

SYSTEMIC RACISM REVIEW COMMITTEE THE CITY AND BOROUGH OF JUNEAU, ALASKA

June 22, 2021 12:00 PM

Zoom Webinar

<https://juneau.zoom.us/j/92303909454> or: 1-253-215-8782 Webinar ID: 923 0390 9454

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. AGENDA TOPICS

A. Continued Work Outlining Legislation Review Criteria & Process

Included in the packet:

- SRRC Review Checklist Form v3 from 6/19/2021
- Example Legislation - 2019-06(Q)
- Example Legislation for practice - 2019-06(Q) SRRC Review Checklist Form

V. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VI. NEXT MEETING DATE

A. TENTATIVE/PLACEHOLDER: Tuesday, July 13, 2021 @ Noon

VII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

Systemic Racism Review Committee

Legislative Review Summary

Draft Version 3 06/19/2021

Serial Number/Title:

Introduced: _____ Public Hearing Date: _____ SRRC Review Date: _____

Presented By: _____ Drafted By: _____

Department/Division: _____ Lead Staff Contact: _____

Purpose of Legislation (background/summary of intent):

Connection to existing legislation:

Connection to adopted planning documents:

Step One: What is the impact of the proposed legislation?

- a. Does the proposed legislation negatively impact or unduly advantage a particular racial/ethnic group or otherwise perpetuate systemic racism?

If No, review is completed. If yes, go on to the next two questions:

YES	NO
☐	☐

- b. Does the legislation work to mitigate and/or eliminate structural racism
If Yes, review is completed. If No, or Undetermined, continue through the remaining steps.

☐	☐
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Step Two: How does the legislation perpetuate systemic racism?

- What are potential unintended consequences?
- What benefits may results?
- What is the potential long term impact of the proposed legislation?

Details:

- d. What quantitative and qualitative evidence of inequality exists?

Details:

- e. What steps has the department or legislation sponsor taken to notify those impacted of the proposed changes?

- f. Have key stakeholders who could be potentially impacted by the proposed legislation been engaged?

Details:

- g. Has public input been received?
h. If public comment has been received, what is the substance of that comment?

Details:

Step Three: Who is affected by the Proposed Legislation?

- a. Who are the impacted group(s)?

☐ White ☐ Black or African American ☐ American Indian or Alaska Native
☐ Asian ☐ Native Hawaiian or Pacific Islander ☐ Two or more races ☐ Other

- b. Are there impacts on specific geographic areas?

Race Considerations - Total Community is 69.7% White Only - 30.3% Minority								Economic Considerations	
Census Tract/Block Groups	Minority Pop.		Census Tract/Block Groups	Minority Pop.		Census Tract/Block Groups	Minority Pop.	Elementary School Boundaries	
CT 1: Auke Bay/Out the Road			CT 3: Mendenhall Valley Airport/ East Valley			CT 5: Downtown		Gastineau	Title 1
BG1: Out the road	11.9%		BG1: N. of Jennifer	42.5%		BG 1: Highlands	20.6%	Harborview	Title 1
BG2: Lena area	15.5%		BG 2: Glacier Valley	39.8%		BG2: DT/Starr Hill	24.8%	Glacier Valley	Title 1
BG3: Montanna Creek	14.5%		BG 3: Airport	40.8%		BG 3: Flats/Village	30.8%	Mendenhall River	
BG4: Fritz Cove area	10.1%		BG 4: Radcliffe	24.6%				Riverbend	Title 1
								Auke Bay	
CT 2: Mendenhall Valley withn the Loop			CT 4: Salmon Creek/Lemon Creek			CT 5: Douglas Island		Lower Income Housing Areas	
BG1: Mendenhall Taki	27.8%		BG 1: DZ/Freds	60.9%		BG 1: North Douglas	15.9%	Chinook/Coho	
BG2: Upper Riverside	23.1%		BG 2: Davis	45.0%		BG 2: West Juneau	28.0%	Cedar Park Area	
BG 3: Portage/McGinn	33.7%		BG 3: Belardi Costco	63.8%		BG 3: Crow Hill/ DT D	27.6%	Gruening Park Area	
BG 4: Long Run	19.6%		BG 4: Twin Lakes	25.9%				Switzer Area	
BG 5: Glacierwood/Vir	41.2%							Kodzhoff Area	
								Douglas Hwy Corridor	

- c. Is there a benefit to a specific census block district/neighborhood/school zone?
If Yes, does it come at the detriment of another?

Details:

YES	NO

- d. Is there a benefit to an individual, group of individuals, or business/organization?
If yes, does that come at a detriment of others?

Details:

Step Four: What solutions could remedy the legislation's implications in perpetuating systemic racism? Check all that apply:

☐	Recommend additional public input be gathered (Neighborhood/census block meetings, assembly/ committee meetings)
☐	Recommend that the legislation move forward with accountability measures (sunset provisions, 6 mo./annual review of impacts/implications for system racism.) to monitor impact.

	Propose revised language to strengthen the legislation or the legislation or regulations cross-referenced within the proposed legislation.
	Recommend the proposed legislation not move forward.
	Other: (explain)

	Are the community conditions and/or agency racial inequities clearly documented? If not, what is the plan for assessing the community conditions?
	What are the overall goals and outcomes? What are the specific strategies for decreasing racial inequity? How do the specific strategies work to decrease racial inequity?
	How will the strategies be adjusted regularly to keep pace with changing community needs and racial demographics?
	Are there goals and measures for eliminating racial inequity? If so, what are they?

Step Five: Further Feedback to the Assembly on systemic racism implications

If a systemic racism implication is identified, the SRRC will provide a written report to the Assembly that includes consideration of the provisions below:

What are the indicators and progress benchmarks?
 Program strategies?
 Policy Strategies?
 Partnership Strategies?

Presented by: The Manager
Introduced: January 13, 2020
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2019-06(Q)

An Ordinance Appropriating to the Manager the Sum of \$2,000,000 as Funding for the Assembly's Senior Assisted Living Grant; Funding Provided by the General Fund's Fund Balance, and the Juneau Affordable Housing Fund's Fund Balance.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

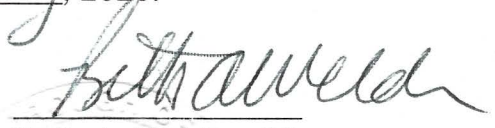
Section 2. Appropriation. There is appropriated to the Manager the sum of \$2,000,000 as funding for the Assembly's Senior Assisted Living Grant to partially fund the construction cost of a senior assisted living facility. A grantor/grantee agreement is required, which shall be approved by the Assembly before disbursement of any funds.

Section 3. Source of Funds

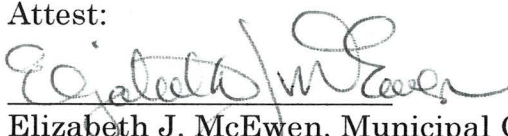
General Fund's Fund Balance	\$1,600,000
Affordable Housing Fund's Fund Balance	<u>\$ 400,000</u>
Grand Total	\$2,000,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this 3rd day of February, 2020.


Beth A. Weldon, Mayor

Attest:


Elizabeth J. McEwen, Municipal Clerk

Systemic Racism Review Committee

Legislative Review Summary

Draft Version 2 06/15/2021

Serial Number/Title: **2019-06(Q) An Ordinance Appropriating to the Manager the Sum of \$2,000,000 as Funding for the Assembly's Senior Assisted Living Grant; Funding Provided by the General Fund's Fund Balance, and the Juneau Affordable Housing Fund's Fund Balance.**

Introduced: 01/13/2020 Public Hearing Date: 02/03/2020 SRRC Review Date: _____

Presented By: The Manager Drafted By: Finance

Department/Division: Admin/Housing Office Lead Staff Contact: Scott Ciambor, Chief Housing Officer

Purpose of Legislation (background/summary of intent):

Torrey Pines Development requests a \$2 million grant to assist with overall construction costs, to help attract equity capital, and to ensure that rental rates for seniors remain low for potential residents. The grant would assist the overall viability of the project. Without the grant, it is estimated that in order to meet financial projections, room rental rates would be 20-25% higher than indicated in the proposal. If this happened, the rates would be too high for most prospective tenants and development of the project would not proceed.

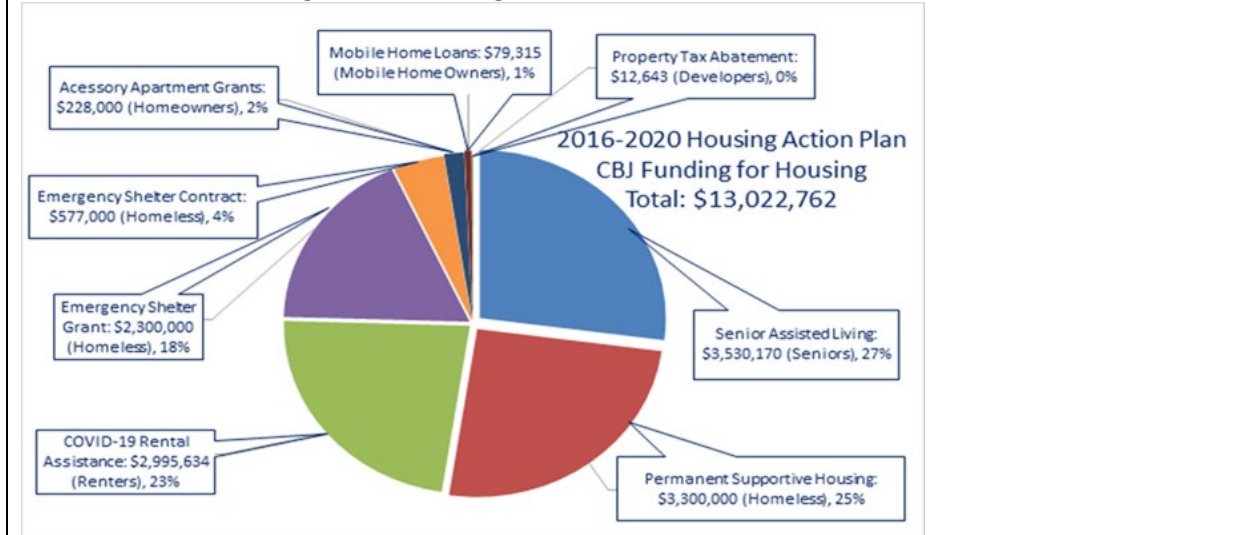
Staff recommend that the source of the \$2 million grant be split between General Fund dollars and the Juneau Affordable Housing Fund: \$1.6 million in General Fund; and \$400,000 grant from the Juneau Affordable Housing Fund covering the 8 Medicaid eligible beds at \$50,000 per unit. At its [January 8, 2020 meeting](#), the Assembly Finance Committee approved this action.

Of further note: The Senior Assisted Living project has a significant history with the Assembly. The concept of the project was discussed at multiple meetings including: [April 29, 2019](#), [October 28, 2019](#), and [December 9, 2019](#). The grant is the result of an [RFP process](#) that outlines the project parameters.

The other key points to note:

- 2 other developer/operators tried to make assisted living on the site work between 2014-2018 but the financial gap was too large to do on their own. These projects shared financial analysis which gave staff the idea of how to close the gap through additional incentives.
- Site control of the property was seen as imperative for: 1) ability to control bid process and 2) to determine the right amount of financial incentive (tax abatement, grant) needed to make a project work. In the bid process, CBJ asked about the mix of incentives that each project needed.
- Torrey Pines was selected the winner and the manager negotiated final terms of \$2 million grant to go with tax abatement and deferred land sale --- although they did ask for more. (gravel, waive of permitting fees)
- It is expected that the project will create both construction jobs and ongoing employment for Nurses, Certified Nurses Aides, and Custodians. (details in bid response)
- The purchase and sales agreement (PSA) was signed in June 2020 (attached) and the terms were for deferred payments between 36-121 months.
 - The sales price is higher in the PSA \$1.8 vs. \$1.5 purchase because we had assembly approval for \$1.5 before appraisal. The seller –for quick turnaround – agreed to the lower sales price, but by code on the sale end we will be receiving the \$1.8

Overview of CBJ Funding for the Housing Action Plan is outlined below:



Connection to existing legislation:

[Ordinance 2020-05 An Ordinance Authorizing the Manager to Dispose of Eight Lots in the Vintage Business Park, Located near 3041 Clinton Drive, to Torrey Pines Development for Fair Market Value.](#)

[Resolution 2845\(d\) A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2020 Through 2025, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2020.](#) (Land purchase was part of the FY20 CIP budget). Resolution was amended at public hearing final version is 2845(e)

[Ordinance 2019-23 An Ordinance Providing for a Property Tax Abatement Program to Incentivize the Development of Assisted Living for Senior Citizens.](#)

Connection to adopted planning documents:

[Juneau Economic Development Plan; Housing Action Plan](#)

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