory.

Limitation on Authority.

Section 4. That Section 40-7-8 ACLA 1949 is hereby amended to read as follows:

Sec. 40-7-8. OPERATION AND MANAGEMENT OF PROJECTS: RENTAL RATES. The Authority shall so

manage and operate low cost housing projects that rentals may be fixed at the lowest rates consistent with decent, safe and sanitary dwellings. No such project shall be constructed or operated for profit or as a source of revenue to any municipality or the Territory. Rentals in such housing projects shall be no higher than the Authority

Formula for rental rates.

finds necessary to produce revenues sufficient together with all other available monies of the Authority from whatever source derived, (a) to pay, as the same become due, the principal and interest on its bonds; (b) to meet the cost of maintaining and operating the projects, including insurance and administrative expenses of the Authority; and (c) to create (during not less than the six years immediately succeeding issuance of any bonds) a reserve sufficient to meet the largest principal and interest payments that may be due on such bonds in any one year thereafter and to maintain such reserve.

Section 5. That Section 40-7-9 ACLA 1949 is hereby amended to read as follows:

Sec. 40-7-9. QUALIFICATIONS OF TENANTS: MAXIMUM NUMBER OF ROOMS RENTED: OBLIGEE'S RIGHT UPON DEFAULT OF AUTHORITY. In the operation or management of low cost housing projects the Authority (a) shall not accept as tenant any family with an annual net income more than five times the annual rental of the quarters to be furnished, except that in the case of families with three or more minor dependents such ratio shall not exceed six to one (in computing rental for this purpose the average annual cost to occupants of heat, water, electricity, gas, and fuel for cooking as determined by the Authority, shall be included whether or not such cost is in fact included in the rental); (b) shall rent or lease to a tenant, as dwelling accommodations, no more than the minimum number of rooms which it deems necessary to provide safe and sanitary accommodations without overcrowding. Nothing contained in this or the preceding section shall be construed as limiting the power of the Authority to vest in an obligee the right, in the event of a default by the Authority, to take possession of a housing project or cause the appointment of a receiver thereof free from all the restrictions imposed by this or the preceding section.

Approved February 16, 1949.

Financial  
qualification  
of tenant.

No overcrowding.

Repossession.