ALASKA STATE LEGISLATURE

REPRESENTATIVE MIA COSTELLO
REPRESENTATIVE LES GARA

Sponsor Statement

House Bill 50

Allowing Alaska Housing Finance Corporation to permit certain non-profit and commercial businesses in large multi-unit residential housing developments

The Alaska Housing Finance Corporation (AHFC) has identified a needed fix in current law which impacts the larger-scale housing complexes it builds or finances. House Bill 50 intends to fix that problem, and enhance the economic feasibility of these developments.

All Alaskans desire to live in vibrant neighborhoods with easy access to needed services that include shopping, restaurants, services such as child care, and other amenities. Many municipalities across the nation have recognized the value of multi-use housing as a way to create a stronger economy and vibrant neighborhoods. Other renters using this bill could be police substations, medical offices, or a variety of other businesses.

However, under current statute the Alaska Housing Finance Corporation is not allowed to finance or permit commercial enterprises in multi-unit residential housing developments.

House Bill 50 changes existing statute to allow AHFC to permit certain commercial enterprises in multi-unit residential housing developments. It is based on good community planning, and would be an additional revenue source for AHFC, which would allow the corporation to expand its ability to help ease Alaska's housing shortage. Developers have also stated this change will enhance their ability to build AHFC housing units.

The bill would not allow establishments that involve charitable gaming or adult entertainment to be permitted under this bill, and only an establishment selling alcohol that has been designated as a restaurant by the Alcohol Beverage Control Board could be permitted, as opposed to bars. In other words, this bill is intended to exclude businesses that are not children and family friendly.

Please feel free to contact our office if you have any questions.