



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

September 8, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. August 4, 2025 Draft Assembly LHED Minutes

F. AGENDA TOPICS

1. Community Development Block Grant Recommendation

G. STAFF REPORTS

1. National Flood Insurance Program (Verbal Update)
2. Housing Presentation Slides to AARP Juneau

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS • Parks and Recreation Advisory Committee (PRAC) Update • Planning Commission Update • Docks and Harbors Board Update

I. NEXT MEETING DATE September 29, 2025

J. SUPPLEMENTAL MATERIALS

K. 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, e-mail:

city.clerk@juneau.gov.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

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C. ROLL CALL

Members Present: Chair Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger

Members Absent: none

Liaisons Present: Paulette Schirmer, PRAC liaison; Jim Becker, Docks & Harbors Board liaison

Liaisons Absent: Lacey Derr, Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; John King, Deputy Lands Manager; Roxie Duckworth, Lands and Resources Specialist; Jeff Hedges, CDD Building Code Official; Joseph Meyers, Housing & Land Use Specialist

D. APPROVAL OF AGENDA – approved as presented

Mr. Bleidorn introduced the new Deputy Lands Manager, John King

E. APPROVAL OF MINUTES

1. **July 14, 2025 Draft LHED Minutes** – approved as presented

F. AGENDA TOPICS

1. Ordinance 2025-26 Amending Title 19 Building Regulations

Mr. Hedges discussed this topic. Ms. Adkison asked about the flood and what has changed. Mr. Hedges replied that there were a number of Juneau related things that were put in, as those weren't included in the body of the code, and some moved in the code, we had to delete one section and add a small section. The code has gotten, in some ways, more prescriptive, but also has broadened with construction practices to say, in this type of soil, this type of region you need to follow this line of construction, or if you are in a drier climate or higher altitude climate, with areas for floods, earthquakes, everything, it is in there.

Chair Bryson asked about Title 49 regulations, we are in the middle of that rewrite, does this have any impact on those that we're trying to improve or do these two areas ever connect? Mr. Hedges replied no but there's a flood section that says, if you want to appeal or go for a modification of the flood regulations in the I-codes, you have to go through the Planning Commission (PC) for that. We do not allow a modification to code that has anything to do with health or life safety, if you are trying to do a modification or variance of the flood code, you have got to go through the PC. That's the only section that mentions Title 49 or the zoning code.

Ms. Adkison asked about heat pumps, the was last updated in 2012 and we've had technological advances since then, like heat pumps, were there any related changes in that area? Mr. Hedges replied no and the requirements around a heat pump is you're required to have heat in your home. We don't go into, "you have to use this type of equipment," it just says you're required to keep your home at 68 degrees, 3 feet from the wall, 2 feet from the floor, but it doesn't say how to do that, you get to come up with your own way, heat pump is one of those ways. In code it specifically says, either do it per code, or use the manufacturer's instructions to install said piece of equipment. With heat pumps we get the manufacturer's requirements and go out to the home and say, yep, you installed it the way the manufacturer said, you're good to go.

Chair Bryson asked if it's really in code that we need to keep our house at 68 degrees. Mr. Hedges replied that code doesn't say that you have to keep it there, it says that you have to be capable of doing that.

Ms. Adkison moved that the Lands, Housing, and Economic Development Committee review and consider the Title 19 Building and Fire Code rewrite and forward a recommendation of adoption to the full Assembly. Motion passed unanimously.

2. Request to Purchase City Property on Meander Way

Mr. Bleidorn discussed this topic. Mr. Kelly asked how this works, the plat was conveyed to us for river access, but it can no longer be used for that purpose, as long as we take no action, is our status of managing this property secure? Mr. Bleidorn replied that when we were reviewing City properties in 2015 for the adoption of the 2016 Land Management Plan, we came across a number of Valley subdivisions from the late seventies and early eighties, where part of the subdivision conditions, the Planning and Zoning board required that there be open space or riverfront access to be preserved for public use, this falls into that category. It is public river access as a plat note, but it's Parks managed land. The do nothing option leaves this as a Parks property. Although we're thinking about temporarily restricting public access, the ultimate long term goal would be to restore public access and continue to use it as a Parks managed property.

Mr. Steininger asked about another Parks river access that's now also blocked by the Hesco barriers, have the property owners adjacent to that property had similar difficulties as this property owner. Any other things we should be aware of coming from that Hesco barrier project and the different river access points. Mr. Bleidorn replied that property Mr. Steininger is referring to is off of Betty Court, which is a few streets north of this with similar subdivision plat requirements and riverfront access. Neither of those neighbors have reached out to the City about that property. We've had a number of questions come up, but nothing that's risen to the level of an application being submitted. There's general curiosity of these City properties, and how we manage them. That one has the Hesco barriers in front of it and access is probably going to be restricted. If it comes to a point where the neighbors are reaching out to the City we'll probably work on something similar while the Hesco barriers are there, or while we're in flood season, maybe have restricted access.

Mr. Steininger said it was mentioned that the desire is to restore river access to the public once the Hesco barriers come down. Probably just a problem for us to deal with once we get to that point, but with the riprap and changes to the bank is there still the ability to have viable public river access in those places or is it going to be a pretty significant lift to restore public access to the river. Bleidorn replied that he thinks that public river access can be defined in many ways, such as building some sort of facility or managed parkland, this has always been natural riverfront access, and thinks of it as nearby households who maybe want to walk their dog and get down into the sandy areas of the river. It doesn't necessarily need to be a facility as much as it is open space where citizens can walk through a City-owned property and end up somewhere in the river. This lot has low potential for anything more than that, just with the decades of erosion, riprap, and now the Hesco barriers. It's impossible to tell what the future will hold, maybe in 50 years this access has another value to the City, the drainage easement that runs through it, which is part of the confined storm drainage of the Valley, is also important for the City to be able to manage and maintain indefinitely.

Chair Bryson asked if there's a way to restrict public access as this area is blocked by the Hesco's and no longer being used as river access. Would we be able to block off access until the time when the barriers are gone. Is there a walking trail or path that goes through that property. Mr. Bleidorn replied that there's no manicured trail that goes from the right-of-way to the river. Trees were recently cut as part of the Hesco barrier installation process. He talked to Engineering and the people working on the Hesco barriers and asked their opinion of the situation. They said the Hesco barriers have no trespassing signs, but part of restricting access could be hanging a sign between the right-of-way and this property that says temporary access denied, or no public access at this time. Right now the neighbors don't have any authority to point to something to say that you can't be on this property, or where property lines are. Even just having a sign there that Engineering could put up, the neighbors could say, there's a sign here, there's no public access at this time, and it gives them a starting spot to talk to people who are or who would then be trespassing.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee provide direction to the CBJ Manager to deny this application but to work with the applicants to restrict public access until such time when public river access can be restored. Motion passed unanimously.

Mr. Bleidorn noted that he spoke with the applicant after drafting this memo, and although it wasn't the outcome they were hoping for, they were very understanding and grateful of the fact that we could try to work with them to try to prevent those trespassers, so they'll be appreciative of that motion.

3. Ridgeview Update

Mr. Meyers discussed this topic. Ms. Adkison commented that she found this annual report to be quite interesting with their reasons for not continuing with the project, as they seem to blame the Juneau public, which is interesting. Did they reach out to the City at any point with, "hey, can you clarify what our loan terms were? or would you mind communicating to the public what we know?" What was the agreement, was there any communication to head off some of the concerns they mention in the program feedback section Mr. Meyers replied that in terms of reaching out, they had a discussion with the Manager's office.

Mr. Kelly commented about affordability. He also found it interesting, as Ms. Adkinson did, and thought it was a little ironic that they implied that it was misinformation that an affordable housing loan did not have the intent for affordability. He followed up with staff and got a possible explanation that maybe it's because there was no affordability element in there, but thinks it involves a bit of cognitive dissonance to fill out a Juneau Affordable Housing annual report and say that it's misinformation that affordability is an intention.

Chair Bryson commented that it looks like the foundation's concrete framework was being poured, did they decide not to pursue that building once they poured that second foundation, wasn't this project moving forward? Mr. Meyers replied that the most recent update he has received is the agenda memo and his understanding is that they are not currently moving forward on this project and are seeking other options.

Chair Bryson asked how many units did they build and how much money are they going to have to give back to the City. Mr. Meyers replied that they completed 24 units. Their total loan amount was 1.2 million dollars, and they are currently in repayment as of January, and they are current as of July.

No motion on this topic, information follow-up only.

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- Docks and Harbors Board Update – Mr. Becker noted the celebration of the Storis coming to Juneau.
- Parks and Recreation Advisory Committee (PRAC) Update – no update
- Planning Commission Update – no update
- Mr. Kelly commented about the Affordable Housing Fund, with one of the projects being constructed just down the street, not even a 5 min walk, from his house, and it's been coming along nicely. They have a nice looking mural on the side of it. If anybody wants to pay a visit to my house, you can come and take a look. He spoke with the contractor and got to see a couple of the units and was happy to learn that it looks like it's a 2 building complex and the first building should be ready to accept occupants in the fall, that's. A little bit of good news to share is that one of our Affordable Housing projects could be holding tenants as early as fall.

H. STANDING COMMITTEE TOPICS

- Privatizing Eaglecrest Operations – Chair Bryson asked that the committee members take some time to review this topic, no new information on this topic.

I. NEXT MEETING DATE – September 8, 2025

J. ADJOURNMENT – 5:28pm



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

MEMO

DATE: September 8, 2025

To: Wade Bryson, Chair, Lands, Resources, & Economic Development Committee (LHED)

From: Scott Ciambor, CBJ Planning Manager

RE: FFY26 Community Development Block Grant (CDBG)

Background

Each year the City and Borough of Juneau is eligible to sponsor a local project for single-purpose grants with a maximum of \$850,000 per community.

The goals of the [State of Alaska Department of Commerce, Community, and Economic Development \(DCEED\) Community Development Block Grant Program \(CDBG\)](#) are to provide financial resources to Alaskan communities for public facilities and planning activities that address issues detrimental to resident's health and safety and reduce the costs of essential community services. The program may also fund Special Economic Development activities, which create jobs for low and moderate-income persons. More information can be [found on CDD's CDBG website](#).

In 2021, AWARE received funding for completion of a retaining wall.

Local Competition

Complete local competition details can be found on the [CDD's Community Development Block Grant page](#). CBJ received two applications for the FFY26 Community Development Block Grant. The applications received are in your packet.

- Southeast Childhood Collective Design of Family Center Phase 1
- St. Vincent DePaul Sobering Center Renovation

Both projects are excellent and aim to address significant community needs.

The review committee's role is to recommend to the Assembly a project most likely to be competitive as part of State of Alaska CDBG program.

After review, the committee recommends the St. Vincent DePaul Sobering Center Renovation as a co-applicant for the FFY26 Community Development Block Grant. Although both projects scored similarly in terms of impact, budget, and admin capabilities, the St. Vincent DePaul Sobering Center Renovation projected meets the Low/Moderate Income Objective threshold for the CDBG program at 100%, making it more likely to be competitive in the statewide competition.

Recommended Motion

Staff recommend a motion forwarding a resolution naming St. Vincent DePaul as a co-applicant for the FFY26 Community Development Block Grant (CDBG) for the Sobering Center Renovation project to the Assembly for consideration at the September 15, 2025, meeting.

Next Steps

Once the Assembly approves a co-applicant, CDD staff and the applicant will begin preparations on the full State of Alaska CDBG application. Deadline is typically the first week of December.



Southeast Childhood Collective

SUPPORTING FAMILIES, BUILDING CHILDCARE

Community Development Dept
City and Borough of Juneau
155 S. Franklin St.
Juneau, AK 99801

August 27, 2025

Dear Mr. Ciambor;

Please accept the attached proposal for consideration for the local competition for the State of Alaska Department of Commerce, Community, and Economic Development Community Development Block Grant Program. This project proposal is for the architectural design, schematic drawings, and construction documents for the Southeast Childhood Collective (dba AEYC) Family Center – Phase 1. This project falls under the State of Alaska CDBG Program Community Development category, Section 105(a)(2) for public facilities.

Attached please find our project proposal narrative, concept drawings, cost estimate and letters of support.

We are grateful for this opportunity and look forward to working with the City and Borough of Juneau's Development Department. Please don't hesitate to contact me with any questions or feedback.

Warmly,

Blue Shibler
Executive Director
907-789-1235



Southeast Childhood Collective – Design of Family Center Phase 1 Project Proposal

August 27, 2025

Project Description & Current Conditions

This project proposal is for the architectural design, schematic drawings, and construction documents for the Southeast Childhood Collective (SCC) Family Center – Phase 1. The first 12,000 gross sq. ft. phase of the family center includes a childcare center with a capacity to serve 100 children, an indoor playground accessible to the community, and co-located partner offices featuring meeting spaces for organizations serving families with young children. This building will serve as the primary site for the SCC and a workforce development learning lab for SCC’s childcare apprenticeship program, accommodating up to 10 apprentices per year. This project falls under the State of Alaska CDBG Program Community Development category, Section 105(a)(2) for public facilities.

Juneau currently has the capacity to meet the childcare needs for only 36% of CBJ children under the age of 6, based on JEDC’s 2023 [‘Childcare by the Numbers’](#) document. The significant negative impacts resulting from a lack of childcare infrastructure led the Southeast Conference to designate “Increase Childcare capacity in Southeast Alaska” as priority objective #3, after housing and AMHS, in the 2030 Regional Comprehensive Economic Development Strategy.

In November 2023, SCC received a \$5 million CDS request for the development of the Family Center capital project. After completing the required environmental review requirements, SCC purchased a 3.5-acre lot for the family center in January 2025. SCC has engaged Northwind Architects for initial concept drawings and a detailed cost analysis in January 2024. McKinley Research completed a positive feasibility study in June 2025.

Organizational and Public Support

The Southeast Childhood Collective (SCC) has offered and supported early childhood efforts in Southeast Alaska for over 40 years (previously known as AEYC). The SCC provides backbone support to the Partnerships for Families and Children (PFC), a coalition of nonprofit and state agencies that offer resources and services to families with young children. Together, SCC and PFC have long shared the goal of creating a nonprofit family center.

The business community, private sector, and nonprofits in Juneau are looking forward to the opening of the family center. Letters of support have been received from the JEDC, the Southeast Conference, nonprofit partners, and local citizens. The project also aligns with priorities identified by the City and Borough of Juneau Assembly, which has emphasized the importance of childcare and family support in its strategic planning for the past several years. Financial and in-kind support has already been pledged by local businesses and philanthropic organizations, demonstrating

strong buy-in for both the vision and the capital project itself. Community members have also participated in listening sessions and surveys over the past two years, affirming the need for a dedicated facility and voicing enthusiasm for the role the center will play in improving child care access, workforce participation, and family well-being.

Project Implementation and Timeline

Significant work has been completed in anticipation of this CDBG project proposal. Match funding has been secured and as soon as CDBG funding becomes available, the project will be ready for competitive procurement in compliance with the requirements of 2 CFR Part 200, Subpart D – Procurement Standards, sections 318-326. As part of the previous secured CDS request for the Family Center capital project, an environmental review for the Family Center was completed, and the land has been purchased. Southeast Childhood Collective engaged Northwind Architects for initial concept drawings and cost analysis. With the work that has already been done to refine the scope of Phase 1, we anticipate this CDBG project will be complete and fully expended within 12 months of award.

Site Control

This project proposal is for the architectural design, schematic drawings, and construction documents for the Southeast Childhood Collective (SCC) Family Center – Phase 1. Northwind Architects was engaged for initial concept drawings and cost analysis (see attached). SCC purchased the land for this project in January 2025 and can provide the deed upon request. As this CDBG project proposal is for professional services, no permits will be needed for the scope of this request.

Project Impact

Southeast Childhood Collective (SCC) promotes high-quality learning for all children, birth through age eight, by supporting all who care for, educate, and work on their behalf. Our vision is that all families in Southeast Alaska have access to high-quality childcare and early learning opportunities, fostering thriving children, resilient families, and vibrant communities.

By accommodating 100 children who require care, this large-capacity childcare facility will enable more than 65 families to work, adding an estimated \$4 million to the local economy. The child care center will function as a learning lab for early childhood professionals and as a resource for SCC's childcare apprenticeship program. The apprenticeship program helps add skilled workers to the sector. It supports the increased capacity of other childcare programs in Juneau, many of which currently struggle to hire staff and operate at full capacity. High-quality childcare supports social-emotional skills, early literacy, and contributes to kindergarten readiness, ultimately saving the Juneau School District money by preventing the need for remedial education.

The family center will result in increased effectiveness and reach of programming for co-located organizations through sharing and leveraging resources. This model increases the number of families served and the resources they receive, thereby reducing duplication and addressing gaps in service. Connecting families with resources enhances health and wellness, reduces abuse, neglect, and ACES scores, resulting in significant savings in healthcare support costs.

Benefit to Low/Moderate Income (LMI) Persons

The Family Center will prioritize enrollment for low- to moderate-income (LMI) families as part of its commitment to equitable access. At least 55% of the total childcare enrollment slots (55 out of

100) will be designated for LMI children. While these slots will be prioritized for LMI families, they will not be held open if no eligible applicants are available at the time of enrollment; in such cases, they may be filled by non-LMI families to ensure full utilization of available spaces.

Additionally, LMI families will be given priority placement on the waitlist. When openings occur, eligible LMI families will be considered first for enrollment in accordance with the program's commitment to serving this population. Eligibility will be determined and documented through participation in established public assistance programs and income verification processes consistent with federal CDBG requirements. Families will self-identify during the application process, and SCC staff will verify eligibility through proof of enrollment in assistance programs or income documentation.

Priority enrollment will be given to families who qualify for the following programs: State of Alaska Child Care Assistance Program, OCS Child Care Assistance, Tribal Child Care Assistance, and Military Child Care Assistance. Families who qualify for other forms of childcare assistance will also be considered on a case-by-case basis to ensure equitable access.

This commitment reflects the reality that childcare affordability is a barrier for many working families. Currently, 80% of Alaska's childcare providers report wages below the state's calculated living wage of \$23.26 per hour, meaning that both families and the early childhood workforce are disproportionately represented among LMI populations. By reserving more than half of all childcare spots for LMI households, SCC ensures that families who most need support can access reliable care, remain in the workforce, and contribute to the community's economic vitality. To ensure accountability, SCC will track and report the number of LMI families served each year through enrollment records and income verification and will provide this data to the State of Alaska and other assistance agencies as required.

Budget

The total project cost for this project is \$828,310.95. This project consists of comprehensive architectural design, drawings, specifications, code compliance, bid package, construction plans, cost estimates, and quality control review for Phase 1 of the Southeast Childhood Collective (SCC) Family Center. This project cost is calculated at the standard rate of 10% of the Phase 1 cost estimate with escalation provided by Northwind Architects.

CDBG FUNDS REQUESTED: \$662,648.76

MATCH - GENERAL: \$165,662.19

- SCC unrestricted fund secured cash match: \$57,077.73
- Secured HUD CDS request for Family Center capital project: \$108,584.46

MATCH - ADMINISTRATIVE COSTS: \$41,415.54

- SCC administrative and project management support, match secured through HUD CDS request for Family Center capital project.

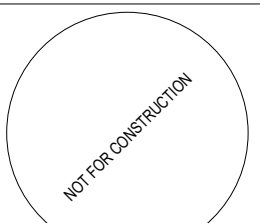
TOTAL PROPOSAL: \$828,310.95

Administrative Capabilities

Southeast Childhood Collective (SCC) has site control, concept designs, and is successfully managing an active CDS request through the Department of Housing and Urban Development (HUD) for this capital project. The secured CDS request included funding for SCC's Creative Director Nikki Love and Executive Director Blue Shibler's work on the Family Center capital project. This work is included in this CDBG proposal's budget under the administrative category as match for procurement management, contract review, project management, financial management, and reporting. SCC's leadership team has a long history of successfully managing public and private grant programs, with current active programs through the State of Alaska Department of Health and the City and Borough of Juneau.

LEGEND:

PHASE 0
PHASE 01
PHASE 02
PHASE 03



02/15/2020



126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AEYC CONCEPT DESIGN

SEAAYEC
JUNEAU, ALASKA

ROOM	SIZE
CHILD CARE CENTER	4,300 SF
INDOOR PARK	3,400 SF
KITCHEN	600 SF
DINING	2,000 SF
MUSEUM	3,000 SF
ART STUDIO	1,000 SF
MUSEUM WORKSHOP	900 SF
OFFICES	9,300 SF
MEETING ROOMS	1,400 SF
HOUSING	6,000 SF
PARKING SPACES	72
LEVEL 01 PROGRAM SF	23,800 SF
LEVEL 02 PROGRAM SF	16,600 SF

SHEET TITLE:
LEVEL 01 PHASING

CHECKED _____ Approver
DRAWN _____ Author

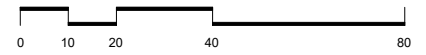
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ISSUE DATE 08/01/2025
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
1 FIRST FLOOR PHASING PLAN

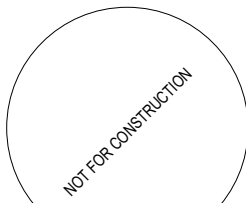
1" = 20'-0"



© NorthWind Architects, LLC, Project Number: NWA-0000A

LEGEND:

	PHASE 0
	PHASE 01
	PHASE 02
	PHASE 03



02/15/2020



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AEYC CONCEPT DESIGN

SEAAYEC
JUNEAU, ALASKA

SHEET TITLE:
LEVEL 02 PHASING

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DRAWN	Author
issue	date description

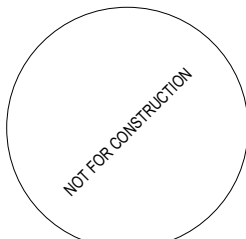
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@ NorthWind Architects, LLC, Project Number: NWA-0000A

1 LEVEL 02 PHASING PLAN
1" = 20'-0"





02/15/2020

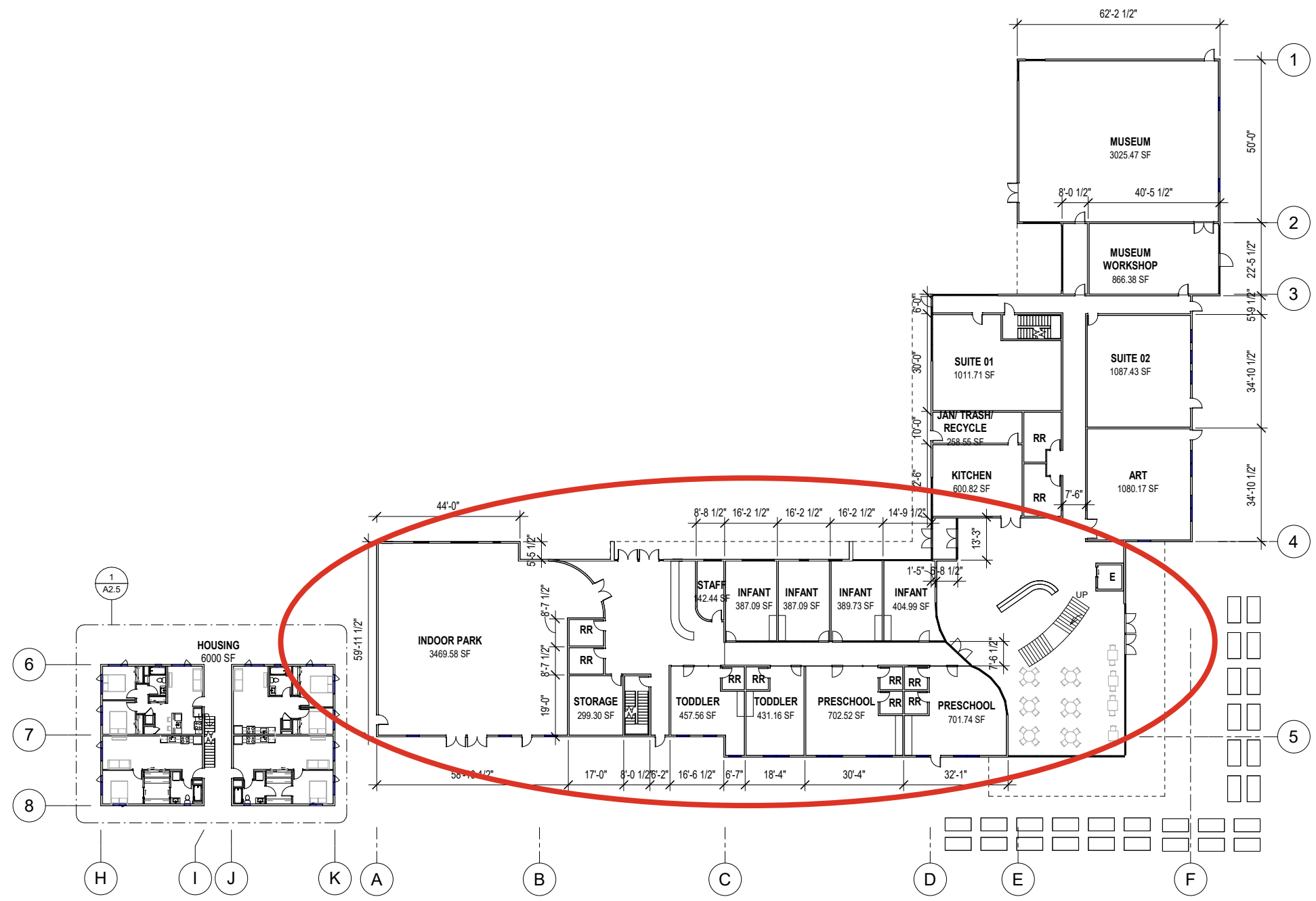
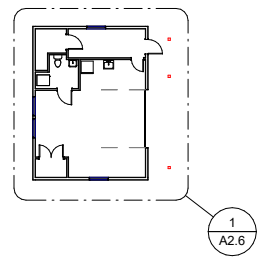


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AEYC CONCEPT DESIGN

SEAAYEC
JUNEAU, ALASKA



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SHEET TITLE:
LEVEL 01

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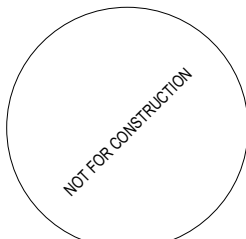
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1 FIRST FLOOR
1" = 20'-0"



@ NorthWind Architects, LLC, Project Number: NWA-0000A

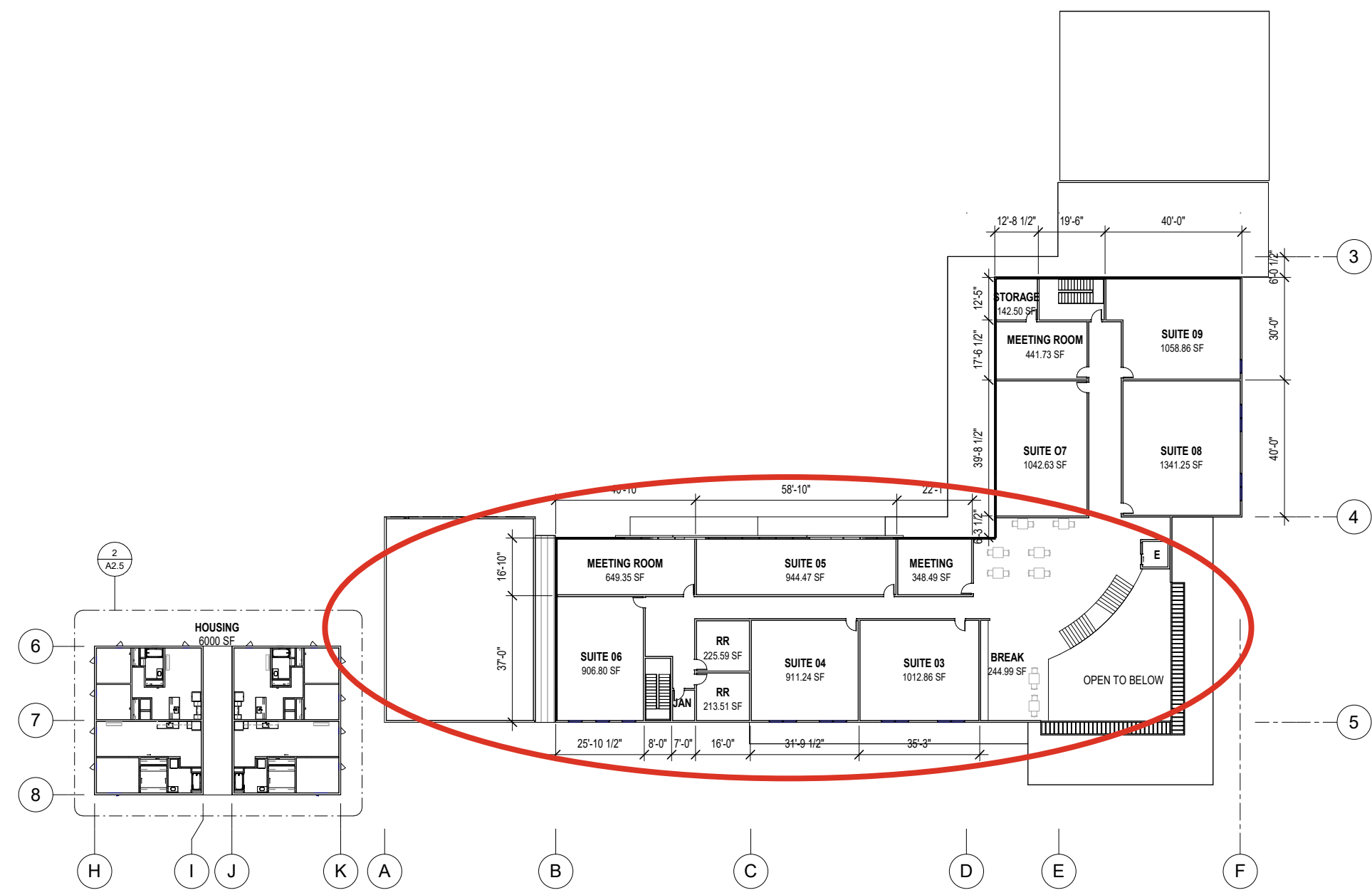


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IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.



1 SECOND FLOOR
1" = 20'-0"



ROOM	SIZE
CHILD CARE CENTER	4,300 SF
INDOOR PARK	3,400 SF
KITCHEN	600 SF
DINING	2,000 SF
MUSEUM	3,000 SF
ART STUDIO	1,000 SF
MUSEUM WORKSHOP	900 SF
OFFICES	9,300 SF
MEETING ROOMS	1,400 SF
HOUSING	6,000 SF
PARKING SPACES	72
LEVEL 01 PROGRAM SF	23,800 SF
LEVEL 02 PROGRAM SF	16,600 SF

SHEET TITLE:
LEVEL 02

CHECKED	Approver
DRAWN	Author
issue	date description

SHEET # **A2.4**

AEYC CONCEPT DESIGN

SEAYEC
JUNEAU, ALASKA

@ NorthWind Architects, LLC, Project Number: NWA-0000A

From: Sean Boily <sean@northwindarch.com>
Sent: Wednesday, January 17, 2024 5:07 PM
To: Nikki Love <nlove@aevc-sea.org>; Elizabeth Jurgeleit <lizzy@northwindarch.com>
Subject: RE: Phasing our project?

Phase I: Childcare center and offices:

Building area: 11,590 gsf, two floors with elevator
 Site area: 23,404 sf initial site development
 Design and construction duration: 24 months

Phase II: Indoor Park, children’s museum, and kitchen/dining hall

Building area: 29,750 gsf two floors
 Site area: 76,108 sf site development
 Design and construction duration: 30 months 6 months design may overlap phase 1 construction time frame)

Phase III: Housing and community gardens

Building area 3000 gsf single story
 Site area: 9650 sf site development.
 Design and construction duration: 18 months 6 months design may overlap phase 1 construction time frame)

Costs per phase based on my prior worksheet.

Phases	Construction cost Site + building	Contingency/escalation (+12%)	Project (+25%)
Phase 1	\$7,888,676	\$946,641	\$11,044,146
Phase 2	\$15,413,808	\$1,849,657	\$21,579,331
Phase 3	\$1,768,516	\$212,222	\$2,475,922
Phase 1-3 Totals	\$25,071,000	\$3,008,520	\$35,099,400

This is in the ballpark. Phase 1 will be most expensive per square foot, includes site utility and access development, and phase 3 the least, but phase three will have the most escalation cost, being 6 years out.

NorthWind Architects, LLC
Sean M. Boily, AIA



JEDC.org
612 West Willoughby Avenue
Juneau, AK 99801
Phone: (907) 523-2300
Fax: (907) 463-3929

February 22, 2024

Southeast Alaska Association for the Education of Young Children
Blue Shibler, Executive Director
3200 Hospital Drive, Suite 204
Juneau, AK 99801

Dear Blue,

On behalf of the Juneau Economic Development Council (JEDC), I am writing today in support of the Southeast Alaska Association for the Education of Young Children (AEYC) and its visionary initiative to establish the AEYC Family Center in our community. JEDC fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska. In collaboration with other organizations, the Council implements initiatives to maintain, expand, and create economic opportunities that help make Juneau a great (capital) city, strengthen key regional industries, develop talent, and promote entrepreneurship and small businesses.

JEDC recognizes the importance of investing in early childhood education and family support for the well-being of our community. The comprehensive elements within AEYC's proposed Family Center are indicative of an innovative, holistic approach toward early childhood education and family support. The large childcare center and accompanying adult education classrooms underscore the project's commitment to meeting the critical needs of families in our community. Furthermore, the center's role in retaining and attracting young families is crucial for the continued growth and sustainability of Juneau. We believe this project will contribute to slowing the outmigration of families and enhance our residents' overall quality of life.

JEDC strongly supports the AEYC and the establishment of their Family Center in Juneau. We look forward to witnessing this center's positive impact on our community and stand ready to assist in any way possible.

Sincerely,



Brian Holst
Executive Director

Inspiring Personal Independence

SOUTHEAST ALASKA INDEPENDENT LIVING



8711 Teal Street, Suite 300 Juneau, AK 99801 | PH: 800-478-7245 | www.sailinc.org

February 22, 2023

To Whom It May Concern,

Southeast Alaska Independent Living (SAIL) is lending our support to the concept of establishing a family center in Juneau. This center would include a childcare facility, an indoor play area for children, and offices for partner agencies to improve collaboration and access to social services. The project aims to provide services such as child care, nutrition, parenting classes, and STEM activities to benefit all children in the community, including those with disabilities.

SAIL's mission is to inspire personal independence for people with any type of disability of all ages. We serve the entirety of Southeast Alaska through our staff in seven communities and itinerant services to the balance of the region. Our headquarters are located in Juneau in a shared-space facility, Teal Street Center, with other social service nonprofits.

The high-quality childcare at the center will broaden options for children with disabilities and help attract and retain young families to Juneau. The proposed hub and agency partnerships will offer caregivers and families access to social services, family support programs, and assistance with public benefits. Collaboration between multiple agencies will provide community support, particularly for children on Medicaid. We can attest to the model given our experience at Teal Street Center.

SAIL recognizes the importance of a central service hub for families with young kids, especially those families who are at risk or experience disabilities, and supports the project as a means to provide accessible, inclusive, and innovative support for such families.

Should you have any questions, please don't hesitate to contact me at 907-877-412-1370 or jokeefe@sailinc.org

Sincerely,

A handwritten signature in blue ink that reads "Joan O'Keefe".

Joan O'Keefe
Executive Director

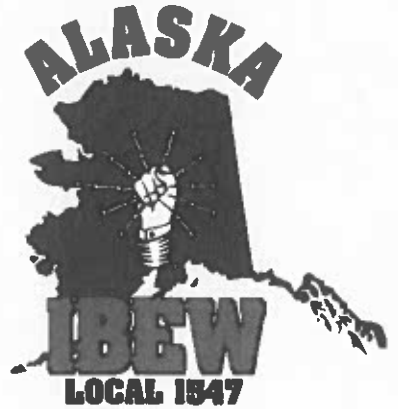
International Brotherhood of Electrical Workers
Local 1547

3333 DENALI STREET, SUITE 200
ANCHORAGE, ALASKA 99503-4038

TELEPHONE DISPATCH FAX
(907) 272-6571 (907) 276-1547 (907) 777-7255

DOUG TANSY
BUSINESS MANAGER • FINANCIAL SECRETARY

CECIL COLLEY III
PRESIDENT



Dear Blue Shibler, Executive Director,

I am writing to you proudly as a member of IBEW Local 1547 to convey the full support of the Juneau Trades Union for the Southeast Alaska Association for the Education of Young Children (AEYC) and its forward-thinking initiative to establish the AEYC Family Center in our community.

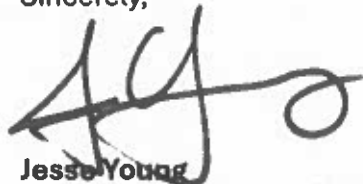
The comprehensive components outlined for the AEYC Family Center are not only impressive but also indicative of a holistic approach towards early childhood education and family support. The inclusion of a large childcare center and adult education classrooms underscores a dedicated commitment to addressing the critical needs of families in our community.

As representatives of the Juneau Trades Union, we understand the significance of investing in early childhood education and family support for the overall well-being of our community. The role that the AEYC Family Center plays in retaining and attracting young families is paramount for the continued growth and sustainability of Juneau. We firmly believe that this initiative will make a substantial contribution to slowing the outmigration of families and enhancing the overall quality of life for our residents.

Please consider this letter as a formal endorsement from the Juneau Trades Union for the AEYC Family Center project. We eagerly anticipate witnessing the positive impact of this center on our community and stand ready to assist in any way possible.

Do not hesitate to reach out if you require further information or assistance.

Sincerely,



Jesse Young

Assistant Business Manager
IBEW Local 1547
813 W 12th Street
Juneau, AK 99801
T. 907-957-2724



Letter of Support

To Whom It May Concern,

FEBRUARY 22, 2024

I am writing in support of the Southeast Alaska Association for the Education of Young Children's proposed Family Center. Family Promise of Juneau provides shelter and housing stabilization services that keep families together. Our clients would benefit greatly from the AEYC Family Center.

Juneau has a strong network of service providers that assist families with a wide variety of issues. The Family Center will serve as a place to gather together not just for families, but for those who serve them. This physical centralization will promote greater collaboration, comprehensive provision of services, and the creative problem-solving that can happen when caring people come together.

Prioritizing families and early childhood education is the best way to invest in the future health of our community. We encourage you to support the AEYC Family Center.

Bailey Gent

Bailey Gent
Director of Programs and Development
Family Promise of Juneau
b.gent@familypromisejuneau.org

PO Box 32775
Juneau, AK 99803



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Family and Community Services

Office of Children's Services
Director's Office

P.O. Box 110630
Juneau, Alaska 99811-0630
Main: 907.465.3218
Fax: 907.465.3397

March 9, 2023

To Whom it May Concern,

The Office of Children's Services would like to express our support for The Southeast Alaska Association for the Education of Young Childre, (SEA-AEYC) and their continued commitment to providing dedicated early childhood education and family support to the communities of Southeast Alaska.

SEA-AEYC is a non-profit early education provider serving Alaska's children and families since 1982. Their mission is to promote high quality learning for all children, birth through age eight, by supporting all who care for, educate, and work on behalf of young children. We value the collaborative relationship we have had with SEA-AEYC and support their pursuit of funding to build a comprehensive Family Resource Center in Juneau, Alaska. The Juneau Family Resource Center plans to include the following components which will expand the supportive services and resources available to families in the community.

- Large childcare center
- Adult education classroom to support the childcare apprenticeship program and parenting classes
- Offices for partner agencies, enabling streamlined social services
- Indoor inclusive park for families with young children, open year-round
- Dining hall and commercial kitchen, supporting community programming and event rental space
- Children's museum with hands-on, place-based STEAM learning opportunities to serve the community and the tourism sector

OCS looks forward to SEA-AEYC's continuing efforts to improve the access and quality of early childhood education and family support services for Juneau's children and families.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Guay".

Kim Guay
Director
Office of Children's Services



Infant Learning Program

213 Third Street

Juneau, AK 99801

Phone (907)586-8228 Fax 1-907-782-4191

www.reachak.org

February 22, 2024

Blue Shibler, Executive Director

AEYC-SEA,

3200 Hospital Drive, Ste 204

Juneau, AK 99801

Re: Support for AEYC Family Center

Dear Blue,

I am writing this letter to express my wholehearted support for the exciting initiative undertaken by AEYC to establish a comprehensive family resource center in Juneau. The long-term commitment and dedication demonstrated by AEYC to providing high-quality early childhood education and family support services is truly commendable and I believe that the establishment of the Family Center will be a vital asset to our community, promoting positive change and contributing significantly to community development.

Investing in early childhood development and family support is a cause that resonates deeply with REACH ILP. The proposed AEYC Family Center aligns with our values and objectives, as it addresses the critical need for comprehensive services that cater to the diverse needs of families and children in Juneau.

We recognize the importance of retaining and attracting young families to our community. We believe that investing in early childhood education is an investment in the future of our community. By supporting the AEYC Family Center, we are collectively contributing to the growth, development, and sustainability of Juneau. The multifaceted approach of this initiative will resonate not only with individual families but will have a ripple effect, fostering a stronger, more vibrant and prosperous community for generations to come.

REACH ILP has had the privilege of witnessing the transformative power of early childhood education and family support. We have seen firsthand how these services can empower families, nurture young minds, and create a foundation for lifelong learning and social emotional well-being. The AEYC Family Center represents an opportunity to extend these

benefits to a broader segment of our community, and we wholeheartedly endorse and support this initiative.

Thank you for spearheading this crucial initiative, and please consider REACH ILP as a steadfast supporter and advocate for the AEYC Family Center. We look forward to witnessing the positive impact it will have on the lives of families in Juneau.

Sincerely,

A handwritten signature in black ink, appearing to read "Niamh Dardis". The signature is fluid and cursive, with the first name "Niamh" written in a larger, more prominent script than the last name "Dardis".

Niamh Dardis,
REACH Infant Learning Program Director
(907) 586-8228 ndardis@reachak.org

February 21, 2024

This letter is in support of the AEYC Family Center.

The Juneau Parents as Teachers program works in close collaboration with AEYC and we are thrilled and excited at the prospect of the AEYC Family Center coming to fruition. The Family Center would encompass:

- Large childcare center
- Adult education classroom to support the child care apprenticeship program and parenting classes
- Offices for partner agencies, enabling streamlined social services
- Indoor inclusive park for families with young children, open year-round
- Dining hall and commercial kitchen, supporting community programming and event rental space
- Children's museum with hands-on, place-based STEAM learning opportunities to serve the community and the tourism sector

Proudly serving over 100 families a year, the Juneau PAT program strives to help families connect to needed community services and having a Early Childhood "hub" like the family center will be an invaluable resource to our community. Imagine a single parent with 2 young children. Too often, if that parent needs to access say, the community diaper bank or their WIC office it means juggling children, strollers, diaper bags and the bus schedule to attempt to get the services they need. With the family center, that parent could simply make their way to the building and be able to meet a plethora of their needs in one central location. Additionally, with the open indoor park the space will feel non-stigmatized where all parents, regardless of their need of resources can feel welcomed. I foresee that the community will utilize this space to the maximum and Juneau Parents as Teachers is excited to co-locate within the future family center and strengthen our services to all of Juneau's families.

Please don't hesitate to reach out with any questions you might have.

Sincerely,



Emily A Thompson
Infant Mental Health Specialist
Parents As Teachers Coordinator
Main 907.789-1235 ext 103
Fax 907.789-1238
ethompson@aeyc-sea.org

Jonathan Dale
2660 Fritz Cove Rd.
Juneau, AK 99801
JonDale@mxak.org

February 22, 2024

Dear Sir/Madam,

I strongly endorse and request your support for the Southeast Alaska Association for the Education of Young Children (AEYC) and their initiative to build a much-needed Family Resource Center in Juneau.

I first moved to Juneau in 2010 and at the time had 2 very young daughters. I immediately fell in love with Juneau but struggled with ways to begin the education of my children and as a new family, would have significantly benefited from a center that not only supports early childhood education, but also supports families. Juneau has so many world-class outdoor opportunities for families; however, our rainforest climate and Northern latitude winter day light leaves a gap when the outdoor weather gets dark and wet. The AEYC Family Resource Center would significantly help bridge the gap between sunshine fun and the isolation felt by many young families during inclement weather.

While keenly aware of the challenges facing our community, after 25 years of Coast Guard service and countless moves around the country, I recently retired and have chosen to make Juneau my forever home. The comprehensive and multi-servicing AEYC center will greatly improve the quality of life for so many Juneau residents. Facing a declining population, soaring interest rates, limited child-based resources and the absence of an existing facility to support children and families, I could not think of a better time that to support such an initiative that would benefit so many children, parents and families.

Thank you for your support!

Respectfully,

A handwritten signature in black ink, appearing to read 'Jonathan Dale', written in a cursive style.

Jonathan Dale



9360 Glacier Hwy, Suite 201
Juneau, AK 99801
Phone (907) 586-4360
www.seconference.org
Email info@seconference.org

SOUTHEAST ALASKA REGIONAL DEVELOPMENT ORGANIZATION

May 6, 2025

To Whom It May Concern.,

Southeast Conference strongly supports the Southeast Alaska Association for the Education of Young Children (SEAAEYC) and their efforts to secure funding for the next phase of construction of a new Family and Child Care Center in Juneau, Alaska.

As the State of Alaska Regional Development Organization for Southeast Alaska and the US Economic Development Administration's (EDA), designated Economic Development District (EDD), it is our mission "to undertake and support activities that promote strong economies, sustainable communities, and a healthy environment in Southeast Alaska." Expanding childcare capacity in Southeast Alaska is essential for fostering a vibrant economy and attracting younger workers and families to the region. It is no surprise that one of the priority objectives identified in our regional 2030 Comprehensive Economic Development plan is to increase the childcare capacity in Southeast Alaska.

SEAAEYC has a long-standing record of leadership in the early childhood sector. As a trusted nonprofit and capacity builder for providers, educators, and families, it plays a critical role in strengthening the child care ecosystem across Southeast Alaska. The proposed Family and Child Care Center will not only increase access to desperately needed child care slots but also serve as a hub for workforce development, family support services, and community engagement.

We commend SEA AEYC for engaging a business consultant to guide the exact final design and sustainable business model for long-term operations. Those future phases will also need support, but will be much easier to achieve with funding for this phase of work to showcase the commitment that the community and SEAAEYC has for this critical piece of infrastructure that will serve as a model for how public and nonprofit partnerships can invest in families, children, and the future of our region.

We urge you to support this project and help make this vital resource a reality for Southeast Alaska.

Thank you,

A handwritten signature in black ink that reads "Robert Venables". The signature is written in a cursive, flowing style.

Robert Venables
Executive Director





February 22, 2024

To Whom It May Concern,

With pleasure, on behalf of **Sealaska Heritage Institute**, we welcome a continued partnership and write this letter of support with the Southeast Alaska Association for the Education of Young Children (AEYC) as they seek funding and support for a comprehensive Family Resource Center in Juneau.

AEYC has been a cornerstone in our community since 1982, providing valuable services to families and children. Sealaska Heritage Institute (SHI) has partnered with AEYC for several years, specifically within our Baby Raven Reads programming. Through this partnership, AEYC and SHI have delivered early childhood family literacy events and books to thousands of Alaska native children and families throughout Southeast Alaska. Their continued support and partnership has been instrumental in a newly designed Baby Raven Reads grant application looking to expand the program to more homes and families in Southeast, and include professional development opportunities for early learning programs and child care.

SHI understands the importance of this Family Center and would encourage the funding and support of this project as it will only benefit our community. To our understanding, the Family Center will house a child care center, educational opportunities and provide space for a future STEAM children's museum. SHI understands the importance of investing in early childhood education and family support. Our community must retain and attract young families. The Alaska Native community and Sealaska shareholders would directly benefit from this type of Family Center as it collectively contributes to the growth, development, and sustainability of our community.

Please feel free to reach out if you have any questions or need further information.

Sincerely,

Rosita Worl, President
Sealaska Heritage Institute

2025 Community Development Block Grant Project Proposal

Sobering Center Renovation

APPLICANT

The Society of Saint Vincent de Paul, St. Therese Conference

Deb Johnston, Director of Finance/HR

8617 Teal Street, Juneau, Alaska 99801

(907) 789-5535

deb@svdpjuneau.org

PROJECT

Background

The St. Vincent de Paul (SVdP) facility on Teal Street in Juneau hosts the Capital City Fire and Rescue's CARES (Community Assistance Response and Emergency Services) Sobering Center. The Sobering Center is operated 24/7 as a safe "sleep-off" facility for individuals (primarily those who are unhoused) who are under the influence of drugs or alcohol. St. Vincent de Paul owns and operates a multi-use facility at this location and rents a portion of the building to the CARES program. The facility also houses the Dan Austen Center "free store," which is used as a collection and distribution point for unhoused and low-income individuals to obtain clothing, shoes, outer wear and other gear at no cost.

Both programs are focused on meeting the essential needs of Juneau's most vulnerable populations, including low-income, unhoused, and chronically substance using citizens. The shared space in the St. Vincent de Paul building allows for an overlap of basic services, and the building's proximity to the Glory Hall and other targeted programs creates a nexus of response and intervention using the "meet them where they're at" approach.

The CARES Sobering Center offers a safe space for individuals (primarily unhoused) who are under the influence of drugs and alcohol to sleep, shower, change or wash clothes, and regain sobriety under the supervision of Sobering Center employees. The center attends to the immediate needs of citizens who are chronic users of emergency services, funneling them towards appropriate services and freeing up hospital emergency room staff and paramedic response teams.

Thus far this year, the Sobering Center has served 376 unique individuals with a total of 1,666 contacts between January 1 and August 25, 2025. This is truly an essential service in Juneau for the community's most vulnerable population.

Current Conditions

The St. Vincent de Paul building is the ideal location for the CARES Sobering Center, but the facility itself is in dire need of renovation and improvement. Built in 1981 as an apartment building and later a thrift store, this space was not built with the safety and welfare of Sobering Center clients and staff in mind. In addition, most of the infrastructure is aging and in need of safety upgrades and general repair.

In fact, the CARES Sobering Center was originally established as a temporary solution to fill a service gap in the community. The City and Borough of Juneau, through its Capital City Fire and Rescue, arranged with St. Vincent de Paul to operate a full time Sobering Center in the same facility where other sheltering and resources exist. By leasing part of the shared space, CCFR was able to provide a safe space for individuals under the influence of substances who would otherwise shelter on the streets, in the woods, under docks, etc. – or be transported to the Bartlett Regional Hospital Emergency Department. The St. Vincent de Paul location of the Sobering Center offered a quick and more appropriate response. The “temporary” Sobering Center now serves a more permanent role, but is ill-suited to meet all the needs of its clientele and the service workers who aid them.

Currently, the sobering spaces where people sleep are separated from the neighboring Free Store by makeshift partitions and furniture. The common “sleep-off” space is monitored by Center staff and has a single entrance/exit door. This set up is not ideal, as there is no separate intake area to hold private discussions regarding a patron's housing situation, health needs, substance use, etc. These intake conversations are meant to be confidential, but the space does not allow for any privacy of services. There is a need for a dedicated and private intake area.

The single entrance also presents a safety concern. By its nature, the Sobering Center regularly serves patrons whose behavior can be aggressive, loud, and physically violent. There is often a need to separate patrons in conflict or retreat from aggressive individuals, but the single exit makes this egress problematic. The Sobering Center space requires at least two exits to provide safe access and exit for patrons and staff.

The single shower available to sleep-off clients is not ADA compliant and requires them to step up over a raised floor. There is no shower curtain or door on the stall which is in the corner of the shared sleep space. The restrooms are also not ADA compliant and are currently shared by both staff and patrons.

Another difficulty in the space is the prevalence of vermin and rodents. There is an ongoing need to clean garments and other materials to eradicate infestations. At this time, the Sobering Center is using laundry facilities across the building, outside of the Sobering Center, in order to do daily laundering of linens. Generally, instead of decontaminating uniforms in the facility laundry, staff take the soiled garments home, which is not a sanitary practice. The Sobering Center needs a dedicated laundry facility for use by staff in order to keep linens and uniforms sanitary and to help with the laundry of patrons who have soiled themselves.

The coexistence of the Sobering Center and the Free Store in the shared space also creates a safety issue and impacts outcomes, as the sleep space is separated from the “shopping” space only by racks of clothing and bookshelves. The Free Store sees an average of 35 patrons a day, presenting ongoing traffic and noise in the shared space. The busy daytime use of the Free Store by its patrons often interferes with the Sobering Center patrons’ ability to “sleep off” the effects of substance use. Because of the awkward set up, store patrons sometimes inadvertently wander into the sleep space or intentionally cross the sleep space to use the single bathroom in the facility. Additionally, occasional aggressive behavior in the sleep space can be disturbing for those attempting to find resources in the Free Store.

The Need

In order to operate as a safe space for sobering of Juneau’s most vulnerable population, a portion of the St. Vincent de Paul building needs extensive renovation and safety upgrades. To provide patron and staff security, the Sobering Center needs a confidential dedicated entry intake space, a secure sleep space, in-house laundry and shower facilities, monitoring technology, updated and reconfigured smoke detectors and fire sprinklers, separate staff facilities, lockers for patrons, sound dampening insulation, multiple egresses, new windows to provide increased light and decreased visibility from outside, updated plumbing, and storage and janitorial rooms. In order to provide basic clothing and hygiene items to the unhoused population in a safe and accessible space, the Free Store needs to have secure separation from the Sobering Center space. These programs are interdependent but cannot safely share the same ill-suited space.

The facility is in great need of renovation and upgrades, but the cost of that renovation is prohibitively high. St. Vincent de Paul is a nonprofit charity organization with limited resources and is thinly stretched to provide space and staff for multiple charitable programs. The Capital City Fire and Rescue CARES program also has limited funding and has secured from the City and Borough of Juneau a portion of the cost of this project including funds already used to procure design and architectural plans, but not nearly enough to begin the active renovation.

The Request

We request sponsorship from the City and Borough of Juneau to apply for **\$762,900** in grant funding from the State of Alaska Department of Commerce, Community, and Economic Development (DCEED) Community Development Block Grant Program. These funds would contribute significantly to the total cost of renovating the CARES Sobering Center space in the St. Vincent de Paul facility on Teal Street to create a permanent and appropriate service space, positively impacting the health and safety of Juneau’s most vulnerable citizens.

Citizen Participation

The CBJ Assembly directs the use of its monetary contribution to this project at the will and with the input of the citizens of Juneau. The use of the SVdP facility as the home of the CARES Sobering Center is at their direction. Public comment is invited at CBJ Assembly meetings. Bartlett Regional Hospital leadership has offered input regarding the needs of a Sobering Center based on the entity’s experience running a larger substance use disorder facility on its campus. St. Vincent de Paul has incorporated the anecdotal input of its tenants, city partners, patrons, volunteers and staff into the creation of this plan. Staff and partner safety concerns have impacted project design. Patron behaviors and reflections have been considered and the safety of all stakeholders has been the primary motivation for the project.

Implementation and Timeline

1. Conceptualization and Design Phase

This project was envisioned and planned two years ago, with initial funding secured from CBJ and bids sought, and quotes procured for contractor, plumbing, and electrical services. Architectural and project designs were completed in 2024.

2. Regrouping Phase

Upon procurement of funding, project will proceed. Because of the time that has passed between inception and implementation, there will be a short regrouping phase during which SVdP will seek updated quotes projecting costs in 2026 and with consideration of Davis-Bacon wage laws. Any updates, changes, or revisions to the

design plan will be addressed. SVdP and CCFR will create a project management partnership and structure for moving forward. Active project staff and volunteers will be identified. Plans for temporary relocation of services will be created. Permits will be obtained.

3. Implementation Phase

Current services will be relocated or adjusted to accommodate construction. Contractors will execute plans under the supervision of SVdP and CCFR designated staff. Contractors will source materials, assign staff, prioritize steps, address problems, and proceed with plans. Grant and funding requirements will be addressed. Project will proceed as planned.

4. Results Phase

Project will be completed to the satisfaction of the managing partners. New facilities will become operational. Juneau's population of unhoused individuals with chronic substance use will have clean, safe spaces to receive essential services.

Site Status

- The project involves renovation of approximately 1,200 sq ft of the 26,000 sq ft building owned by Saint Vincent de Paul.
- SVdP is the sole owner of the facility, in which it operates low-income housing, the Free Store, and other services.
- The Sobering Center space is rented by SVdP to the City and Borough of Juneau (CBJ) Capital City Fire and Rescue (CCFR).
- SVdP has a mortgage from the purchase of the building.
- Architectural and contractor plans have been completed.
 - The project involves renovation of 1,265 sf of the first floor of the existing two-story 26,284 sf building to be used as a safe sobering sleep-off facility. The new Sobering Center includes an entry and intake area; staff office, breakroom, lockers, and bathroom; sleep-off room for up to 5 individuals; accessible restroom and shower room; janitor room; and laundry and storage rooms. The Work involves some demolition of existing doors & windows to be replaced; demo of some interior partitions, finishes, & plumbing fixtures; new exterior doors and windows to replace existing; infill wall construction where doors & windows have been removed; new siding at areas of work; new interior walls; new GWB and suspended acoustic ceilings; and all new finishes in areas of work. The Work includes all associated new and modifications to mechanical and electrical systems for ventilation, plumbing, fire sprinklers, lighting, power and fire alarm.

- Typical renovation building permits will be required and have not yet been requested or granted.

Low and Moderate Income (LMI) Requirement

The St. Vincent de Paul CARES Sobering Center Renovation project meets and profoundly exceeds the CDBG Low and Moderate Income (LMI) requirements by benefiting a population that is **virtually 100% Low and Moderate Income**. The population served by the CARES Sobering Center is made up almost entirely of unhoused (homeless or home insecure) individuals who are also under the influence of alcohol or drugs (usually chronically so). This population, due to the effects of drugs and alcohol, typically have no homes or resources, no jobs, and very few possessions. Many of them don't even have the resources to receive government benefits.

The requested grant will fund renovations that very directly improve the safety and health and wellness of the facility's patrons, almost all of whom are indigent and struggling with substance use disorder to a debilitating degree. When renovated, the facility will provide safe sleeping places for inebriated clients, protection from sleeping outside in the elements, protection from predators, safe supervision while sobering, showers and personal hygiene supplies, clean clothes, food – as well as dignity and respect.

The Free Store that is part of this renovation serves exclusively patrons from the SVdP low income housing complex and the homeless population that patronizes the Glory Hall and Sobering Center. This population is distinctly less resourced than those who frequent the SVdP Thrift Store, where donated used clothes are sold at a discounted price, but not free. Everything in the Free Store is available to the least resourced population at no cost.

Request and Budget

- Request Total** - \$762,900
- Project Total** - \$912,900
- Match Total** - \$150,000 (20%)

Budget

Design &Architectural	45,000
Alaska Electric	\$87,500
Harri's Plumbing	\$296,800
Island Contractors	\$483,600
Total	\$912,900

Budget Narrative

The budgeted costs are based on contractor provided quotes for construction in 2024. Due to continued increases in costs of both construction materials and labor, original quoted costs have been increased to reflect projected 2026 construction costs, as well as the requirement to pay Davis-Bacon wages.

Project total (design, electric, plumbing, contracting) is \$912,900. Secured funds from CBJ total \$150,000, \$45,000 of which have already been spent on the design and architectural plans, which are complete. \$105,000 of that funding remains. The total requested grant is \$762,900, representing the gap between secured funds and project total.

Match Narrative

Matching funds in the amount of \$150,000 have been secured from the City and Borough of Juneau as a cash commitment to this project. \$45,000 of these funds have been used in the design phase of this project, which is complete. The CBJ contribution represents approximately 20% match to the requested funds ($150,000/762,900=.1966$).

Administrative Capabilities

St. Vincent de Paul is a worldwide charitable organization that has operated in Juneau since 1984, serving all of its citizens, but targeting its efforts at the most vulnerable populations. Along with its partner the Capital City Fire and Rescue (CCFR) department of the City and Borough of Juneau (CBJ), St. Vincent staff will oversee this renovation project.

- Jennifer Skinner is the Executive Director of St. Vincent de Paul Juneau and has valuable project management experience.
- Deb Johnston, SVdP Finance/HR Director, has extensive experience in managing federal grants, both research and construction funding sources.
- The SVdP operating Board of Directors includes the following committed professionals from the Juneau community: Chris Gianotti (President), Bill Diebels, Jr. (Vice President), Peggy Mattson, Caroline Allen, Larry Gamez, Maureen Hall, Patrick Minick, Ricardo Worl, Hilary Young, Deacon Mike Monagle.

The City and Borough of Juneau will be a supportive partner in both the project oversight and grant requirement needs of the project.

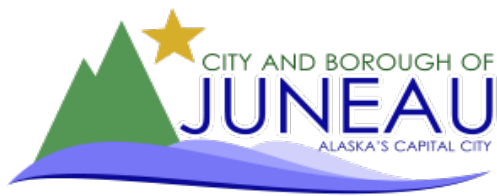
Conclusion

The CARES Sobering Center in the St. Vincent de Paul Teal Street building offers crucial sobering services and resources to Juneau's most vulnerable citizens. The space is heavily

used and poorly suited to the needs of these services. The effort is a fantastic example of community partnership between municipal and non-profit (charitable) organizations to fill a recognized gap in services. The “temporary” solution has been extremely successful in reaching the target population, but the health and safety of the patrons and staff are negatively impacted by the current state of the facility.

We request sponsorship from the City and Borough of Juneau to apply for \$762,900 in grant funding from the State CDBG program in order to make critical renovations and create a permanent and appropriate solution to the ongoing 24/7 sobering needs of some of Juneau’s most vulnerable citizens.

CBJ Efforts on Housing



“If the community desires and values a healthy housing market it must spend its own resources, uphold policies that encourage housing development, create housing, and streamline permitting.”

- 2016 Juneau Housing Action Plan

CBJ Efforts on Housing

Housing Action Plan

- Adopt the Housing Action Plan
- Grow the Juneau Affordable Housing Fund
- Grow the supply and diversity of housing
- Preserve existing affordable housing
- Create dedicated position focusing on housing
- Develop new policies with a specific housing link for CBJ-owned lands
- Develop a strategy for Downtown that has explicit housing elements
- CBJ land re-zone initiatives and disposals

Currently Underway

- Round Five of the Juneau Affordable Housing Fund
- Comprehensive Plan update
- Land Use Code update (Title 49) with a Housing Focus
- Community Development Department permitting software conversion (Tyler Tech)



CBJ Department Roles

Manager's Office

- Short Term Rental Taskforce
- Land Use Code Update (Title 49) Project
- Housing Project Direct Financing Requests
- Public Private Partnership: Riverview Assisted Living Project
- Cold Weather Shelter

Engineering & Public Works (EPW)

- Telephone Hill Redevelopment Master Plan

Finance

- Short Term Rental Registration and Data
- Juneau Affordable Housing Fund Budget
- Tax Abatement Programs
 - Subdivision Property
 - Senior Assisted Living
 - Downtown
 - High Density

CBJ Department Roles

Community Development (CDD)

Plans: Housing Library

- Comprehensive Plan Update
- Blueprint Downtown and Downtown Douglas West Juneau Area Plans
- Housing Action Plan and Progress Tracker

Incentives:

- Juneau Affordable Housing Fund
- Accessory Dwelling Unit Grant Program
- Manufactured Home Downpayment Assistance Program

Grants:

- HUD PRO Housing Grant
- DOT Thriving Communities Grant

Lands and Resources

- Re-zone Initiative for 8 CBJ parcels
- Telephone Hill Property Management & Redevelopment Master Plan
- Pederson Hill Disposal of Phase 1B and 1C to Tlingit-Haida Regional Housing Authority
- 2nd and Franklin land disposal and communication with SOA for adjacent lot



Comprehensive Plan Update

The City & Borough of Juneau Comprehensive Plan Update

- “Our Juneau, Our Future” is a 3-year project to update CBJ’s Comprehensive Plan
- Input gathered through public meetings, focus groups, surveys, school exercises, and experts
- Plan will be organized around Guiding Principles, based on public input
- Draft Guiding Principles include “Housing for All” to fit current and future needs, including seniors
- Questions and comments can be sent to ourfuture@juneau.gov

Dashboard: [Our Juneau Comprehensive Plan](#)



Juneau Affordable Housing Fund Projects

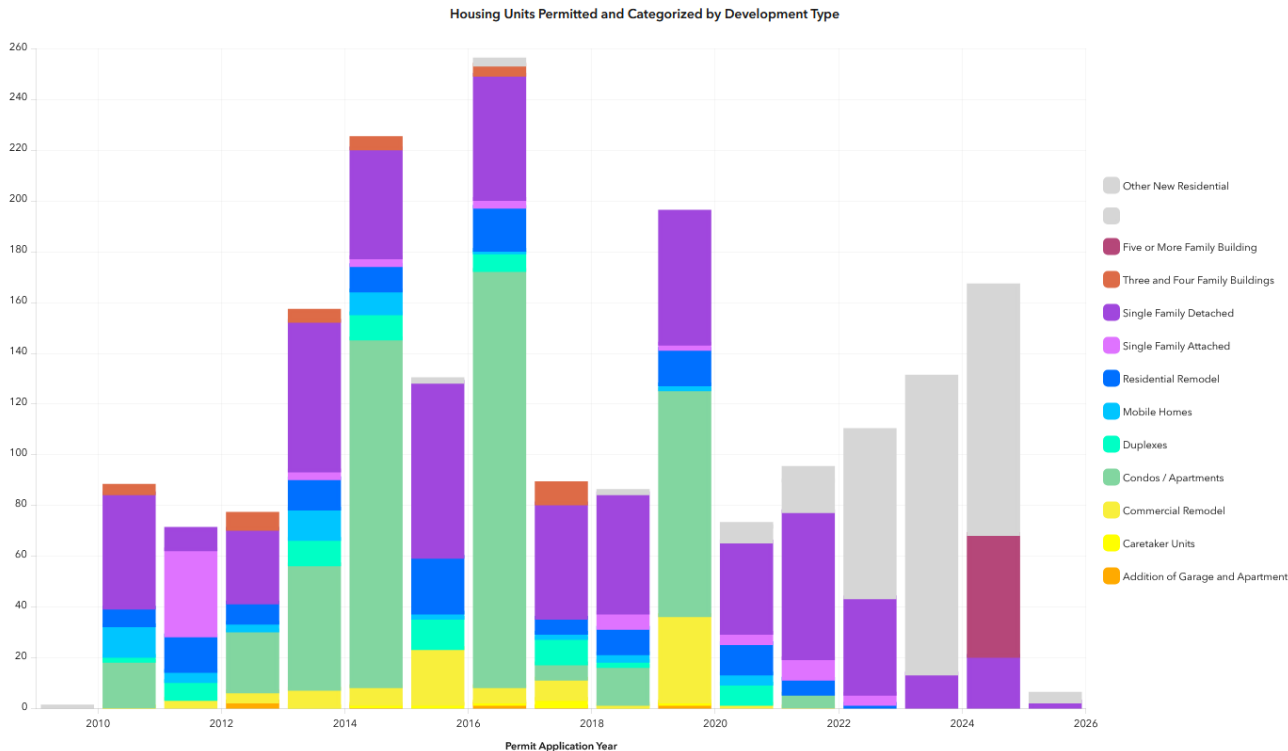
Between 2021 and 2024 the JAHF has:

- Provided gap funding for 305 units, 189 of which will be affordable at 80% AMI or below
- 38 units completed with 267 additional units in progress
- 35% of funding has been awarded to non-profits and local housing authorities

Dashboard: [Affordable Housing Fund](#)



Housing Data



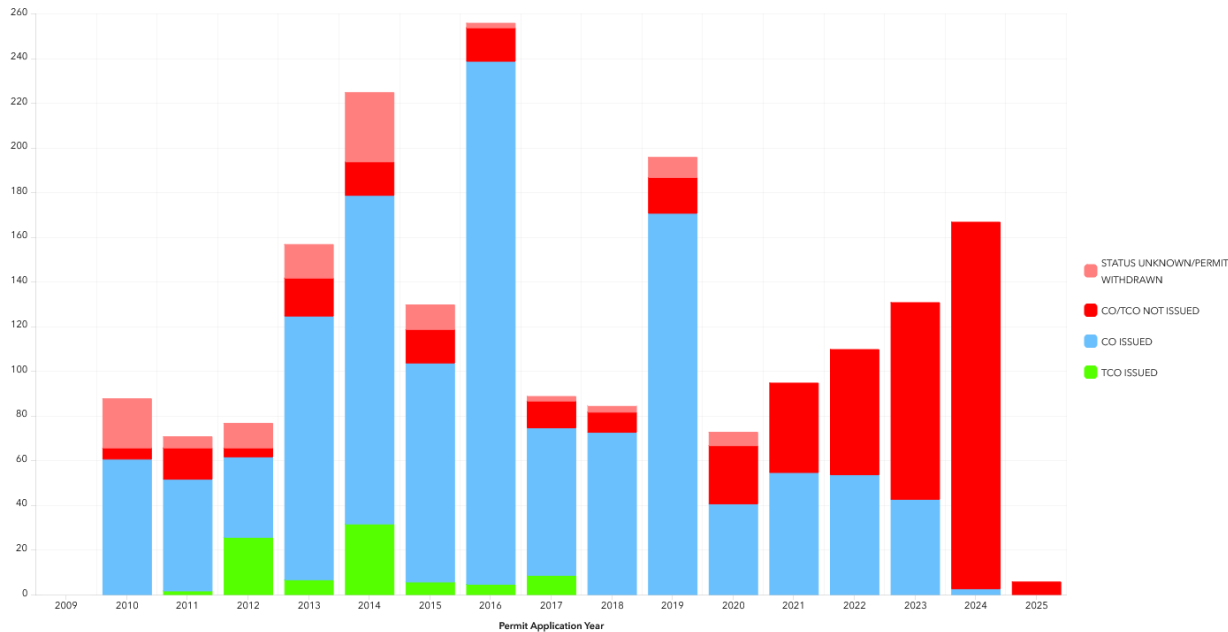
Between January 1, 2010, and April 2025:

- 1,337 new housing units were developed
- 31.5% of new units are single-family detached and 25.9% of new multifamily (apartments/condos)
- The Housing Action Plan suggests the need for 66 new units per year

Dashboard: [Juneau Housing Development – 2010 to April 2025](#)

Housing Data cont'd

Number of Housing Units Permitted per Year and Categorized by Issuance of Certificate of Occupancy



Note: There are several projects permitted from 2020 through 2024 that remain under construction. As those projects finish, the number of permits categorized as "CO/TCO NOT ISSUED" will decrease and the number of "CO ISSUED" and "TCO ISSUED" will increase.

Between January 1, 2010, and April 2025:

- # of building permits for housing units have increased year-over-year since 2020
- Activity in housing development is approaching pre-pandemic levels
- Certificates of Occupancy (COs) lag behind # of permits issued
- COs are typically issued within 3-5 years of building permit issuance

Dashboard: [Juneau Housing Development – 2010 to April 2025](#)

Frequently Used Resources

- [Inventory of Vacant and Underdeveloped Properties within Urban Service Area](#)
- [Juneau Housing Development \(2010 through April 2025\)](#)
- [Affordable Housing Fund Dashboard](#)
- [Our Juneau Comprehensive Plan](#)
- [2016 Housing Action Plan](#)
- [CBJ Housing Library](#)



For more information

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City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Chair Bryson and Lands, Housing, & Economic Development Committee

DATE: September 8, 2025

FROM: Robert Barr, Deputy City Manager

RE: Community Development Block Grant (CDBG) & Sobering Center

At the September 3rd Assembly Finance Committee, the Assembly provided staff with direction to move forward with funding the Sobering Center with some combination of general funds, Bartlett funds, and/or opioid settlement funds.

Assuming that decision gets finalized in the coming months, it would no longer be appropriate to forward the sobering center project to the State for CDBG consideration.

Recommendation:

Given only one project remains, staff recommends forwarding that project on for consideration.