

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

December 20, 2021, 6:00 PM.

Assembly Chambers/Zoom Webinar/FB Livestream

Assembly Worksession - No Public Comment taken; Zoom link

<https://juneau.zoom.us/j/95424544691> or call 1-253-215-8782 Webinar ID: 954 2454 4691

AGENDA

I. CALL TO ORDER

II. LAND ACKNOWLEDGEMENT

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES

A. September 20, 2021 Assembly Committee of the Whole DRAFT Minutes

B. November 1, 2021 Assembly Committee of the Whole DRAFT Minutes

VI. AGENDA TOPICS

A. COVID Measures

B. North Douglas ReZone, Ordinance 2021-26

C. Housing Grants

VII. SUPPLEMENTAL MATERIALS

A. RED FOLDER: Juneau Affordable Housing Fund Summary

B. Presentation by DH&SS at COW

VIII. 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

ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
DRAFT Meeting Minutes – September 20, 2021

I. CALL TO ORDER

The Assembly Committee of the Whole Meeting, held in the Assembly Chambers and broadcasted virtually via Zoom and Facebook livestream, was called to order by Deputy Mayor Jones at 7:01p.m.

II. ROLL CALL

Assemblymembers Present: Deputy Mayor Loren Jones, Carole Triem, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith (joined via phone at 7:15pm, joined in person at 7:50p.m.), Christine Woll, Michelle Hale, and Mayor Beth Weldon.

Assemblymembers Absent: Maria Gladziszewski

Special Guest Present: Senator Jesse Kiehl

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr, City Attorney Robert Barr, Assistant City Attorney Sherri Layne, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Engineering/Public Works Director Katie Koester, Finance Director Jeff Rogers, Lands Manager Dan Bleidorn, Community Development Department (CDD) Director Jill Maclean, , CDD Planning Manager Alix Pierce, and CDD Planner Teri Camery

IV. APPROVAL OF AGENDA

MOTION by Deputy Mayor Jones to rearrange the order of the agenda, so that Mr. Smith would be present for the Homeless Update and Landslide Hazard Mapping. He requested moving the Solid Waste Presentation as Item #1, followed by the Homeless Services Update and Landslide Hazard Mapping. *Hearing no objections, the agenda was approved as amended by unanimous consent.*

V. AGENDA TOPICS

A. Solid Waste Recommendations – presentation by Public Works Director Katie Koester Recommendations from the Public Works and Facilities Committee

Public Works Director Katie Koester referenced a memo within in the COW packet that featured Solid Waste Plan recommendations created by the Public Works and Facilities Committee. She said that her goal with her presentation is to provide context as to how the committee reached their decision.

Director Koester explained the “who/what/when/where/why/how” regarding the Solid Waste Plan, identifying the “Why” as one of the Assembly Goal/implementation strategy: “Develop a solid waste strategy including plans to increase recycling and deal with abandoned/junk

vehicles.” Other reasons as to “Why” mentioned the community’s concern regarding the landfill odor, and the landfill’s limited capacity.

PWFC Solid Waste Plan Recommendations:

1. Odor Control

PWFC received a presentation from Waste Management (WM) that addressed the issue of the odor emanating from the Lemon Creek Landfill. WM proposed minimizing the size of the landfill working area.

2. Reduce the Waste stream

Mid-term (as funding is available):

Introduce an ordinance to appropriate \$50,000 for CBJ to partner with the private sector on a composting pilot program that can create additional supply of compost and grow local composting capacity. One example could be to initiate composting at city facilities (school district, Eaglecrest, CCFR). Program development would occur at the PWFC level.

Director Koester spoke to the need to determine the feasibility of composting cardboard, creating a public facility food waste collection point, and if there is a market for composting, the next steps would be to choosing a site, and evaluating the potential costs associated with composting.

Mayor Weldon recalled the WM consultant at the PWFC meeting saying that he did not think that there was enough of a market in Juneau for composting.

b. Zero Waste Plan

Director Koester described the zero waste plan as a community effort that would require for all sectors of the community to participate. She also recommended forming a coalition of stakeholders, and tasking the coalition to draft a plan for the City to implement in its efforts to achieve Zero Waste.

In Director Koester’s memo, it mentioned that the resources required for a plan are dependent on the scope of work and how ambitious waste reduction goals are. If drafting a plan in house, they would expect to spend half a position on staffing the task force, research, and plan development. If an outside consultant is used, staff support will still be critical to the success of the plan to provide local input on opportunities and challenges and staff the task force. Developing and implementing a zero waste plan is a long-term commitment. She said they would expect to spend 18-24 months on plan development. The first step PWFC recommends is to amend Assembly goal 5.d to refer specifically to a zero waste or waste reduction plan. An appropriation of (\$100,000) during the FY2023 capital budget process will initiate a planning process followed by a resolution to establish a solid waste coalition/task force.

In regards to timing, Director Koester’s presentation detailed implementation timelines for each of the projects addressed tonight.

The odor control issue was categorized as an ongoing process alongside Waste Management, which included providing regular updates to the PWFC.

The timeline for the composting facility showed the intent to purchase equipment in winter 2021, then to explore feasibility in FY21-22.

The Zero Waste Plan timeline started with prioritization at the Assembly retreat in December, funding through the CIP in July 2022, organizing the coalition and hiring staff in fall 2022, and presenting a draft Zero Waste Plan in spring 2024.

Mr. Bryson asked Director Koester to describe the size of the cardboard shredder, and to explain if it would impact the already-established cardboard recycling systems in place.

Mr. Smith joined the meeting at 7:18p.m.

Director Koester explained that Public Works has ordered a small-scale cardboard shredder, any large-scale shredders would need to be assessed through the feasibility study and approved by the Assembly. In regards to the impact of a small-scale shredder, she said that it could be successful, but there are no certain answers to what its impact could be as of this time.

Deputy Mayor Jones noted that the City recycles household cardboard, but there is not a system in place that collects and recycles cardboard from businesses. He asked Director Koester to clarify if the small-scale shredder would be able to accept commercial use cardboard, or if allowing commercial use cardboard would overwhelm the machine.

Director Koester identified Deputy Mayor Jones' question as the point of the feasibility study, to determine the shredder's capacity to accept industrial cardboard from businesses. She also mentioned that Fred Meyer is starting to compost through Juneau Composts, and they have removed their large industrial garbage disposal from their facility as a result.

Ms. Hale asked if the feasibility study would address the issue of grocery stores opting to dispose of foods down the sewer system. Director Koester noted that the Sewer Treatment Facility is overwhelmed by the volume of food that is process down the drain. She envisioned the feasibility study to examine and report on all waste streams identified in the study, and determine how to address each respective waste stream.

Deputy Mayor Jones asked if the PWFC needed anything from the Committee of the Whole at this time. Director Koester said that the PWFC will bring authorizing legislation to the Assembly in the near future, and they asked the Assembly to consider funding the Zero Waste Plan during the budget cycle.

B. Homeless Services Update

Mr. Watt provided the Homeless Services Update, and began by encouraging the Assembly to go visit the New Glory Hall facility. He said that the location seems to be working out very well; the decision to move to the valley does not seem to have created any barriers in regards to access.

Mr. Watt referred back to the Mayor's 2020 Homelessness Ad Hoc Committee recommendations:

- 1) Support establishment of Youth Shelter – *Completed*.
- 2) Appoint an Assembly liaison – *Completed*.
- 3) Provide for the coalition to update the Assembly – Mr. Watt suggested the Assembly arrange for an update to be provided sometime this fall.
- 4) Support long range planning and resource development – Mr. Watt identified this recommendation as the Assembly's next steps moving forward.

Mr. Watt recommended the Assembly schedule an update from the coalition, and to keep in mind that funding requests will be brought to the Assembly during the November Assembly Finance Committee (AFC) meeting.

Mr. Bryson noted some changes that came as a result of the new facility, such as a lack of public restrooms in the valley, and the relocation of a bus stop resulting in additional traffic in the commercial district near Crest Street.

Mr. Watt said that he would talk with Glory Hall staff to see if they have any solutions.

Mayor Weldon asked Mr. Watt to explain how the Youth Shelter is coming along. Mr. Watt said that the Youth Shelter is open and operating. Deputy Mayor Jones added that the Youth Shelter has been open for about a month.

Ms. Hale asked if it was possible to add porta-potties to address the lack of public restrooms. Mr. Watt said that they can look into the options, but added that he was cautious about unsupervised porta-potties.

Mr. Watt explained that The Glory Hall (TGH) was in need of additional funding from Assembly. From a budgetary standpoint, Mr. Watt agreed that TGH needs more funding. He added that St. Vincent is also in need of additional substantial funding to support the cold weather shelter. These needs and funding requests will be coming to the Assembly, and he said that the Assembly can thoroughly discuss these requests at the November AFC meeting.

The Committee of the Whole took a break at 7:40p.m. The meeting resumed at 7:50p.m.

C. Landslide Hazard Mapping.

CDD Planning Manager Alix Pierce gave a presentation on the development and creation of the landslide and avalanche maps; following her presentation, Tetra Tech consultants gave an additional presentation detailing the actual maps and answering technical questions.

Ms. Pierce explained that CDD was awarded a grant from the Federal Emergency Management Agency (FEMA) in 2018 to update the existing landslide and avalanche hazard maps in Downtown Juneau. The initial application was for many different areas in town, but only the downtown area was awarded in the project grant, due to already-existing maps and its particularly hazardous areas. She said that CDD would like to try to get more funding in the future for mapping other areas of town.

Ms. Pierce reported that the maps currently used by CBJ were adopted in September 1987, but the maps are actually from the early 1970s. The 1987-adopted maps combine both the landslide and avalanche hazard zones, which she described as inaccurate as those two types of hazards have vastly different characteristics and impact.

The initial project process intended for CDD to update and adopt the new hazard maps, then FEMA would provide additional funding to CDD to conduct a regulatory review. CDD received comment from the public and recommendation from the Planning Commission on various ways to reevaluate the process to allow for more public input and outreach.

The updated 2021 maps clearly distinguish between landslide and avalanche risks, and has incorporated risk levels for both avalanches (low, moderate, and severe) and landslides (low, moderate, high, and severe.) The 2021 maps also expanded the project area to include a larger swath of land, and opted to follow topography lines rather than property lines. Ms. Pierce explained that topography lines are more scientifically accurate, and allow for CDD to precisely determine whether a structure is in a hazard zone.

Ms. Pierce presented a map that illustrated the differences between the 1987-adopted map and the 2021 map. She noted that the 2021 map added 217 properties to the High/Severe hazard zone, and she addressed the concerns of the property owners in relation to insurance and selling their home in the future.

Last July, CDD held a meeting for public comment that hosted over 101 participants, and lasted over three hours due to the amount of testimony they received. CDD is currently working with FEMA on ways in which they can provide additional public process and conduct a community review. The Planning Commission forwarded a Notice of Recommendation to the Assembly for direction on next steps towards a community review and adoption process. The Planning Commission further recommended that updated landslide and avalanche hazard mapping results should be held without adoption, pending development of associated hazard zone policies and regulations.

The original FEMA grant funded \$180,000 to CDD to conduct a draft Landslide and Avalanche Assessment. FEMA recently committed to transferring the remainder of the grant funding toward public outreach amid growing public concern. Grant funding for regulatory analysis and mitigation would be applied for through a separate grant process in 2022.

Ms. Triem asked Ms. Pierce to explain how much this process will cost. She also asked why the City waited 45 years to address the outdated maps, and why it chose to rely on grant funding from FEMA to do so.

Ms. Pierce explained that the City did not deliberately wait 45 years to update the maps, as there was an attempt to update the maps in the 1990s. However, those maps were not adopted due to concerns about property values, similar to the concerns that are being raised today.

Ms. Triem asked if CDD received any public comments from mortgage brokers or real estate experts that explained the potential impact the hazard maps could have on homeowners. Ms. Pierce said that they have not received any comment from the real estate community in Juneau. CDD has done some research on the current zones; she understood that a larger down payment is required, but homeowners are still able to receive mortgages.

Mr. Smith asked if the Assembly was required to adopt maps per FEMA requirements. Ms. Pierce explained that the 1987-adopted maps that are currently in use are very difficult to work with. She highly encouraged the Assembly to adopt the 2021 maps, as they are compatible with current technology and are a more accurate representation of today's landscape.

Ms. Woll asked Ms. Pierce if there was anything they could do that might mitigate the risk of avalanche and landslides on slopes above these properties. Ms. Pierce mentioned that CDD is considering ways to decide how best to approach individual property interventions in the regulatory review. She added that the community seemed interested in engineering interventions on a case-by-case basis when that was brought up at the July meeting.

Tetra Tech Consultants Ms. Rita Kors-Olthof, Mr. Vladslav Roujanski, and Mr. Alan Jones joined the meeting with presentations on landslide mapping and avalanche mapping. Mr. Alan Jones presented on the avalanche hazard maps. Tetra Tech identified 52 avalanche paths in the project area, in three specific areas: Mt. Juneau (25 paths), Gastineau Avenue (11 paths), and Thane Road (16 paths).

Ms. Woll noted that local avalanche professionals at AEL&P and at DOT had not been consulted. She asked if Tetra Tech had considered collecting data and information from organizations that are local to Juneau. Mr. Alan Jones said that they had spoken with some local experts. He had anticipated meeting with additional local organizations, but the pandemic changed their public process. He added that he would incorporate the knowledge and expertise of local avalanche professionals in the future.

Ms. Triem asked Mr. Alan Jones to elaborate on the term "avalanche modelling." Mr. Alan Jones explained that the study incorporated the use of dynamic modelling and statistical modelling in their research. Dynamic modeling consists of using programs to simulate avalanche events. Statistical models involves the uses of mathematical elements and estimations.

Ms. Kors-Olthof presented on the hazard mapping. She explained that the maps refined the landslide hazard designation system categories as follows: Low, Moderate, High, and Severe. “Low” represented gentle to moderate slopes (0° to 26°) with no historical record of landslide activity or property damage/loss of life.

“Moderate” represented moderately steep slopes (27° to 35°) in areas where there may be signs of historical activity or located within runout zones underneath slopes with landslide activity.

“High” represented steep slopes (35° and beyond) that meet at least two of the following criteria: Thin colluvium, maximum slope of 70° to 80°, and an average slope of 40° to 50°. These areas might also have written record on property damage or loss of life.

“Severe” represented steep to vertical slopes (35° and beyond) with signs of recent activity, repeated historical activity, and written record of property damage or loss of life.

Mr. Watt asked Ms. Kors-Olthof if the landslide hazard maps featured a method to estimate the probability of an event occurring within the project area, similar to the avalanche study. Ms. Kors-Olthof clarified that the final report will not feature mapping for the landslide study in the same way that they have for the avalanche study. She said that it is hard to gauge the probability of an event without conducting a magnitude frequency analysis.

Mr. Watt felt that the issue was that the public had asked for a risk assessment, and the answers provided indicate that Tetra Tech does not know how to gauge the probability of an event due to the lack of a magnitude frequency analysis. Ms. Kors-Olthof said that the study takes into account areas in which landslide activity has occurred; she added that tracking the amount of debris and where it needs to be cleaned up can help determine the events.

Mayor Weldon asked if property owners could change their hazard designation status if they put up mitigation factors. Ms. Kors-Olthof said that they would need to be an engineered structure.

Mr. Roujanski clarified that they have not conducted a risk assessment, they have only done a hazard assessment. He added that mitigation can be expensive, and would require a separate study that has not yet been conducted. Ms. Triem asked Mr. Roujanski if there was a difference between predicting avalanche events versus predicting landslide events. Mr. Roujanski explained that landslide modeling is considerably more complex compared to avalanche modeling, as it requires specific geological information that has not been made available to Tetra Tech at this time.

Mr. Alan Jones added that CBJ also has some avalanche expertise, which provides them more information to create a relatively precise avalanche hazard mapping system. In comparison, it can be more difficult to forecast a landslide due to the comparative lack of precise information.

Ms. Hale asked if it would be worthwhile to pursue the more expensive option of conducting geotechnical research to create a more detailed landslide hazard map; or would the maps essentially tell the Assembly what they already know in terms of risk areas.

Mr. Roujanski said that the expensive additional studies would likely just confirm what we already suspected, and reinforce the information provided by the air photo and historical analysis.

Deputy Mayor Jones thanked the Tetra Tech consultants for their presentation.

Deputy Mayor Jones advised the Assembly to be cautious when proceeding with hazard maps, and encouraged them to engage with homeowners and the housing community throughout the public process.

Deputy Mayor Jones mentioned that Senator Jesse Kiehl had told him that the Reapportionment Board brought forward four additional Redistricting maps for consideration in addition to the two previous maps they put forward. The Board stated that communities can request a public hearing of the commission to discuss the details of the maps. He suggested the Manager and Mayor could draft a letter to request a public hearing in Juneau.

Deputy Mayor Jones noted that this was his last COW meeting, but he will be attending two more Assembly meetings, and will act as chair of the Housing and Development Task Force.

VI. ADJOURNMENT

There being no further business to come before the Assembly, the Committee of the Whole meeting was adjourned at 8:56p.m.

Minutes drafted by Administrative Assistant Lacey Davis and respectfully submitted by Municipal Clerk Beth McEwen this 20th day of December, 2021.

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE**
DRAFT Meeting Minutes – November 1, 2021

I. CALL TO ORDER

The Assembly Committee of the Whole Meeting, held in the Assembly Chambers and broadcasted virtually via Zoom, was called to order by Deputy Mayor Gladziszewski at 6:00p.m.

II. LAND ACKNOWLEDGMENT

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!*

III. ROLL CALL

Assemblymembers Present: Maria Gladziszewski, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith (via Zoom), Christine Woll, Michelle Hale

Assemblymembers Absent: Carole Triem, and Mayor Beth Weldon.

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Port Director Carl Uchytel, Port Engineer Erich Schaal

IV. APPROVAL OF AGENDA

The agenda was approved as presented.

V. APPROVAL OF MINUTES

A. August 30, 2021 Assembly Committee of the Whole Draft Minutes

MOTION by Ms. Hale for the Assembly to approve of the August 30, 2021 Committee of the Whole Meeting Minutes and asked for unanimous consent. *Hearing no objections, the minutes of the August 30, 2021 meeting were approved by unanimous consent.*

V. AGENDA TOPICS

A. Cruise Dock Electrification Update

Port Engineer Erich Schaal shared a presentation in collaboration with Port Director Carl Uchytel, as well as consultants Ben Haight from Haight and Associates, Jim Calvin from McKinley Research Group, and Brandon Ivanowicz from PND Engineers Inc.

In addition to the consultants, Docks & Harbors Staff also answered questions from committee members regarding points in the presentation and the draft report.

Mr. Schaal provided an update on the Cruise Ship Dock Electrification process. Mr. Watt spoke to the efforts in place to ensure that ships are stationed in docks that best suit them. This “best ship at best dock” strategy can assist in achieving community goals. He added that if the City were to electrify the docks, Docks & Harbors would work diligently to maximize the use of the docks.

Mr. Haight presented a table that depicted Juneau’s energy profile, particularly regarding Juneau’s hydroelectric energy production. The typical annual energy production for hydroelectric power plants amounted to 430,000 per Megawatt Hour (MWH). The estimated annual energy production for future hydroelectric power plants amounts to 223,300 MWH. These numbers were calculated by AEL&P and Juneau Hydropower, and are based on an average precipitation year.

Mr. Haight continued describing Juneau’s various energy profiles. This included a calculated estimate of the energy consumption at CBJ Docks, which amounted to 4,581MWH. He explained how that degree of energy consumption would apply to an electrified dock.

Mr. Haight shared an energy profile that documented the hydroelectric energy production of future hydroelectric facilities. He detailed the effects that seasonal changes can have on the energy consumption at CBJ docks, which was demonstrated via a bar graph of calculated monthly energy consumption. He also explained the configuration of the ship portals with the starboard connections, as there are a few ships with portals for connectivity on both sides.

Ms. Gladziszewski asked if Mr. Haight was making an assumption the ship configuration would remain as-is, and ships would not move around based on need. Mr. Haight explained that the ships have made pre-existing agreements to determine where they will be moored. He described other contributing factors which could include ships retrofitted for portal connectivity on more than one side. Mr. Haight anticipated that they will get better utilization from the ships’ ability to connect to the dock over time.

Ms. Hale mentioned a comment on the presentation which stated that power will only be available 25% of the time. She asked Mr. Haight to clarify the reasoning behind this calculation. Mr. Haight explained that the calculation was in relation to water availability. The study featured in the presentation shows the AEL&P rural curve, which allows for a reserved capacity throughout the season for their regular customers. He further explained that there is not as much water available during the summer months, most of it is available in the shoulder seasons.

Mr. Schaal explained how AEL&P coordinated with the cruise industry at the beginning of the tourism season to provide an update on the status of the hydropower reservoirs. During this process, AEL&P compares the availability of the rural curve to determine if they have enough in the the water supply to meet the demands of their customers.

Mr. Ivanowicz provided a thorough explanation on the updated Alaska Steamship (AS) & Cruise Terminal (CT) Dock site plans, including newly revised ship dock positioning, a new AEL&P substation, a new submarine cable, and new power floats for each ship.

Ms. Woll asked Mr. Haight to elaborate on the costs associated with electrification, specifically which costs will be attributed to AEL&P, and which will be attributed to CBJ. Mr. Haight clarified that the costs will include all of the substation, the cabling under the floats. He added that all of these costs were included for funding by the RAISE grant.

Mr. Bryson asked if there were any consideration given to wastewater connections included in this proposal. Mr. Schaal explained that the ships pay for the off load of wastewater based on the amount of wastewater and the oxygen levels within the wastewater that is unloaded. Mr. Watt added the wastewater facility can take in the wastewater from ships when capacity is available. He clarified that the facility's capacity can be restricted based on liquid or solid intake. He said that high flows, such as high rain periods, or high amounts of organic loading could be a limiting factor as well.

Mr. Ivanowicz detailed the project cost estimates for the AS Dock with an estimated bid cost for the project of \$9.87M, with a final project budget totaling at \$13,830,536.

He continued by sharing the cost estimates for the CT Dock project. This included an estimated bid amount of \$7.9M, with added indirect costs totaling \$11,121,320. The total combined cost estimate for both the AS and CT docks came to a total of \$24,951,856.

Mr. Ivanowicz also provided an update on Cruise Ship Air Quality estimates based on fuel consumption avoidance per season for each dock. Franklin Dock was estimated at 461,000 gallons, AS Dock estimated at 293,000 gallons, CT Dock estimated at 65,000 gallons, and the combined total amounted to 819,000 gallons per season.

Ms. Woll noted the total project cost of \$25M, and asked if they intended to work on one dock at a time through a phased approach, as opposed to working on both docks simultaneously. Mr. Ivanowicz said that the intent was to work on both docks simultaneously, adding that a delay between the docks could be affected by inflation.

Ms. Hale asked Mr. Ivanowicz to clarify if the Air Quality estimates could change if additional capacity were to be made available. Mr. Haight explained that they had already factored in additional capacity when calculating their estimates. He further clarified that these estimates were based on an average wet year, during which plenty of energy is available.

Mr. Calvin gave an overview of the Economic Analysis. The Economic Analysis found that increased revenues from the interruptible sales ultimately lowers the energy costs to be paid by firm customers. He noted that one of the key ideas that derived from the analysis was to turn cruise ships into firm customers. Mr. Calvin explained that costs would be higher with cruise docks as firm customers, as it would result in lower revenue offsets.

There was a brief discussion regarding interruptible power estimates.

Mr. Calvin shared the Cost Recovery analysis, which detailed the \$25M investment required for the dock electrification project, (\$13.8M for AS Dock) and noted the \$4.9M committed by CBJ as a match to the federal grant. He explained that the demand for CBJ Docks added up to 5 Million Kilowatt Hours (kWh) per year. A full cost recovery would require rates of \$0.50 per kWh. The cost of taking on debt would be certain if CBJ was to go into debt but the amount that could be cost recovered is uncertain.

Mr. Calvin concluded the economic analysis by highlighting the key points of the presentations: the first point described federal grant funding as essential, the second point illustrated their goal to avoid debt financing, and the third point noted their plan to implement interruptible sales for cruise ships.

Ms. Woll asked if the analysis had taken into consideration the changes taking place around the world in regards energy-related regulations, such as reducing emissions. Mr. Calvin explained that their analysis was based on finding a development strategy that would not be a local burden.

Ms. Gladziszewski asked Mr. Calvin to explain how he came to the conclusion that “Federal grant funding is essential.” Mr. Calvin said that given the high capital costs for this, they do not expect cost recovery could be assumed by CBJ’s finances. He said that the concept of federal grant funding being essential was his opinion. Mr. Watt added that federal grant funding could be considered essential for a project such as this when based on a business-case prism. He said that their view of federal grants could be expanded to include passenger fees as comparable to federal funding. As a municipality, he explained that one key function of government is to provide services that businesses cannot afford, and to provide those services under a general business model.

Mr. Bryson asked if other cities with cruise ship docks provide power, and if those ports are also only offering power 25% of the time. Mr. Haight spoke to some policies in California related to their docks. He also compared the isolated grid that CBJ is on vs. the electrical grid capabilities of docks in the lower 48.

Assemblymembers asked staff and the presenters a number of questions related to the grant process, the likelihood of CBJ being awarded the grant and the concerns related to global supply chain and timing issues. Mr. Watt said that he has asked the Engineering/Public Works Director to give an update in November about the capital improvement projects and that it is likely they will need to slow down or provide additional funding with the bids that have been coming through.

MOTION by Ms. Hale to schedule this topic for a future COW meeting following the public comment period, and that all the public comments be included in the COW packet when it is brought back to the Assembly.

Mr. Schaal explained that the public comment link will be posted on the website in the near future and they will leave it open for the length of time that the Assembly directs.

Additional discussion took place and Mr. Uchytel said that the announcement about who will be awarded the RAISE grant is expected on November 22. He said that the current presidential administration has dock electrification is a high priority even if the RAISE grant is not how this project gets funding. He said it may seem like a low bar but what they are planning for is the next 50 years. He said that Norwegian Cruise Line, if they get a dock, is planning on electrifying their dock.

Hearing no objections, the motion passed by unanimous consent.

The Committee of the Whole took a break at 7:40p.m. The meeting resumed at 7:50p.m. Assemblymember Smith did not rejoin the meeting when it came back from the break, however, a quorum was still present.

B. UAS Property Acquisition (Downtown Boatyard)

Mr. Watt provided a summary of this proposal and recommended they do anything that the Assembly can do to reduce the overall operational expenses to the city.

The Assembly discussed this matter at length with staff. Mr. Bryson asked if they had considered a land swap with UAS. Mr. Uchytel said that UAS was not interested in any of the lands that CBJ might be willing to swap for this property. Mr. Watt said it was something of a balancing act with raising harbor rates if money were taken from the Docks & Harbors Fund balance.

Staff then answered questions from Assemblymembers related to the map of the property. Mr. Uchytel provided a history of the current lease which had been at a favorable lease rate of \$8,500 per year due to CBJ's contribution of \$500,000 towards the UAS Egan Library. They went from paying \$8,500/year previously to a new proposed lease agreement that would require paying UAS \$200,000/yr. Mr. Watt suggested various options the city could use to pay for this, including the possibility of Docks & Harbors pursuing a revenue bond.

Ms. Gladziszewski said that if we want to be a maritime community, they really need this facility and she would be supportive of the Assembly assisting with half the costs.

Mr. Bryson said he was thinking along the same lines.

MOTION by Mr. Bryson for the Assembly to provide \$1,000,000 towards the purchase of this property.

In speaking to his motion, Mr. Bryson said it would be his intention for the Docks & Harbors Board to decide on how they would fund the remainder. Mr. Bryson said he would be in favor of a Docks & Harbors revenue bond as Mr. Watt suggested.

Objection by Ms. Hale for purposes of a question and she asked Mr. Uchytel how would they repay the revenue bonds and if that would raise rates for harbor patrons. Mr. Uchytel said that for the harbor fund, their revenues are generally exceeding their expenses by about \$200,000-

\$500,000/year. He said that if Docks & Harbors had to pick up the remaining \$1,800,000, they would have to find new sources of revenue to keep the harbor fund solvent. He said that revenue that is generated from the boat yard to D&H is about \$30,000/year. He said they would appreciate any amount of support the Assembly was willing to contribute but the D&H Board would have to find alternative sources of funding or raise fees to be able to fund the boat yard if it isn't fully funded by the Assembly.

AMENDMENT #1 by Ms. Woll to raise the amount to the full purchase of the property at \$2,880,000.

Ms. Woll said that it is a critical need in the community and that the Docks & Harbors Board works very hard to make their enterprise pencil out and this would be a difficult thing for them to try to come up with the remaining amount.

Ms. Hughes-Skandijs said she thought that was reasonable, especially considering the importance of this waterfront property to the commercial fishing industry within our community. She said with respect to looking at the reserves and knowing that Docks & Harbors is looking at overall rates and it would be a stretch for them to come up with that type of funding.

Mr. Bryson said he would be in favor of Ms. Woll's amendment if it was the appetite of this Assembly is to pay full price up front as that would save \$1,000,000 in interest payments.

Objection by Ms. Gladziszewski. She said that she wants to support Docks & Harbors as their board does a great job in their work. However, the Assembly is funding a lot of things right now and while she is in favor of keeping this property if at all possible but she'd like the Docks & Harbors to pay half of the cost.

ROLL CALL VOTE on Amendment #1

Yeas: Woll, Hughes-Skandijs, Bryson, Hale, Blake

Nays: Gladziszewski

Motion passed 5 yeas, 1 nay.

Hearing no objection, the main motion, as amended, passed by unanimous consent.

C. Childcare Update

Mr. Barr gave a brief summary of the childcare funding update. He said that as part of the FY22 budget, the Assembly appropriated \$625,000 for Childcare Grants. In early August, they finalized a Memorandum of Agreement (MOA) with the Association for the Education of Young Children (AEYC) to administer two programs using those funds.

He said that the bulk of that funding, just over \$550,000, was allocated to the per-child stipend program. That program was conceptualized by the Assembly Child Care Committee in which finished its work in 2019. He said that per-child stipend essentially provides \$200/month per infant or toddler and \$50/month per preschooler with an additional \$50/month for children on

assistance. Those funds are provided to licensed child care providers who meet certain eligibility requirements. He said that he has been working with Blue Shabler on this program. He said that recently, AEYC has completed its first quarter of FY22 report on this program and they have spent approximately just over half of the amount allocated to the per-child stipend program.

Mr. Barr said that the request before the Assembly COW at this meeting is to amend the terms of the MOA to expand the criteria from a per-child stipend to include the total licensed capacity of the participating child care sectors to get the rest of the funding that has already been allocated into the hands of the childcare providers. The change is not asking for additional funding but rather to amend the MOA to be able to spend the money that has already been appropriated. He said that the child care sector, just like many other sectors of the economy, have been challenged by staffing shortages and that is the impetus behind this request so they can ameliorate those staffing shortages and provide for increased pay to the child care providers to help with staff retention.

MOTION by Ms. Hale to modify the per-child stipend program to release additional funds for providers for FY22 based on the amount of available funding and the licensed capacity of eligible providers or something similar to that as needed, and asked for unanimous consent. Ms. Hale said that everything the Assembly can do to help care providers is critical at this time.

Ms. Gladyszewski asked staff if any of these funds may be eligible for reimbursement from the state as there appears to be some pending funds being made available at the state level for child care purposes. Mr. Barr said that he too would like to know how the state will be distributed the ARPA and CERCA programs and the state is still working on their plans for how those funds will be distributed. He said there is also the potential funding from the Build Back Better federal funds if that passes. He said that none of this funding would be reimbursable from those programs, rather those funds would likely be additional funds going directly to child care providers.

Hearing no objection, the motion carried by unanimous consent.

VI. ADJOURNMENT

There being no further business to come before the Assembly, the Committee of the Whole meeting was adjourned at 8:04 p.m.

Minutes drafted by Administrative Assistant Lacey Davis and respectfully submitted by Municipal Clerk Beth McEwen this 20th day of December, 2021.



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

TO: Deputy Mayor Gladyszewski and Assembly Committee of the Whole

DATE: December 20, 2021

FROM: Robert Barr, Deputy City Manager

RE: COVID-19 Community Mitigation Strategies

The last version of the Community Mitigation Strategies was adopted on September 29, 2021 and is currently due to sunset on March 1, 2022. A new version was introduced at the November 22, 2021 Assembly meeting and referred the Committee of the Whole. This new version, with additional modifications, is in the packet for discussion tonight.

Compared to the version adopted by the Assembly on September 29, the version this evening differs in three ways:

- 1) Modification of the definition of the green, "fully open," level from "97% of population eligible to be fully vaccinated" to "pending CDC/DHSS guidance"
- 2) Masking requirements changed to recommendations at the yellow, "minimal," level, and
- 3) Expansion of gathering size limits by including 50% of building capacity language at the orange, "moderate," and red, "high," levels. Previous language had absolute numbers alone that didn't vary by facility size.

The rationale for these changes, which largely represent modest relaxations in the community mitigation strategies, is grounded in a handful of facts:

- Juneau's vaccination rate is high and booster doses are available
- Vaccination, even versus recent variants, continues to be effective at preventing severe COVID-19 outcomes, including hospitalization and death
- Testing continues to be available and rapid antigen testing is newly available to the population at large
- Monoclonal antibodies are an effective treatment option if delivered early to high-risk individuals and these are available, daily, through referral to Bartlett Regional Hospital
- Other treatment options – antiviral medications – are on the horizon

The EOC recognizes that COVID-19 continues to be a dynamic event, particularly with the spread of the Omicron variant, about which, comparatively, little is known. When the facts of the event change in such a way that warrant additional changes to the community mitigation strategies, we will bring these back to the Assembly.

Recommendation:

Discuss these changes and forward to the full Assembly for adoption

Presented by: The Manager
Presented: 11/22/2021
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-46

An Ordinance Reestablishing the City and Borough of Juneau COVID-19 Mitigation Strategies and Providing for a Penalty.

WHEREAS, COVID-19 is a respiratory disease that can result in serious illness or death and is caused by the SARS-Cov-2 virus ("virus"), a new strain of the coronavirus that has not been previously identified in humans and is easily transmittable person to person; and

WHEREAS, on March 11, 2020, the World Health Organization ("WHO") declared the virus a pandemic; and

WHEREAS, on March 13, 2020, President Donald J. Trump declared a national emergency in response to the virus pandemic; and

WHEREAS, on March 22, 2020, the City and Borough of Juneau ("CBJ") received its first positive case of COVID-19; and

WHEREAS, Alaska continues to experience COVID-19 outbreaks and multiple regions in Alaska are at moderate or high alert levels; and

WHEREAS, while people five years of age and older are now eligible for a COVID-19 vaccine, children under five are not eligible for vaccines, and variants of concern including the highly transmittable Delta variant are in the community; and

WHEREAS, other communities in the country and Alaska, including Anchorage, have experienced recent and sudden demands on healthcare services that resulted in a relatively permanent insufficiency of healthcare services that has endangered the public; and

WHEREAS, hospitals across Alaska, including Bartlett Regional Hospital, currently have federal traveling healthcare workers until January 22, 2022, to stabilize staffing needs and support the increased demand caused by patients with COVID-19; and

WHEREAS, the last three months (August-October) represent the highest number of new COVID-19 cases per day in the City and Borough of Juneau; and

WHEREAS, the existing COVID-19 Mitigation Strategies were reestablished with Ordinance 2021-42(am) and currently expire on March 1, 2022; and

WHEREAS, upon balancing the economic impacts and the personal impacts of whether to reestablish the COVID-19 Mitigation Strategies given the current circumstances, the public health and welfare is best served by reestablishing the COVID-19 Mitigation Strategies; and

WHEREAS, the updated COVID-19 Mitigation Strategies continue to provide structure and certainty as the community balances the needs to mitigate harm from COVID-19 and to keep the economy open; and

WHEREAS, any business or facility is free to require masks and other COVID-19 protections at their business or facility.

THEREFORE 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. Reserved.

Section 3. COVID-19 Mitigation Strategies.

(a) **Adoption.** The City and Borough of Juneau COVID-19 Mitigation Strategies identified in Exhibit A are adopted.

(b) **Determination of Incident Risk Level.** The Manager is authorized to determine which Incident Risk Level best fits the City and Borough of Juneau based on a comprehensive range of public health factors related to COVID-19 especially percentage of fully vaccinated community members, disease situation, hospital capacity, and public health capacity.

(c) **Public Notice.** The Manager shall conspicuously identify the Incident Risk Level on the City and Borough of Juneau's webpage and widely distribute public notice when the level changes.

(d) **Exemptions.**

(1) **Exemption Request.** An entity or person may request an exemption from the COVID-19 Mitigation Strategies by submitting a site specific COVID-19 Mitigation Plan to the CBJ Emergency Operations Center by emailing covidquestions@juneau.org. The Emergency Operations Center may issue an exemption if the COVID-19 Mitigation Plan has sufficient measures and policies to mitigate the spread of COVID-19 in light of the Incident Risk Level.

(2) **Public Records.** All exemption requests, communication, and responses are presumptively public records. If an entity or person requests that the City and Borough of Juneau withhold any information contained in your COVID-19 Mitigation Plan from public release because the information is protected under AS 40.25.120(a), you must submit the following information with the request:

- (A) Identify each set of discrete information that the entity or person asserts is confidential;
- (B) Identify each specific legal authority that the entity or person asserts applies to each such set of information; and
- (C) For each such set of information, explain why the entity or person asserts the information is confidential based on each legal authority the entity or person asserts applies to that information.

Should the City and Borough of Juneau receive a request for records under the Public Records Act applicable to any item marked confidential, the City and Borough of Juneau should notify the person or entity asserting confidentiality as soon as practicable prior to making any disclosure. The person or entity asserting confidentiality acknowledges it has five (5) calendar days after receipt of notice to notify the City and Borough of Juneau of its objection to any disclosure, and to file any action with any competent court to protect its interests. Should the person or entity asserting confidentiality fail to notify the City and Borough of Juneau of its objection or fail to file suit within five (5) calendar days, the CBJ may disclose the records.

(e) **Violation.** A person who violates a mitigation strategy in Exhibit A shall be subject to a civil fine not to exceed \$25.00 per violation, which shall be considered incorporated into CBJC 03.30.070(a); payment of the civil fine shall be accepted in satisfaction of the violation; and the violation shall be subject to CBJC 03.30.070(b)-(c) and CBJC 03.30.075-03.30.085. In addition to a civil fine, the City and Borough of Juneau may use all available civil enforcement options (i.e. injunction, revocation of certificate of occupancy, civil lawsuit, etc.) to assure compliance with this ordinance.

(f) **Amendments.** The Manager shall keep Exhibit A consistent with Centers for Disease Control and Prevention (CDC) guidance and present the revisions to Exhibit A at regular or special Assembly meetings for ratification.

(g) **Mask or Face Covering Mandate.**

(1) **Requirement.** All individuals must wear a mask or a face covering over their nose and mouth (i) as provided for in Exhibit A; (ii) when using public transportation, like Capital Transit; and (iii) when entering an area that is posted requiring use of a mask or face covering. This ordinance is subject to the conditions and exceptions stated below.

(2) **Face Shield.** A face shield is generally not permitted in lieu of a mask or face covering because face shields are less effective in stopping the spread of COVID-19. However, a face shield may be permitted in lieu of a mask or face covering for the following individuals, who must wear a face shield whenever a mask or face covering would be required unless it is impossible to do so:

(A) Any individual who cannot tolerate a mask due to a physical or mental disability;

(B) Individuals who are communicating with someone who is deaf or hard of hearing; or

(C) Individuals performing an activity that cannot be conducted or safely conducted while wearing a mask (for example a driver experiencing foggy glasses, a dental patient receiving care, or an equipment operator where there is a risk of dangerous entanglement).

(3) **Employment.** Employers are responsible to make sure employees who are present in the workplace have access to and wear masks or face coverings as required by this ordinance.

(4) **Exceptions.** This ordinance does not apply to the following categories of people or activities:

(A) Any child under the age of 2 years. These very young children should not wear a face covering because of the risk of suffocation. Additionally, masks are recommended, but not required for children ages 2-5. Daycare settings that serve preschool children are encouraged but not required to enforce mask usage for children age 2 and older.

(B) Individuals who are incarcerated, in police custody, or inside a courtroom; these individuals should follow guidance particular to their location or institution.

(C) Musicians, presenters, ministers, and others communicating to an audience or being recorded, for the duration of their presentation/practice/performance where mask usage impairs communication, and so long as safe physical distancing is maintained.

(D) Individuals removing their mask or face covering to eat, drink, or briefly scratch an itch.

(E) Employees within their own fully enclosed office or workspace, and employees within an unenclosed workspace if they are totally alone.

(F) Individuals doing high intensity exercise outdoors.

(5) **Denial of Service.** A person violating this ordinance is prohibited from entering, occupying, or remaining in the setting in which a mask or face covering is required. Provided, however, that this ordinance shall be applied in a manner consistent with the Americans with Disabilities Act (ADA) and any other applicable provision of law. Businesses and the City Manager for City and Borough of Juneau facilities, may choose to allow individuals who request an accommodation under the ADA to wear a face shield, or may consider accommodating these individuals through alternative means of providing goods or services, such as curbside, delivery, or telephonic service.

(6) **Proof of Medical Reason or Disability.** If a person declines to wear a mask or face covering because of a medical condition or disability as described above, this ordinance does not require them to produce medical documentation verifying the stated condition or disability.

(7) **Additional City and Borough of Juneau Facility Provision.**

(A) **Notice.** The City Manager is required to identify and conspicuously post notices for those City and Borough of Juneau public facilities or areas of public facilities in which people are required to wear a mask or face covering. The Manager should post face covering notices in public facilities and areas of public facilities in which maintaining six feet separation between people is difficult or where there are insufficient physical barriers to keep people six feet apart.

(B) **Provision of Face Covering.** For people who cannot afford or locate a face covering, the Manager shall make a face covering available on every Capital

Transit bus and at any facility owned by the City and Borough of Juneau that requires a mask or face covering.

(8) Definitions.

(A) "Mask" means a medical grade mask (i.e. N95).

(B) "Face covering" means a cloth, polypropylene, paper, or other face covering that covers the nose and the mouth and that rests snugly above the nose, below the mouth, and on the sides of the face. The following are not face coverings because they allow droplets to be released: a covering with a valve designed to facilitate easy exhalation; mesh masks; lace masks; other coverings with openings, holes, or visible gaps in the design or material.

(C) "Face shield" means a clear plastic shield that covers the forehead, extends below the chin, and wraps around the sides of the face.

Section 4. Repeal of Ordinance 2021-42(am). Ordinance 2021-42(am) is repealed.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption. This ordinance expires at 12:01 a.m. on March 1, 2022, unless terminated earlier by the Assembly by motion.

Adopted this _____ day of _____, 2021.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Community Risk Level	Masks / Social Distancing	Large Gatherings	Restaurants, Bars	Personal Services, Gyms	Travel
Fully Open: pending CDC/DHSS guidance	No restrictions in place. Recommended masking and testing if displaying any COVID like symptoms if interacting with unvaccinated or vulnerable populations.				
Minimal	Masks/face coverings strongly recommended indoors in public areas and outdoors at crowded outdoor events (e.g. live performance, parade, sports event)	Indoor gatherings should be limited to the number of participants that will allow 6 ft of social distancing to be maintained if individuals who are not fully vaccinated are present. Masking strongly recommended and venues may require.	Masks strongly recommended when not actively eating or drinking. Recommend capacity restrictions that allow 6 ft of social distancing between parties.	Masks strongly recommended. Recommend capacity restrictions that allow 6 ft of social distancing between individuals.	Follow State Health Advisories
Moderate	If not fully vaccinated, masks/face coverings must be worn indoors in public areas and outdoors at crowded outdoor events (e.g. live performance, parade, sports event). If fully vaccinated, masking is highly recommended in indoor public areas. Limit social interactions.	Indoor gatherings must be limited to 50% of indoor capacity or 50 people, whichever is greater, and include safety measures. Outdoor gatherings are recommended. There are no size limits if all individuals at the gathering are fully vaccinated	If not fully vaccinated, patrons must wear masks when not actively eating or drinking. Bars not to exceed 50% indoor capacity. Strongly recommend restaurants reduce capacity to ensure physical distancing between parties, recommend reservations required. Recommend delivery/ curbside pick up if allowed by law.	Personal Services by appointment only, reducing waiting room capacity to 50%. Gyms limit indoor classes to fully vaccinated individuals only.	Follow State Health Advisories
High	Masks/face coverings must be worn indoors in public areas except where otherwise specified. Masks/face coverings must be worn outdoors in public areas where 6ft of social distancing cannot be maintained. Keep social bubble contained to family members.	Indoor gatherings must be limited to ensure 6 ft of social distancing, not to exceed 50% of indoor capacity, and include safety measures. Outdoor gatherings with 6 ft social distancing recommended. There are no size limits if all individuals at the gathering are fully vaccinated.	Patrons must wear masks when not actively eating or drinking. Bars and Restaurants reduce capacity to ensure at least 6 ft of social distancing between parties and not to exceed 50% with reservations / contact list required. Delivery/curbside pickup if allowed by law. Bars and restaurants closed at 11:00 pm.	Personal Services by appointment only, no waiting areas. Gyms, no pick up games, limit capacity to 50% and must ensure 6 ft of social distancing between individuals. Gyms limit indoor classes to fully vaccinated individuals only.	Follow State Health Advisories
Very High	Masks/Face coverings required outside the home. Residents are required to stay at home except as needed for groceries, medical care, and essential workforce needs.	Outdoor gatherings limited to no more than 10 people with proper social distancing. Indoor public events not allowed.	Restaurants and bars limited to delivery and curbside pickup if allowed by law.	Personal Services and Gyms closed.	Follow State Health Advisories

Presented by: Planning Comm.
Presented: 07/12/2021
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-26(am)

An Ordinance Amending the Official Zoning Map by Rezoning Channel View, Lot 1, Located near 4650 North Douglas Highway from D-15 to Light Commercial.

WHEREAS, the area of the proposed rezone, Channel View Lot 1, consists of 15.41 acres, is located near 4650 North Douglas Highway, and is currently zoned D-15; and

WHEREAS, adjacent parcels are zoned D-3, D-15, and General Commercial (GC); and

WHEREAS, the land use maps of the Comprehensive Plan identify the subject lot as Medium Density Residential (MDR); and

WHEREAS, the MDR designation is characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and where any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses; and

WHEREAS, the LC, Light Commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the General Commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, General Commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the Light Commercial district; and

WHEREAS, the Light Commercial district allows for up to 30 units per acre, which exceeds the density limit of the Comprehensive Plan MDR designation; and

WHEREAS, the Community Development Department recommended rezoning the subject property from D-15 Transition to Light Commercial upon two conditions (1) that additional public transportation infrastructure first be constructed to ensure any allowed higher density development would not aggravate existing issues with traffic flow and pedestrian safety, and (2)

the Assembly adopt a Comprehensive Land Use Map amendment from MDR to High Density Residential (HDR) to allow the higher densities allowed in the Light Commercial zoning district; and

WHEREAS, the Planning Commission considered the Community Development Department's recommendation and concluded the Light Commercial zoning district—without any conditions—substantially conformed to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommended following the Community Development Department's recommendation to rezone the subject property from D-15 Transition to Light Commercial once additional public transportation infrastructure is constructed to ensure any allowed higher density development would not aggravate existing issues with traffic flow and pedestrian safety.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment to the Official Zoning Map. The Official Zoning Map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of Channel View Lot 1 (Parcel # 6D0601150011) from D-15 transition to Light Commercial when the following condition is satisfied: there are infrastructure improvements to allow higher density development and to allow for protecting public safety along North Douglas Highway.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 2nd day of August, 2021.



Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk

Objection by Ms. Gladziszewski for purposes of a question. She asked Mr. Palmer to clarify how eliminating procedural steps would ensure public certainty.

Mr. Palmer explained that the public does not understand that the Board of Adjustment is the Planning Commission, and this ordinance would clear up any confusion.

Ms. Gladziszewski removed her objection.

Hearing no objections, Ordinance 2021-19 was adopted by unanimous consent.

E. Ordinance 2021-31 An Ordinance Authorizing the Manager to Convey Approximately 380 Square Feet of City Property, Three Permanent Easements, and Ten Temporary Construction Easements to the Alaska Department of Transportation and Public Facilities for a Douglas Highway Reconstruction Project.

The Department of Transportation and Public Facilities (DOT&PF) is reconstructing Douglas Highway and submitted an application to acquire a small portion of CBJ property and multiple small easements. This ordinance would authorize the Manager to sell 380 square feet of CBJ property, which is located outside the fence at 750 St. Ann's Avenue at the Mayflower Building.

This ordinance would also authorize the Manager to convey four permanent easements totaling approximately 1,000 square feet and ten temporary construction easements totaling approximately 8,750 square feet. The CBJ property is necessary for the Douglas Highway reconstruction project.

The Lands, Housing and Economic Development Committee reviewed this proposed CBJ land disposal and easement request at its meeting on April 12, 2021, and passed a motion of support for disposing of City property through negotiated sale to the DOT&PF for fair market value.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment:

None.

Assembly Action:

MOTION by Ms. Woll for the Assembly to adopt Ordinance 2021-31 and asked for unanimous consent. *Hearing no objections, Ordinance 2021-31 was adopted by unanimous consent.*

The Assembly took a break at 8:01p.m. The meeting resumed at 8:16p.m.

F. Ordinance 2021-27 An Ordinance Amending the Comprehensive Plan Land Use Designation Map near 4650 North Douglas Highway from Medium Density Residential to High Density Residential.

This ordinance would amend the Comprehensive Plan for a 15-acre parcel near 4650 North Douglas Highway.

The applicant requested a rezone from D15 to General Commercial. General Commercial allows 50 dwelling units per acre, which exceeds the maximum density permitted by the Comprehensive Plan MDR designation of 5-20 dwelling units per acre. Instead of General Commercial, the Planning Commission recommends the Assembly rezone the property to Light Commercial, which allows for 30 dwelling units per acre. The Planning Commission also recommended the Assembly amend the Comprehensive Plan land use designation from MDR to HDR, which accommodates higher densities of 18-60 units per acre. The Community Development Department agrees that a Comprehensive Plan amendment from MDR to HDR is necessary before the Light Commercial rezone can be appropriate.

The Committee of the Whole discussed this topic at its meeting on July 19, 2021.

The City Manager recommends that the Assembly not adopt this ordinance.

Public Comment:

Travis Arndt, a valley resident (and a member of the Planning Commission), spoke in support of this ordinance, and said that he was surprised that the City Manager recommended the Assembly to not adopt this ordinance. He noted that there had been no negative public comment or objections against this ordinance whenever the Planning Commission asked for public comment.

Mr. Bryson asked if Mr. Arndt was directly involved with Items F and G.

Mr. Arndt confirmed that was correct, as it is a map amendment in the area where he is asking for a rezone.

Mr. Bryson asked Mr. Arndt that if the Assembly were able to make the zoning correction without making a change in the Comprehensive Map, would that avoid impacting his project. Mr. Arndt said that was correct.

Mayor Weldon asked Mr. Arndt if he was speaking on behalf of the Planning Commission. Mr. Arndt said that he was not, rather he was speaking on behalf of himself as an applicant for the rezone.

Assembly Action:

MOTION by Mr. Bryson for the Assembly to table Ordinance 2021-27 and asked for unanimous consent.

Mr. Bryson said that it was not necessary to change the Comprehensive Plan at this time. Assembly and Planning Commission charge to use “owner’s manual” i.e. the Comprehensive Plan. He added that it was the Planning Commission’s responsibility to designate between commercial and residential areas.

Objection by Ms. Hale for purposes of a question. She asked for Mr. Palmer to clarify that the Assembly did not need to pass Item F in order to adopt a rezone.

Mr. Palmer confirmed that was correct.

Objection by Ms. Woll for purposes of a question. She asked what would happen if the Assembly were to table this ordinance.

Mr. Palmer explained that tabling this item would indefinitely kill this ordinance.

Hearing no further objections, Ordinance 2021-27 was tabled indefinitely by unanimous consent.

G. Ordinance 2021-26 An Ordinance Amending the Official Zoning Map by Rezoning Channel View, Lot 1, Located near 4650 North Douglas Highway from D-15 to Light Commercial.

The ordinance would rezone a 15-acre parcel near 4650 North Douglas Highway.

The applicant requested a rezone from D15 to General Commercial. The Community Development Department recommended a transition rezone from D15 to Light Commercial with conditions to comply with the Comprehensive Plan. The Planning Commission, instead, recommended a rezone from D15 to Light Commercial without conditions because it concluded Light Commercial conforms to the Comprehensive Plan, yet the Planning Commission also recommended the Assembly amend the Comprehensive Plan to allow the requested higher residential densities allowed in commercial districts.

The Committee of the Whole discussed this topic at its meeting on July 19, 2021.

The City Manager recommends that the Assembly adopt the staff recommendation, as heard at the Planning Commission on May 11, 2021, to change the zoning from D-15 to D-15/Transition to Light Commercial.

Public Comment:

Mandy Cole, a valley resident, shared that she is a member of the Planning Commission, but was not testifying on behalf of the Planning Commission. She spoke to the difficulty CDD experienced in regards to this project developer. She strongly felt that the developer has no way to meet the conditions recommended by staff, and that it would be appropriate for the Assembly to adopt the recommendations made by CDD staff.

Ms. Gladziszewski asked Ms. Cole if she recalled the vote made by the Planning Commission on this matter. Ms. Cole reminded the Assembly that she could not speak on behalf of the Planning Commission, and could not confirm if the vote was unanimous.

Mr. Bryson asked if the unanimous vote was for Light Commercial or General Commercial. Ms. Cole explained that the unanimous vote was for Light Commercial.

Travis Arndt, a valley resident, spoke to the transitions and conditions related to this project. He clarified that he was not asking to increase residential density (such as boat condos), but rather a combination of buildings, both with and without residences.

Mr. Bryson asked Mr. Arndt asked if the transition to Light Commercial would be adequate for his project. Mr. Arndt explained that General Commercial would be preferred, but Light Commercial would also be sufficient.

Assembly Action:

MOTION by Ms. Gladziszewski for the Assembly to adopt Ordinance 2021-26 and asked for unanimous consent.

Objection by Ms. Hughes-Skandijs. She said that this was discussed at the July 12 COW, and she watched the Planning Commission meeting. She said it is on the Assembly to look at the Comprehensive Plan, entirety of uses and to look long range rather than a single project proposed by an applicant. She also expressed concern regarding North Douglas traffic infrastructure. Ms. Hughes-Skandijs shared that in looking at the land use maps and the area overall, she did not think Light Commercial would be in agreement with Comprehensive Plan and land use maps for this area.

Objection by Mr. Jones.

Ord 2021-26 Amendment #1 (via Assemblymember Jones)

Motion by Mr. Jones to amend Ordinance 2021-26 as follows (three parts):

1. *Amend the last Whereas clause, page 2 lines 8-9:*

~~*"WHEREAS, the Planning Commission separately recommended the Assembly amend the Comprehensive Land Use Map from MDR to HDR for the subject property, which is the purpose of Ordinance 2021-31;"*~~

2. *Add an additional Whereas clause, page 2:*

"WHEREAS, the Manager recommended following the Community Development Department's recommendation to rezone of the subject property from D-15 Transition to Light Commercial once additional public transportation infrastructure is constructed to ensure any allowed higher density development would not aggravate existing issues with traffic flow and pedestrian safety."

3. *Amend Section 2, page 2 lines 13-15:*

"Section 2. Amendment to the Official Zoning Map. The Official Zoning Map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of Channel View Lot 1 (Parcel # 6D0601150011) from D-15 transition to Light Commercial when the following condition is satisfied: there are infrastructure improvements to allow higher density development and to allow for protecting public safety along North Douglas Highway."

He said this ordinance is trying to "shoehorn" in commercial development in residential area. He spoke to the reversal of Planning Commission recommendation, not their decision. He added that the decision lies with the Assembly.

Objection by Ms. Gladziszewski. She explained that TPU 49.25.300 (CUPs) would fail traffic at the bridge. She discussed at length the inherent requirements and permissions that come with General Commercial projects and CUPs. Light Commercial versus General Commercial by Right under General Commercial versus CUP. She felt that it was appropriate to be Light Commercial for North Douglas Hwy. She said that she supported the rezone, and for this reason she objected the amendment.

Ms. Triem asked if Amendment #1 would fulfill the Manager's recommendation.

Mr. Watt said that this is fundamentally the issue in his recommendation.

Mr. Bryson said that this would stop development on North and West Douglas. There are people who are trying to build. The conditions would stop the project, and described this amendment as splitting hairs with Comprehensive Plan. He added that CDD has a playbook and they must follow the rules.

Further discussion about the Light Commercial and General Commercial Conditional Use Permits.

Objection by Ms. Hale. She felt that this amendment would reverse the Planning Commission's decision, and does not believe the Assembly should negate the work they put into their decision.

Mr. Jones agreed with Ms. Gladziszewski's comments regarding the Light Commercial designation. He felt that "shoehorning" would be an appropriate term, as they were not fully aware of the project's intended results with the developed area. He confirmed that this was a reversal of the Planning Commission's recommendation; however, he clarified that this was not the PC's decision, it is the Assembly's decision.

Roll Call Vote on Amendment #1:

Ayes: Jones, Triem, Hughes-Skandijs, Woll, Mayor Weldon.

Nays: Gladziszewski, Hale, Bryson.

Amendment passed. Five (5) Ayes, Three (3) Nays.

Ms. Gladziszewski said that she would support the ordinance as amended, but believed that the Assembly in doing so had done a great disservice to the community; effectively turning neighborhoods into deserts that are increasingly difficult to develop.

Mayor Weldon shared that she had issues with the ordinance. She noted that Mr. Arndt could come back to the Assembly with a parcel smaller than the current fifteen acres of land. She added that one of the Assembly Goals was to address Housing, and wiping out fifteen acres of residential land for commercial was concerning. She also expressed concern with the project and with the Planning Commission recommendations. She said that she would object to this ordinance.

Ms. Gladziszewski asked Mr. Palmer to explain what the consequences were for the Assembly if they were to deny this ordinance.

Mr. Palmer referred to 49.75.120, which would permit the applicant to return to the Planning Commission with a substantially different rezone request after twelve months had passed.

Roll Call Vote on Ordinance 2021-26 as amended:

Ayes: Gladziszewski, Jones, Triem, Hughes-Skandijs, Bryson, Woll.

Nays: Hale, Mayor Weldon.

Motion passed. Six (6) Ayes, Two (2) Nays.

Ms. Gladziszewski gave Notice of Reconsideration. Mayor Weldon noted the Reconsideration.

The Assembly took a break at 9:13p.m. The meeting resumed at 9:25p.m.

X. UNFINISHED BUSINESS

None.

XI. NEW BUSINESS

A. NCL Request to Lease Municipal Tidelands

In June 2021, the City received an application from Norwegian Cruise Lines (NCL) to lease City owned tidelands. NCL acquired an upland parcel that is adjacent to the requested tideland lease in 2019 from the Alaska Mental Health Trust Land Office. In January 2021, the City Manager provided the Assembly Committee of the Whole with the attached Subport Development Memo on the topic of Assembly consideration process, discussion and draft approach.

Because an application has been received, the Assembly must determine “whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land” (53.09.260).

If the Assembly provides a motion of support to work with the original proposer, staff will direct NCL to apply for City permits, outline the public process, and negotiate terms and conditions of a lease. Staff will provide regular reports to the Lands, Housing and Economic Development (LHED) Committee on progress of this lease. If the Assembly fails to provide a motion to work with the original proposer and determines a lease should not be considered, then the application process will be concluded. If the Assembly provides a motion to seek further proposals then a request for proposals will be advertised and the results will be brought forward to the LHED for review.

The Manager recommends the pass a motion of support to work with NCL as the original proposer in accordance with City Code 53.09.260.

Public Comment:

Karla Hart, a Juneau resident, urged the Assembly to vote against this motion under no conditions. She said that any other response at this time would not benefit the community at this time. She referenced

Hearing no objections, Ordinance 2021-37 was adopted by unanimous consent.

The Assembly took a break at 8:03p.m. The meeting resumed at 8:15p.m.

XI. UNFINISHED BUSINESS

A. Potential Reconsideration Ord. 2021-26(am) An Ordinance Amending the Official Zoning Map by Rezoning Channel View, Lot 1, Located near 4650 North Douglas Highway from D-15 to Light Commercial.

At the last regular Assembly meeting, this ordinance was adopted, as amended, and Assemblymember Gladziszewski gave notice of reconsideration. If the Assembly has an interest in reconsidering this ordinance, then an Assemblymember would need to move for reconsideration.

Mayor Weldon asked Ms. Gladziszewski if she still wished to reconsider Ordinance 2021-26(am). Ms. Gladziszewski said that she did not wish to reconsider Ordinance 2021-26(am). *The Assembly took a two minute at-ease.*

MOTION by Mr. Bryson for the Assembly to reconsider Ordinance 2021-26(am).

Roll Call Vote on Motion for Reconsideration:

Ayes: Bryson, Hale, Gladziszewski, Woll, Hughes-Skandijs, Smith, Mayor Weldon.

Nays: Triem, Jones.

Motion passed. Seven (7) Ayes, Two (2) Nays.

MOTION by Ms. Gladziszewski for the Assembly to adopt Ordinance 2021-26(am).

Ms. Hughes-Skandijs shared that she had reflected upon this ordinance in the time since it was last brought to the Assembly, she felt that Juneau's community would not benefit from a transition to Light Commercial. She said that she had previously voted in favor of this ordinance, however this time she would be a "no" vote.

Ms. Gladziszewski recommended sending this ordinance to a committee for further discussion, and mentioned that there had been new possibilities made available for this land that could be considered.

Mayor Weldon asked Ms. Bowen if it was possible to refer a reconsidered motion to committee, or would the Assembly be required to vote on this ordinance at tonight's meeting.

The Assembly meeting took a two minute recess.

Ms. Bowen asked Ms. Gladziszewski to restate her motion.

MOTION by Ms. Gladziszewski to refer Ordinance 2021-26(am) to the Committee of the Whole for further consideration.

Objection by Ms. Woll. Ms. Woll commented that she had spent a considerable amount of time at Planning Commission meetings, talking to CBJ staff, and doing their own research to come to a conclusion. She said that she was ready to make her decision now.

Ms. Hale felt that the Assembly's decision was made in a convoluted manner. She said that it would be helpful to discuss this ordinance in a committee setting, to gain a more thorough understanding while not being under a vote.

Mr. Bryson mentioned that the recent introduction of Mixed Use-3 in Neighborhood Commercial Zoning may impact the area in this ordinance. He said that this might be worth another discussion and he is in favor of this motion.

Ms. Hughes-Skandijs said that she would support discussing this further at the COW, but added that this ordinance refers to a specific type of zoning. She asked if any future discussion would include amendments with possible new zoning, as mentioned by Mr. Bryson in his comments.

Ms. Gladziszewski confirmed that would be the case, the COW would allow for the land owner and the Planning Commission to weigh in as needed, and to allow for discussion without being held under a vote.

Mr. Jones shared that he would voting on this reluctantly. He explained the process for any amendments made to the Title, and due to re-introduction required, any potential action on this ordinance is not likely to occur until December at the earliest. Mr. Jones advised the Assembly to be very careful when considering this change, especially given that a transition to MU-3 could result in the ordinance being referred back to the Planning Commission.

Mayor Weldon appreciated Ms. Gladziszewski's motion, but she agreed with Ms. Woll's comments and she was ready to vote on this ordinance. She said that she will be voting against the motion; as she felt that the Assembly should allow the Planning Commission and the developers to decide the zoning that would suit this property.

Roll Call Vote to Refer Ordinance 2021-26(am) to the COW:

Ayes: Gladziszewski, Smith, Jones, Hale, Bryson.

Nays: Woll, Hughes-Skandijs, Triem, Mayor Weldon.

Motion passed. Five (5) Ayes, Four (4) Nays.

XII. NEW BUSINESS

A. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

MEMORANDUM



155 S. Seward St. Juneau, Alaska 99801
Scott.Ciambor@juneau.org
Voice (907) 586-0220
Fax (907) 586-5385

Date: 12/17/2021

TO: Maria Gladziszewski, Chair, Committee of the Whole

FROM: Scott Ciambor, Chief Housing Officer 

Subject: Juneau Affordable Housing Fund – 2021 Funding Recommendation for Gastineau Lodges Apartments

Dear Chair Gladziszewski -

At the November 29th, 2021 Lands, Housing, and Economic Development meeting, [it was noted in the staff memo](#) that the Juneau Affordable Housing Fund (JAHF) committee had additional work to do on the Gastineau Lodge Apartments project to determine a recommendation.

After receiving additional information from the applicant, the JAHF review committee met on December 16, 2021.

Gastineau Lodge Apartments Recommendation

The committee supports the Gastineau Lodge Apartments project and wants to see it move forward.

However, the committee at this time recommends consideration of a \$700,000 predevelopment loan under the following circumstances:

- if adequate collateral can be obtained to secure the loan; and
- if adequate documentation of site control can be provided.

The committee recommends a deadline of May 1, 2022 for consideration for this round of funding so as not to encumber the JAHF funds for future applications.

Note: The location for this project is currently in the moderate hazard zone and eligible for building permits to add new units. If updated hazard maps are adopted, the project would move into a severe hazard category.

MEMORANDUM



155 S. Seward St. Juneau, Alaska 99801
Scott.Ciambor@juneau.org
Voice (907) 586-0220
Fax (907) 586-5385

Date: 11/29/2021

TO: Michelle Hale, Chair, Lands, Housing, and Economic Development (LHED) Committee

FROM: Scott Ciambor, Chief Housing Officer *Scott Ciambor*

Subject: Juneau Affordable Housing Fund – 2021 Funding Recommendations

Dear LHED Committee:

This memo provides details on the Juneau Affordable Housing Fund 2021 funding recommendations. Included in your packet is a project summary spreadsheet and the Juneau Affordable Housing Fund budget page. All applications that were received are posted on the [Juneau Affordable Housing Fund webpage](#).

Recommendation

The Lands, Housing, and Economic Development (LHED) Committee adopt the Juneau Affordable Housing Fund review committee recommendations and forward the following funding requests to the Assembly for approval.

These projects include:

- AWARE Cordova Street project (\$150,000)
- St. Vincent DePaul Channelview project (\$50,000)
- St. Vincent DePaul Teal Street project (\$100,000)

The committee recommends further consideration of the Gastineau Lodges Apartments loan request to allow time for additional follow-up discussions with the applicant. These questions involve asking about the viability of a smaller loan (\$400K vs. \$700K requested), options for collateral to secure the loan, and more details on length of time of the loan. Additional information would be provided at a future LHED meeting.

The following projects were not recommended for funding this round but would be eligible for funding in future rounds:

- The Bergmann Hotel; and
- The Glory Hall 247 N. Franklin

Introduction

On July 1, 2021 the CBJ Assembly made available \$700,000 for use by for-profit and non-profit organizations, public and regional housing authorities, and tribal governments interested in the creation of affordable and workforce housing in the City and Borough of Juneau.

Key program dates, guidelines, and application documents are located on the [CBJ Juneau Affordable Housing Fund webpage](#).

Project Proposals

The JAHF Round One applications received included six (6) applications from the following sponsors:

AWARE Cordova Street project
 Glory Hall 247 N. Franklin project
 St. Vincent DePaul Channelview project
 Gastineau Lodge Apartments – Steve Soenksen
 St. Vincent DePaul Teal Street Shelter project
 The Bergmann Hotel – Dave D’Amato

Project Review and Rankings

The JAHF review committee received applications shortly after deadline and met on November 8. The rankings for the submitted applications upon initial review are in the table below.

Project Name	Applicant/Sponsor	Project Type	Average Score	Funding Request	Grant/Loan
Cordova Street	AWARE	Construction of new housing	83.2	\$150,000	grant
Glory Hall	The Glory Hall	Construction of new housing	76.8	\$350,000	grant
Channelview	St. Vincent DePaul	Rehabilitation of existing housing	74.2	\$50,000	grant
Gastineau Lodge Apartments	Steve Soenksen	Construction of new housing	69.6	\$700,000	loan
St. Vincent DePaul Teal Street	St. Vincent DePaul	Rehabilitation of existing housing	67.8	\$100,000	grant
The Bergmann Hotel	Dave D’Amato	Construction of new housing	34.4	\$250,000	grant

Recommended for funding

Not recommend for funding

Pending

The review committee had additional questions for five of the applicants and met again on Nov. 22, 2021 to factor in the new information into funding recommendations.

Downtown Funding Requests in Landslide/Avalanche Zones

One consideration is the fact that four applications received were in the prioritized downtown area in Appendix D of the JAHF Program Description and Guidelines. However, three (3) of these properties are currently in a severe hazard zone designation and one is in a moderate hazard zone.

Severe Hazard Zone: Projects may rehab/maintain units; cannot build new units

Moderate Hazard Zone: Projects may build new units

Name/Address	Adopted designation
345 Gastineau (Channelview Apartments)	Severe Hazard Zone
434 Third Street (Bergmann Hotel)	Severe Hazard Zone
241 S Franklin Street (Old Glory Hall)	Severe Hazard Zone
Gastineau Lodges (1C070H020120)	Moderate Hazard Zone

The review committee utilized information based on existing adopted hazard maps with the understanding that new maps have been developed, but not adopted.

Committee Funding Recommendations

Recommended for Funding: New Construction

AWARE: This was the highest ranking project based on team experience, committed funds, leveraging percentage, and the likelihood of development within the year. Recommendation to fund at the requested amount of \$150,000.

Recommended for Funding: Rehabilitation of Existing Housing

St. Vincent DePaul Channel View: At \$50,000, this was a small rehabilitation request for an important downtown low-income housing tax credit property. Being in a hazard zone, the preservation of the building by fixing and securing a fire suppression system was considered a priority, given the inability to build back should something happen to the units. Recommendation to fund at requested amount of \$50,000.

St. Vincent DePaul Teal Street Shelter and Hillview Apartments: The request was for \$100,000 for a wide range of code compliance and deferred maintenance activities at two of St. Vincent DePaul properties. After receipt of follow-up answers, the committee recommended funding \$100,000 to cover the code compliance related activities in the application (replacing oil-fired heaters, upgrading fire alarm system, and replace fire escape). Recommendation to fund at requested amount of \$100,000.

Pending

Gastineau Apartment Lodges is a downtown workforce housing project that the committee felt should be pursued if possible. The applicant provided additional information that the Committee reviewed on November 22nd --- that led to a handful of other questions to be answered. Instead of holding up the other JAHF funding decisions, the committee recommends bringing the Gastineau Apartment Lodge request back to a future LHED meeting.

An example of the additional questions for staff to ask the applicant include:

- With \$400,000 available to dispense in this funding round, would this level of award (\$400,000 vs. \$700,000 requested) still move the project forward;
- Technical questions on how to secure the loan, time limits, if for some reason the project doesn't move forward; and
- Other questions on impact of lower funding award.

This project is in a moderate hazard zone and is currently eligible to build new units.

Not Recommended for Funding

Glory Hall 247 N. Franklin Street

The committee was overall supportive of the housing project and it scored well on initial review. There were concerns about the fast track nature of the project in terms of committed funds and the project being in the early part of a development timeline.

Page 4

The project, however, is in a severe hazard zone and the committee had a hard time recommending funding for a project currently ineligible to build. The project could apply for funds in the next round and the applicant is encouraged to do so if the project is permissible.

Bergmann Hotel

The initial application did not provide enough information to assess the project and scored low. The project could apply for funds in the next round and the applicant is encouraged to do so.

JAHF Program Future Review

Special thanks to the review committee for taking the time to participate. Thinking ahead to future funding rounds, the review committee has indicated an interest to review the JAHF process for improvements and policy recommendations. (For example, clearly stating in program guidelines that 10% of funds are for rehabilitation/code compliance activities, the rest for capital activities.)

One other note, key community affordable housing developers that did not apply this round (Tlingit-Haida Regional Housing Authority, Alaska Housing Development Corporation) have indicated interest in future rounds of funds – noting that capacity, and timeline of current projects did not match for this round.

NONDEPARTMENTAL SPECIAL REVENUE FUNDS

AFFORDABLE HOUSING FUND

	FY20 Actuals	FY21		FY22	
		Amended Budget	Projected Actuals	Approved Budget	Adopted Budget
EXPENDITURES:					
Commodities and Services	\$ 25,200	41,800	41,800	41,800	41,300
Grants and Loans	60,000	96,000	70,000	621,400	796,000
Support to:					
General Fund	400,000	-	-	-	-
Sales Tax	-	100,000	100,000	-	-
Capital Projects	18,100	-	-	-	-
Total Expenditures	503,300	237,800	211,800	663,200	837,300
FUNDING SOURCES:					
Loan Repayments	15,000	15,000	15,000	19,000	19,000
Investment and Interest Income	100	500	500	700	700
Support from Sales Tax	400,000	400,000	400,000	400,000	400,000
Total Funding Sources	415,100	415,500	415,500	419,700	419,700
FUND BALANCE:					
Beginning of Period	1,197,200	1,109,000	1,109,000	1,312,700	1,312,700
Increase/(decrease) in Fund Balance	(88,200)	177,700	203,700	(243,500)	(417,600)
End of Period Available	\$ 1,109,000	1,286,700	1,312,700	1,069,200	895,100

LIBRARY MINOR CONTRIBUTIONS FUND

	FY20 Actuals	FY21		FY22	
		Amended Budget	Projected Actuals	Approved Budget	Adopted Budget
EXPENDITURES:					
Commodities and Services	\$ -	38,800	-	38,700	38,700
Total Expenditures	-	38,800	-	38,700	38,700
FUNDING SOURCES:					
Donations and Contributions	-	-	-	-	-
Total Funding Sources	-	-	-	-	-
FUND BALANCE:					
Beginning Fund Balance	77,500	77,500	77,500	77,500	77,500
Increase (decrease) in Fund Balance	-	(38,800)	-	(38,700)	(38,700)
End of Period Fund Balance	\$ 77,500	38,700	77,500	38,800	38,800

Round I Priorities: 1) capital projects to develop housing, 2) long-term or permanent affordability, 3) downtown housing development

Juneau Affordable Housing Fund Round 1 Project Summary											
Agency/Project Name	Project Location	JAHF Request	Total Project Cost	Committed Funds	Leveraging % (JAHF funds /	Units (80% AMI or below)	Workforce Units (80% - 120% AMI	Total Units	Target Population	Use of Funds	Description
New housing construction											
AWARE	201 Cordova Street	\$150,000	\$1,530,000	\$910,000	9.80%	7 units @ less than 30% AMI	0	7	low-income/victims of domestic violence	capital grant	7 single room occupancy (SRO) for domestic violence survivors
Gastineau Lodges Apartments	Bulgar Way (downtown)	\$700,000	\$19,339,307	\$0	6.70%	16 units @ 80% AMI	63 units FMR	79	workforce/fair market	loan	Downtown multi-family project with 79 units; JAHF loan request for pre-construction activities and to access HUD loan funding
Glory Hall	247 S. Franklin (downtown)	\$350,000	\$2,673,168	\$38,000	13%	7 units @ less than 50% AMI	0	7	low-income/special needs	capital funds	Downtown multi-family project with 7 units (6 efficiencies; 1 1-bedroom)
The Bergmann Hotel (Dave D'Amato)	434 3rd street (downtown)	\$250,000	\$528,256		47%	4 units @ 80%AMI	16	20	workforce housing	predevelopment grant	Redevelopment of downtown property to create 20 unit multi-family project - 4 units at 80% AMI.
Acquisition of housing											
None											
Rehabilitation of housing (already owned by agency)											
St. Vincent DePaul - Channelview	345 Gastineau Avenue (downtown)	\$50,000	\$50,000	0	100%	10 units @ less than 50%; 16 at less than 60% AMI	0	26	low-income/special needs	capital grant	Downtown low-income housing tax credit property; grant funds to repair fire suppression system for the entire building
St. Vincent DePaul - Rehabilitation Project	Teal Street/Hillview Apartments	\$100,000	\$701,900	\$50,000	14.20%	15 units below 80%AMI; 26 shelter rooms		41	low income/senior/supportive housing	capital grant	Grant requested for code compliance/rehabilitation activities at Teal Street and Hillview properties
Housing Assistance and Services (Non profit capacity building, supportive services, rent assistance)											
None											
Total Requests		\$1,600,000									
2021 Funds Available		\$700,000									



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

TO: Deputy Mayor Gladziszewski and Assembly Committee of the Whole

DATE: December 20, 2021

FROM: Robert Barr, Deputy City Manager

RE: Juneau Affordable Housing Fund Summary

In tonight's packet there are two memos regarding the recent work of the Juneau Affordable Housing Fund Committee and the meeting of the Lands, Housing, and Economic Development Committee of 11/29/21. This memo summarizes and provides paths forward:

The JAHFC recommends that the Assembly provide funding immediately for three projects:

- AWARE, Cordova St: \$150,000 grant, 7 new units
- SVdP, Channel View: \$50,000 grant, rehabilitation for 26 units
- SVdP, Teal St: \$100,000 grant, rehabilitation for 41 units

Additionally, the LHED recommended an additional project that the JAHFC did not recommend:

- TGH, 247 S. Franklin St: \$350,000 grant, 7 new units

Additionally, the JAHFC advises consideration of another project, Gastineau Lodge Apartments, if adequate collateral can be obtained to secure the loan by a deadline of May 1, 2022:

- Gastineau Lodge Apartments, Bulgar Way: \$700,000 loan, 79 new units

The members of the JAHFC this round, included:

- Lauren MacVay, True North Federal Credit Union (lender)
- Dan Miller, Building Pros (developer): upon request to Southeast Alaska Building Industry Association (SEABIA) for a representative
- Jill Maclean, CBJ CDD Director
- Dominic Branson, JPD and member of Systemic Racism Review Committee
- Dan Bleidorn, CBJ Lands and Resources Manager

Recommendation:

1. Recommend the Assembly award the AWARE and SVdP projects grants—by motion as New Business—at the January 10, 2022 Assembly meeting.
2. Discuss whether to concur with the LHED recommendation regarding TGH project. If yes, identify what terms (if any) the Assembly wishes to apply to this funding. If no, the applicant remains eligible for the next round of funding. Potential terms could be:
 - Funding provided when a construction permit is issued
 - Funding provided when 50% (or less/more) of total project funding is secured
 - Funding restricted to the planning, design, and construction of housing units
3. Direct staff to work with Gastineau Lodge Apartments on options for suitable collateral for a loan by May 1, 2022.

COVID-19 Update

City & Borough of Juneau Assembly



**Dr. Lisa Rabinowitz, Dr. Coleman Cutchins,
Dr. Sar Medoff, Anna Frick, Sarah Hargrave**

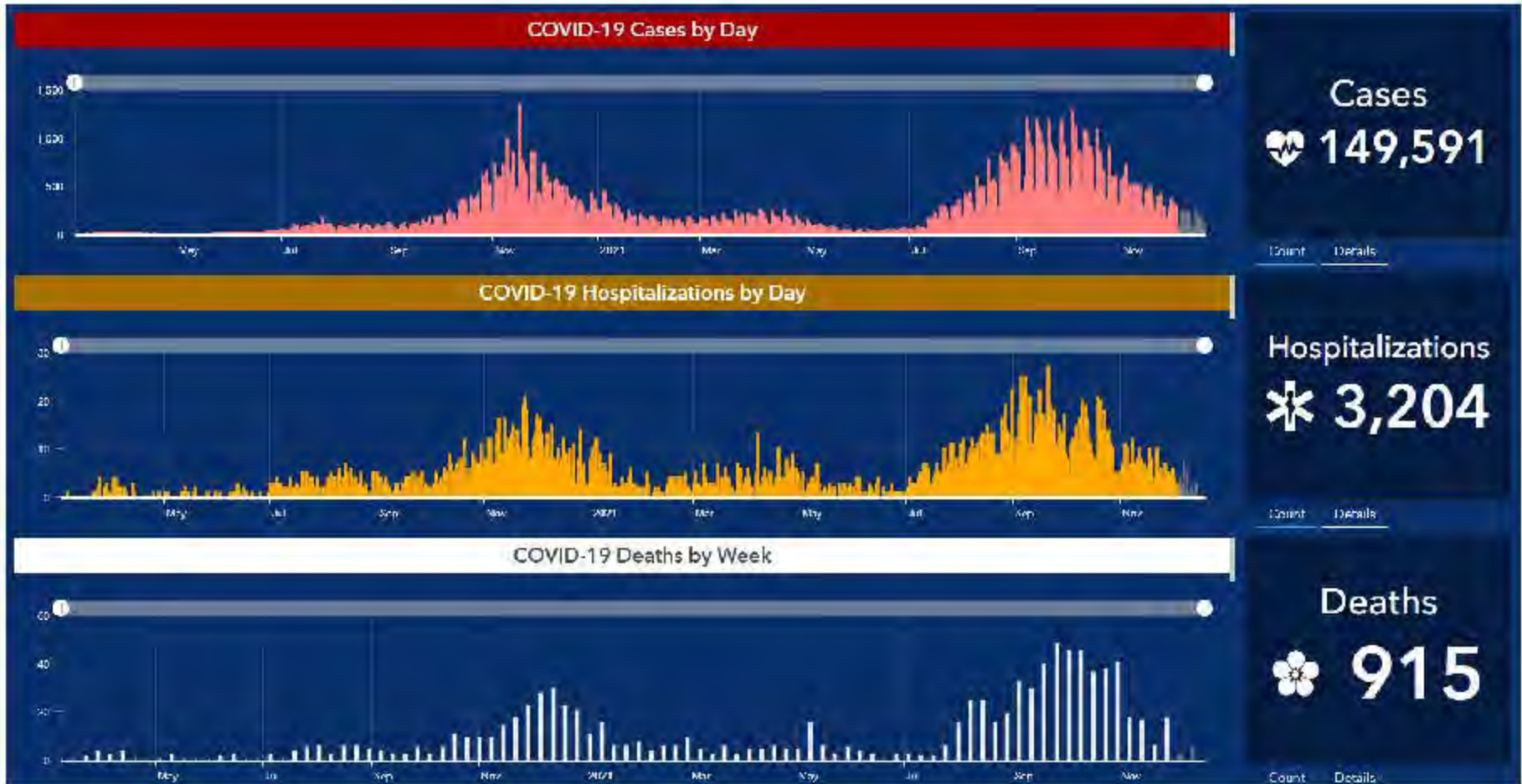
In partnership with DHSS

*Last updated on December 20, 2021.
Information is rapidly developing and subject to change.*

COVID-19 Cases, Hospitalizations, Deaths

- Alaska

December 20, 2021

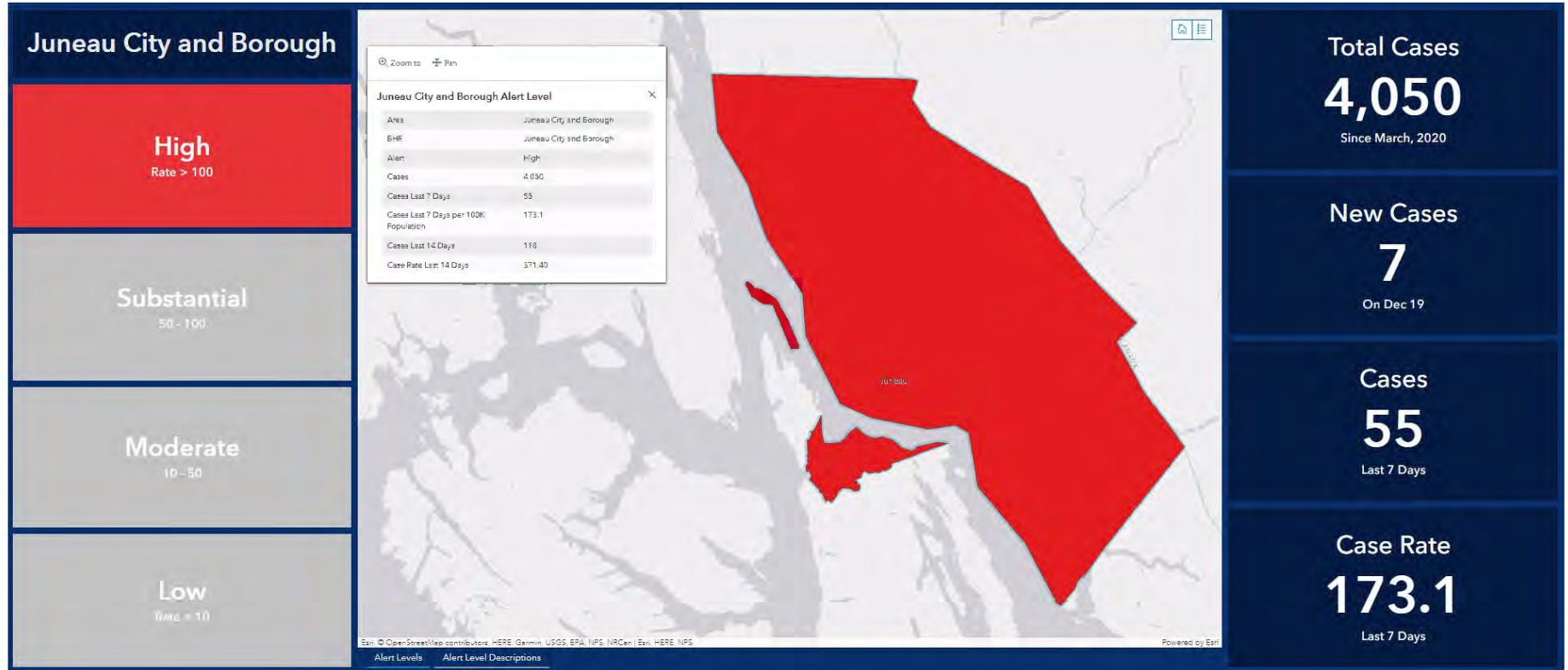


<https://experience.arcgis.com/experience/af2efc8bffb4cdc83c2d1a134354074/>



Juneau City & Borough Alert Level

December 20, 2021



Resident Vaccination Rate for All Ages Juneau City & Borough

December 20, 2021



Pediatric - Resident Vaccination Rates for Ages 12-18 and 5-11 in Juneau

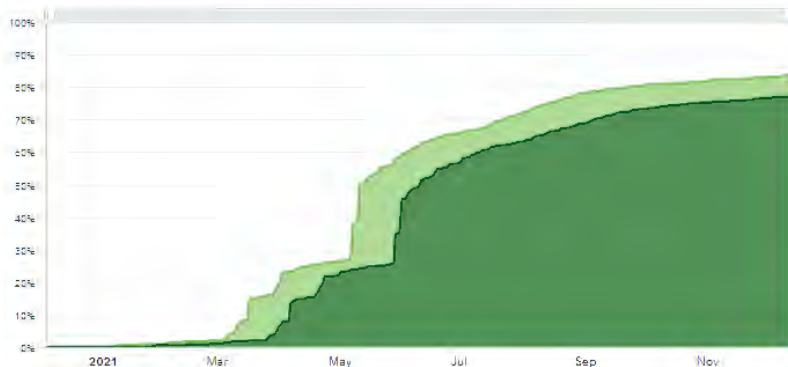
December 20, 2021

Resident (12-18) Vaccination Status

1+ Dose
 83.5%

Fully Vaccinated
 76.9%

Percentage of Residents Vaccinated Over Time
1+ Dose and Fully Vaccinated



Resident (5-11) Vaccination Status

1+ Dose
 37.3%

Fully Vaccinated
 29.6%

Percentage of Residents Vaccinated Over Time
1+ Dose and Fully Vaccinated



Alaska Hospitalization Rates Vaccinated vs. Unvaccinated

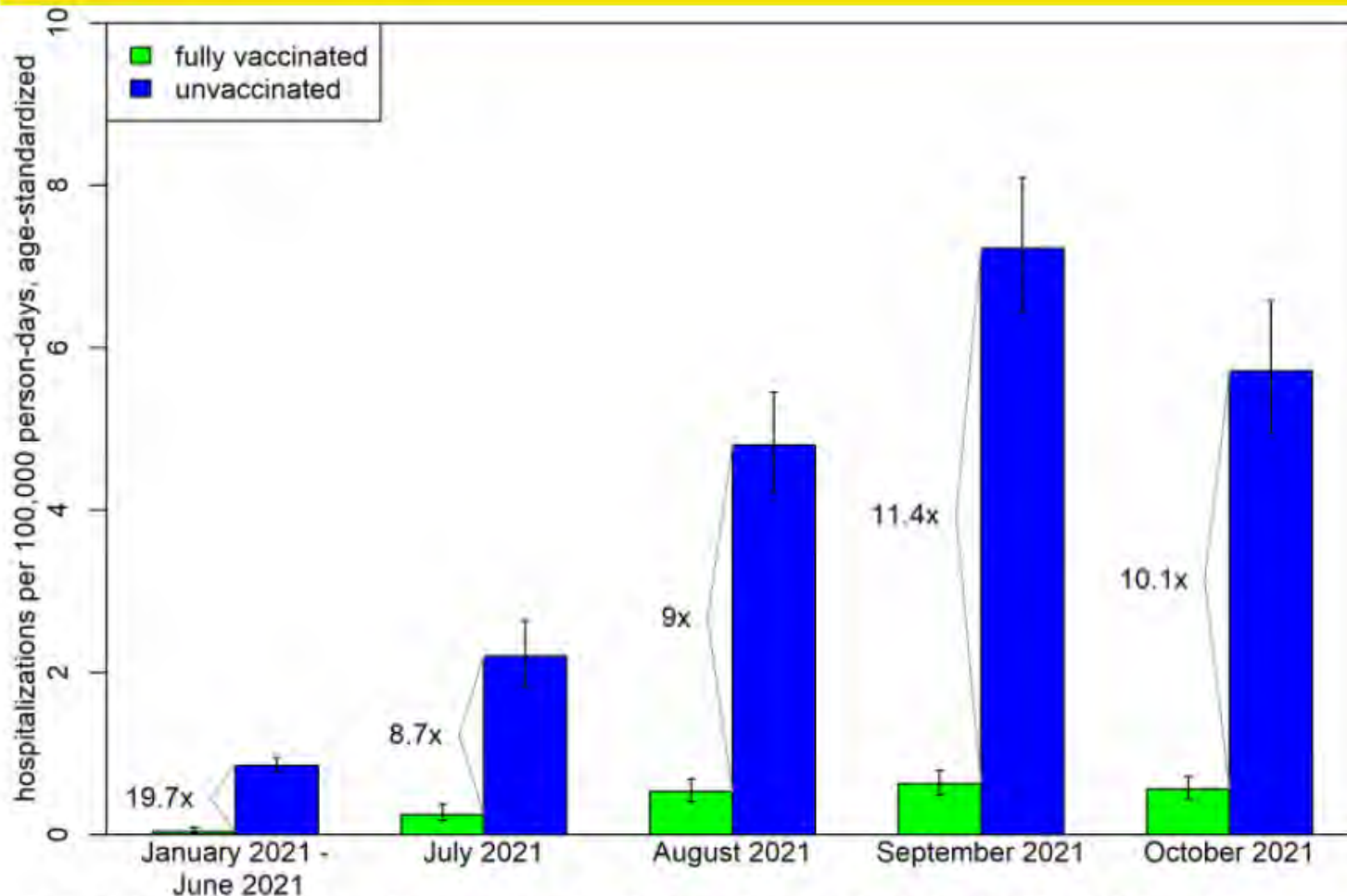
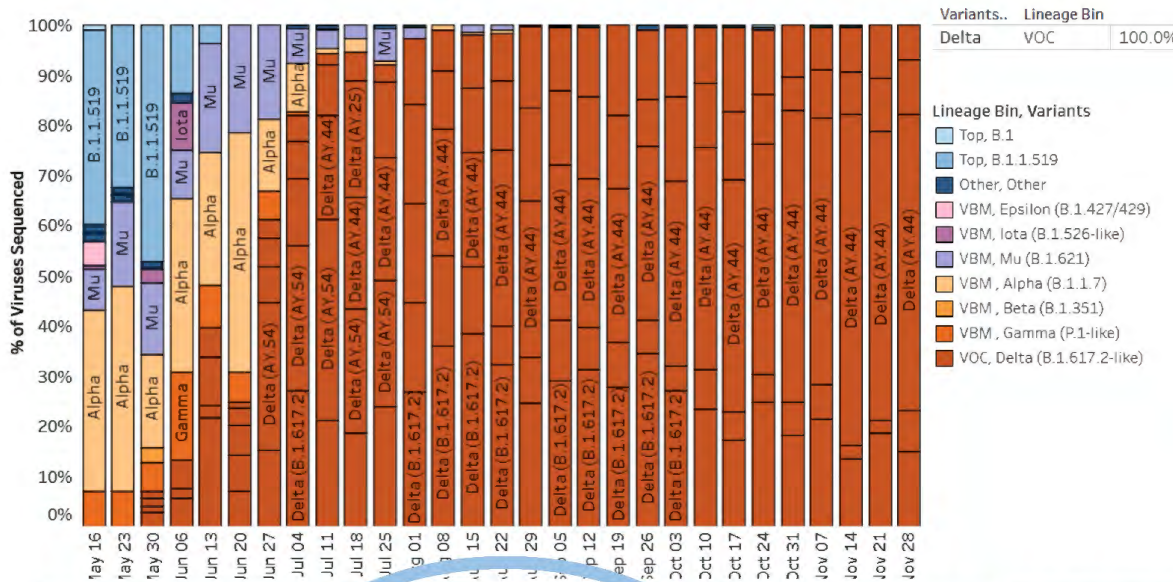


Figure 4. Age-adjusted incidence of hospitalization due to COVID-19 among Alaska residents aged ≥ 12 years by vaccination status (unvaccinated vs. fully vaccinated), stratified by hospitalizations among COVID-19 cases with first positive specimen collected from January–October 2021.

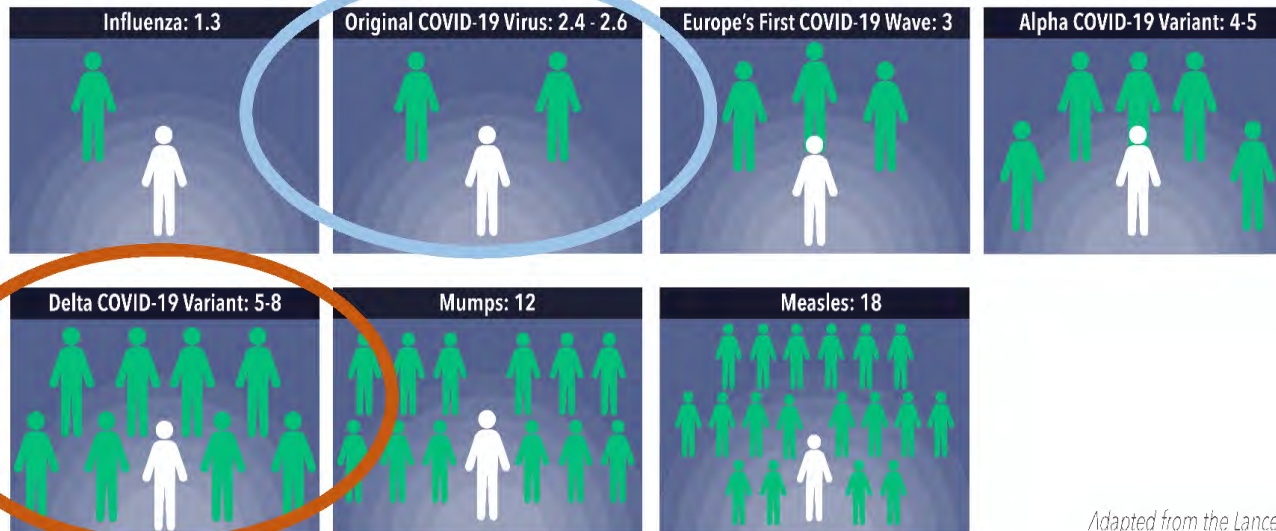
Delta Variant

Recent Variant Prevalence
Last updated: 12/15/2021 6:27:36 PM

% of Total
Week: 11/28/21



- Viruses constantly change through mutation. Slightly different forms of a virus are called variants.
- Delta is a highly transmissible variant of the virus that causes COVID-19.



The R0 (reproductive number) indicates how many people on average will contract an infectious disease from a single person. The more contagious the disease, the higher the R0.

Adapted from the Lancet

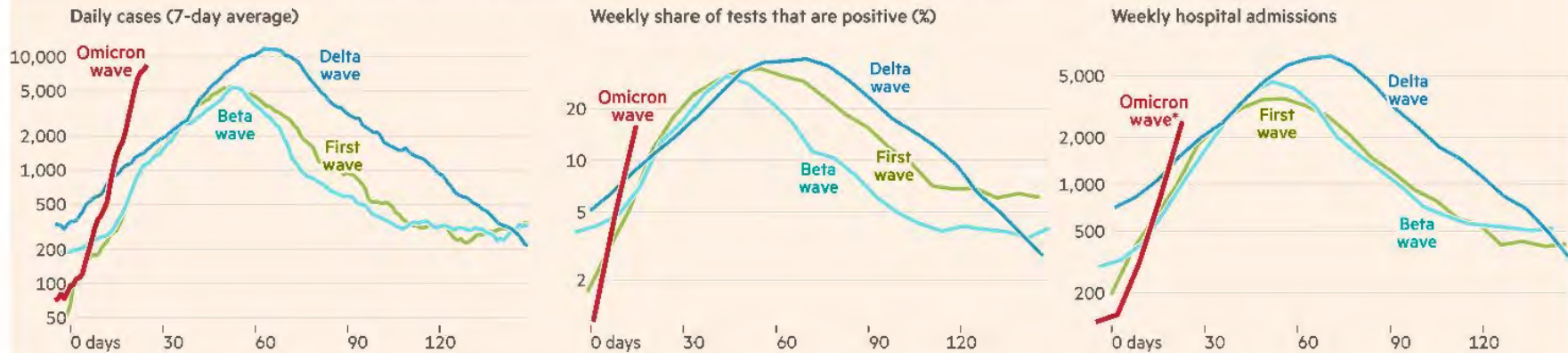


In the News: Omicron variant

Covid cases and test positivity are rising faster in Gauteng than in past waves.

Hospitalisations are steepening, and reflect trends in cases a week earlier

Cases, test positivity and hospital admissions in Gauteng province, by number of days since each wave began* (log scale)



*Hospital admissions adjusted to account for delay in data reporting

Source: FT analysis of data from South Africa's National Institute for Communicable Diseases

FT graphic by John Burn-Murdoch / @burnmurdoch

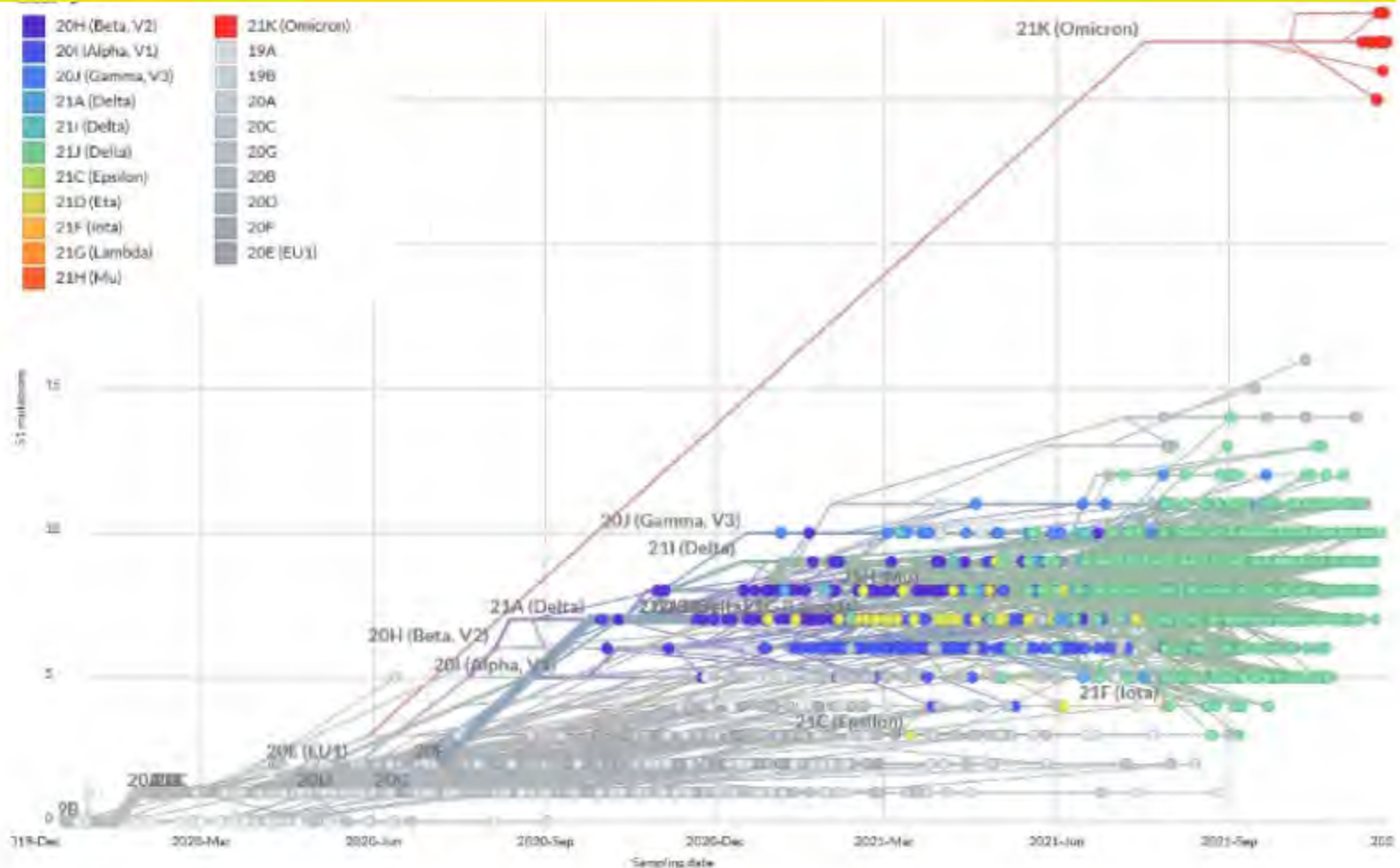
© FT

The Omicron variant was first discovered in South Africa where COVID cases, test positivity, and hospital admissions are now rising far faster than in past waves.

Until we know more about the risk of Omicron, it is important to use all tools available to protect yourself and others.



In the News: Omicron variant



Sequencing data shows that Omicron (red in the top right) is a variant with more than 50 mutations, including 26 to 32 mutations in the spike protein.

<https://nextstrain.org/ncov/gisaid/africa>



Omicron Variant: Nowcast Model Estimates

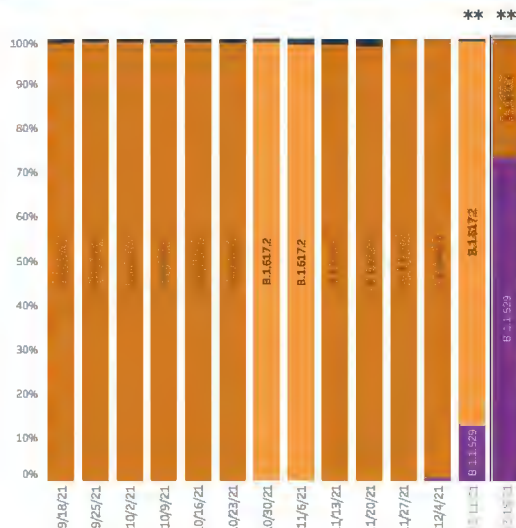
December 20, 2021



United States: 9/12/2021 – 12/18/2021

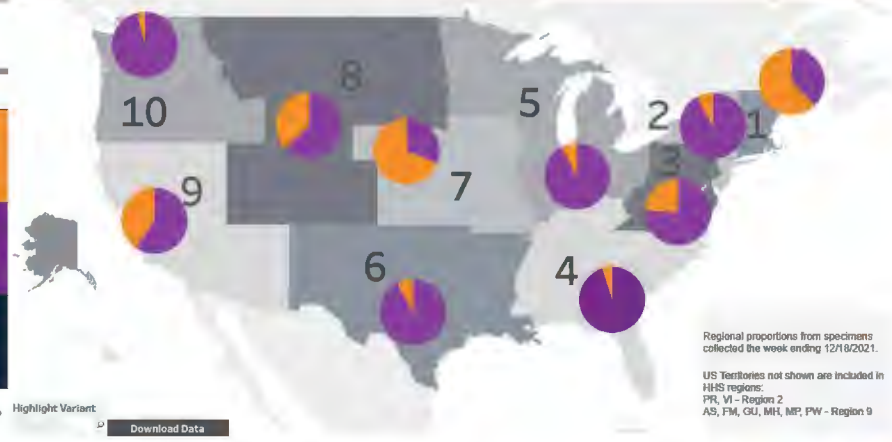
United States: 12/12/2021 – 12/18/2021 NOWCAST

United States: 12/12/2021 – 12/18/2021 NOWCAST



USA				
WHO label	Lineage #	US Class	%Total	95%PI
Delta	B.1.617.2	VOC	26.6%	5.1-65.8%
Omicron	B.1.1.529	VOC	73.2%	34.0-94.9%
Other	Other*		0.1%	0.0-0.4%

* Enumerated lineages are US VOC and lineages circulating above 1% nationally in at least one week period. "Other" represents the aggregation of lineages which are circulating <1% nationally during all weeks displayed.
** These data include Nowcast estimates, which are modeled projections that may differ from weighted estimates generated at later dates.
AY.1-AY.125 and their sublineages are aggregated with B.1.617.2.
BA.1 and BA.2 are aggregated with B.1.1.529.



Lineages called using pango-designation (PANGO)-v1.2.101, pangolin v3.1.17, pangolEARN version 11/25/21 and Scorpio v0.3.15.

Updated December 20, 2021

<https://covid.cdc.gov/covid-data-tracker/#variant-proportions>



What We Know & Don't Know About Omicron

- **How easily does Omicron spread?** Likely more easily than other variants, even if you are vaccinated or don't have symptoms.
- **Will Omicron cause more severe illness?** Some evidence of milder illness in many individuals compared to Delta. However, the high number of cases we expect to see is highly concerning for hospital capacity. More data is needed.
- **Will vaccines work against Omicron?** Studies are showing decreased efficacy of the vaccines against Omicron with the primary series but continued strong protection with boosters. The emergence of Omicron emphasizes the need for vaccination and boosters.
- **Will treatments work against Omicron?** Some treatments are likely to remain effective while others may be less effective.

COVID-19 and the Omicron variant

The best way to protect yourself from COVID-19, including the variant, is to get vaccinated and boosted



Dated: 12/1/2021

COVID-19 and the Omicron variant

What We Know:

The best way to protect yourself from COVID-19 is to get fully vaccinated and boosted, combined with prevention strategies like wearing a mask in crowds or indoors.

Dated: 12/1/2021

What We're Learning:

Scientific studies are currently underway to learn if Omicron is more contagious or causes more severe disease than other variants, and how effective vaccines are against Omicron.



Omicron Variant: What the Public Can Do

- **Get vaccinated and if you're eligible and it's time, get boosted!**
- **Continue practicing other COVID prevention:** Masking, physical distancing, good ventilation, handwashing and testing/quarantine/isolation help prevent the spread of all COVID variants, including Omicron.
- **Take care of your physical and mental health.** Get outside, stay connected, and remember we are not powerless over this pandemic.

What's being done to slow the spread of the Omicron variant in the US?

Detect variants
Robust surveillance to rapidly detect variants.

Slow spread from international travel
Decrease window for required testing before travel to US; increase testing after arrival.

Slow domestic spread
Prioritize case investigation and contact tracing.

Support individual protective actions
Vaccination including boosters, masks indoors and in crowds, testing & isolation.

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Masks Work - CDC Science Brief update

- 12/6/21 – CDC released updated [Science Brief: Community Use of Masks to Control the Spread of SARS-CoV-2](https://www.cdc.gov/coronavirus/2019-ncov/science/science-briefs/masking-science-sars-cov2.html)

Given new evidence on the Delta variant, CDC has updated the guidance for fully vaccinated people. **CDC recommends universal indoor masking for all teachers, staff, students, and visitors to K-12 schools regardless of vaccination status.**

COVID-19

Science Brief: Community Use of Masks to Control the Spread of SARS-CoV-2

Updated Dec. 6, 2021

Summary of Recent Changes

Last updated December 6, 2021

- Data were added from studies published since the last update. These studies address the association of mask wearing with new infections, including infections related to SARS-CoV-2 variants of concern. All of these studies demonstrated a benefit.
- A section was added on mask wearing among children.

- Data were added from studies published since the last update. These studies address the association of mask wearing with new infections, including infections related to SARS-CoV-2 variants of concern.
- **All studies demonstrated a benefit to masking.**
- A section was added on mask wearing among children.

Summary of CDC Science Brief: The Science of Masking to Control COVID -19

Cloth masks reduce community exposure to SARS-CoV-2

Cloth masks offer both source control and personal protection

- The relationship is likely complementary and possibly synergistic
- Community benefit derives from the combination of these effects
- Individual benefit increases with increasing community mask use

Wearing masks by both the infected and uninfected person gives the uninfected person the most protection

- “Masking can protect you and works best for you when everyone does it”
- “When you wear a mask, you protect others as well as yourself”

Universal masking policies can help avert the need for shutdowns

- Especially if combined with other non-pharmaceutical interventions such as social distancing, hand hygiene, and adequate ventilation



Pediatric COVID -19 vaccine available for children ages 5 -11



- COVID-19 vaccines are now available for kids ages 5-11.
- Slightly different pediatric formulation with a different buffer and lower dose (10 mcg) for ages 5-11.
- Call our helpline at 907-646-3322 or visit covidvax.alaska.gov to find pediatric COVID-19 vaccine.
- If you have questions, talk with your child's health care provider.
- Make it a family event: Parents eligible for COVID-19 boosters may want to get their booster shot while their child receives their COVID-19 vaccine.



Everyone Age 16+ is now eligible for a COVID -19 Booster

Boosters are now authorized for all COVID-19 vaccines for anyone 16+ with mixed dosing allowed for 18+

Learn more at covidvax.alaska.gov



Initial vaccine received

When to get a booster

Who is eligible

Booster Options

Pfizer

6 months after completion of second dose

Anyone 16 years or older who has completed the two-dose series

Pfizer, Moderna or J&J for 18+
Pfizer only for ages 16 & 17

Moderna

6 months after completion of second dose

Anyone 18 years or older who has completed the two-dose series

Moderna or Pfizer or J&J

J&J

2 months after completion of single dose

Anyone 18 years or older who has received a single dose

J&J or Pfizer or Moderna

How to make an appointment

In Juneau:

- Call 907-586-6000
- <https://juneau.org/covid-19/vaccine-information>

Statewide:

- covidvax.alaska.gov OR vaccines.gov
- Text your zip code to 438829 for a list of vaccine sites near you
- 907-646-3322
- Toll free: 1-833-4-VAXLINE (1-833-482-9546)
- **Need an interpreter or transportation?** Ask for a language interpreter or transportation or other assistance when you call.



Need assistance making your
COVID-19 vaccine appointment?

Call the COVID Vaccine Helpline:

 **907-646-3322**

Hours: 9am - 6:30pm (Mon-Fri),
9am - 4:30 pm (Sat-Sun)





Thank you! Questions?

