

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

August 29, 2016, 6:00 PM.
Municipal Building - Assembly Chambers

Assembly Work Session - No Public Testimony Taken

I. ROLL CALL

Chairman Jesse Kiehl called the meeting to order at 6:07 p.m.

Assemblymembers present: Chair Jesse Kiehl, Mayor Ken Koelsch, Mary Becker, Debbie White, Maria Gladziszewski, Kate Troll, Jamie Bursell, Loren Jones, and Jerry Nankervis (telephonic).

Staff present: City Manager Rorie Watt, Deputy Clerk Beth McEwen, Emergency Programs Manager Tom Mattice, Community Development Director Rob Steedle, Senior Planner Beth McKibben, CDD Planner Allison Eddins, Fire Chief Rich Etheridge, Chief Housing Officer Scott Ciambor.

Additional Guest Speakers: U.S. Senator Dan Sullivan, Corvus Design Consultant Chris Mertl

II. APPROVAL OF AGENDA

Approved as presented.

III. APPROVAL OF MINUTES

A. August 15, 2016 Committee of the Whole Minutes

Hearing no objection, the minutes of the August 15, 2016 COW meeting were approved as presented.

IV. AGENDA TOPICS

A. Emergency Operations Plan (EOP)

Emergency Programs Manager Tom Mattice gave an overview of the Emergency Operations Plan (EOP) and explained that the reason for the update was to bring it into compliance with Homeland Security, NIMs and other federal regulations. He explained that the update is part of a never-ending cycle: Plan, Train, Exercise, update the Plan, and repeat.

Mr. Mattice answered a number of questions from COW members and he explained the process of the Unified Command system and the drills they undertake yearly with the U.S. Coast Guard, with the next one coming up in the Spring 2017. When asked about the role of the Assembly, he explained that their role is to look at the big picture, keeping police in mind and planning for the long term. The courses targeted for government officials such as Assemblymembers are G351 and G402.

When asked about the next steps, he explained that in order to adopt the plan, it will be coming back to the Assembly as part of a resolution to be adopted on September 12. It was on this COW agenda as he wanted to be sure to give them an overview first and provide an opportunity to answer any questions from Assemblymembers in advance of the resolution being up for adoption.

Mr. Kiehl thanked him for his work and providing them with this informative overview.

B. Housing Action Plan

Between the presentations on the Emergency Operation Plan and the Housing Action Plan, U.S. Senator Dan Sullivan was introduced and invited to speak to the members. (See Committee Member/Liaison Comments and Questions below for his remarks.)

Chief Housing Officer Scott Ciambor and Senior Planner Beth McKibben gave a high level overview of the Housing Action Plan (HAP) along with the recommendations contained within the plan.

The plan came about as the result of the 2010 and 2012 JEDC housing needs assessment and the 2013 Comprehensive Plan recommendation for a Housing Action Plan. This recommendation was again reinforced in the 2014 Juneau Economic Development Plan. Housing is a critical need for all ages, stages, groups and income levels to maintain a strong, stable economy and in 2015 they hired consultants **czb LLC**, from Alexandria, VA to study the issue and provide the plan before the Assembly for consideration.

The following were the key points/observations/recommendations as laid out in the plan:

Challenges & Problems

- The problem of having a stuck market
- A very informed and aware community
- How to get unstuck
- Creating a new framework

Key Observations

- Juneau needs a comprehensive housing strategy
- The community is already on board
- Juneau has a built in affordability disadvantage
- Inefficient land use policies worsen the situation
- Affordability is a problem, but not the problem
- The underlying root of the housing problem is a fragile economy
- There is a notable lack of product volume and diversity for young families
- Juneau can absorb the volume and diversity the market needs
- It is imperative that the market provide for aging in place
- Starter rental housing is in short supply
- Employers are doing a lot that could be durably leveraged

Recommendations

- Formally adopt this plan, into Juneau's comprehensive plan
- Grow the Affordable Housing Fund to a meaningful level
- Create and fund a full time housing director position in the CBJ
- Grow the supply and diversity of housing aiming at specific numerical targets through new construction and preservation
- Preserve existing affordable housing
- Develop new policies with a specific housing link for CBJ-owned lands
- Update CBJ zoning regulations to have specific housing links
- Develop small area plans tied to new policies affecting CBJ lands and updated zoning regulations
- Develop a specific strategy for Downtown that has explicit housing elements

Discussion took place regarding the recommendations and ramifications if they were to adopt this as part of the Comprehensive Plan (Comp Plan). Scott Ciambor fielded questions regarding the Juneau Affordable Housing Fund, what the current amounts are and how it works. He also answered questions relating to the Housing First project.

There were questions and discussion as to whether they should consider adopting the HAP by ordinance as part of the Comp Plan or if it should be via resolution and not be a formal part of the Comp Plan. Beth McKibben explained that if adoption was by resolution, it becomes a guideline

document, whereas, if adopted by ordinance, it has the force of policy. She said if the Assembly wished to adopt via ordinance, some language could be added to identify that some of the language in the plan are recommendations or goals rather than policy.

Assemblymembers were concerned that this had not yet been before the Assembly for in depth discussion and they had a number of concerns they would like to discuss further. They identified some of the items they wished to discuss further and asked staff to provide additional information relating to the following topics:

- The recommendation for \$3.6 million annual funds to be put into the Housing Fund;
- Identifying the who, what, when, where and how this will all come about (\$3.6 million + other parts of the plan) including how much is currently in the Housing Fund, and where additional funding may come from to satisfy that \$3.6 million;
- Recommendation #5 regarding registration for rental property;
- Recommendation #7 zoning - they could spend an entire meeting with City Attorney Amy Mead asking questions about this topic; and
- Discussion re: "Free Market" topic from pages 12 and 15 of the draft plan;
- Additional discussion re: steps that can be taken for developers to be able to develop homes that would be affordable to the workers who are building the homes as well as others in the community.

The committee members discussed whether this was ready to be moved forward out of committee or to keep it in committee for additional review. It was decided to place it on the agenda for the October 10 Assembly Committee of the Whole and decide at that meeting if it would be ready to come back to the Assembly for action at the October 17 meeting.

C. Historic Preservation Plan

Allison Eddins and Chris Mertl of Corvus Design presented information regarding the Historic Preservation Planning Process. This process is to help preservation to other revitalization efforts going in Juneau. The current plan is in the draft phase and the original plan was completed in 1997 but never officially adopted.

The Historic Resources Advisory Committee (HRAC) decided it was time to update the plan and submitted a grant application to the State in 2015. At this time they are wrapping up Phase I and the funding is coming from federal dollars which are administered by the State of Alaska. There is a CBJ match which is being made up by staff salaries.

Juneau is a Certified Local Government (CLG) member and this is a CLG program. One of the requirements for maintaining our CLG status is having an updated Historic Preservation Plan and adopting an updated plan will help provide access to further grant funds. The Main Street USA program is one of the programs that would be able to provide funding resources as it has Historic Preservation as part of its core focus.

Corvus Design was hired as the consultant to work on Phase I on the Historic Preservation Plan. They held 3 public meetings - two in the downtown area and one in the valley. They have reached out to stakeholders as well as a cross section of downtown businesses and other community members. During this phase, they spoke of the plan using broad brush strokes and did not delve into the nitty gritty. They received comments on more than just buildings, they heard from the public about the importance of historic sites, including tribal memorial markers and mining sites. The consultants and staff have been running an online survey for the past few weeks and have received a 39:1 response in favor of historic preservation being a worthwhile goal. Mr. Mertl said that many people saw this as a tool to bring healing to the community to heal some of the areas of our history that weren't quite as nice as others.

Assemblymembers and staff discussed the myriad of ways the public has been informed of the meetings and the public survey and the work being done on the plan. Staff explained that they anticipate Phase I to be complete on September 16 at which time it will be forwarded to CDD with the anticipation that CDD will be applying for Phase II funding in October 2016. The main reason

for this COW presentation was to keep the Assembly apprised of the progress and they anticipate providing additional information as it progresses.

V. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Chairman Kiehl welcomed U.S. Senator Dan Sullivan who just arrived in Juneau and came to this meeting straight from the airport. Accompanying Senator Sullivan were his staff members Amanda Coin (Washington D.C.) and Connie McKenzie (Juneau).

Senator Sullivan outlined some of the stops he has been making on this trip which included Ketchikan, Hoonah, Skagway, Haines, and Juneau.

He shared about his recent work relating to domestic violence and the problems surrounding drugs and the opioid and heroin addictions. He recently held a summit in the Mat-Su Valley with senior federal officials including the U.S. Surgeon General to address these issues. He said that over 500 people attended with others online.

He is currently serving on the following Senate Committees: Commerce, Armed Services, Veterans Affairs, and Environment/Public Works. The Commerce Committee has oversight of NOAA, NMFS and he has struck up a good relationship with the head of NOAA.

Assemblymembers shared with him their efforts to bring NOAA and NMFS jobs to Juneau and Southeast Alaska from Seattle since the work they do is relating to Alaska fisheries. Senator Sullivan told them to consider him their Washington D.C. lobbyist when it comes to these issues.

Assemblymembers also shared with him some of the other federal needs in our community as well as others including the docks and repairs needed to the NOAA dock that can't even support a truck on it currently and is located right next to the Coast Guard dock that supports the buoy tender round up.

Senator Sullivan was eager to hear about any and all federal projects that the Assembly would like to share with him and asked the Assembly to forward a copy of the list to him that they had previously compiled relating to CBJ priorities for federal projects. He also gave information on some long-term bills such as the \$3 billion federal highway money that will be coming to Alaska, mostly through to the State D.O.T. He also highlighted Senator Murkowski's work on the Alaska Marine Highways and he is currently working on a bill relating to Alaskan harbors which has passed out of committee but not yet passed on the floor. He has been working on other long-term bills that have been in the works for 10+ years include one relating to ANSCA and then on short-term, punt-type issues, such as transferring some federal lands back to the state and others. He said the narrow, single topic issues tend to be pretty successful in passing and if there are any things like that the Assembly would like to get passed, to please let him know about it. Mr. Kiehl suggested that he may want to look at forming an ROTC branch for the Coast Guard which is the only branch of the military without an ROTC program. Sen. Sullivan said that was a great idea and he will contact the CG Commodore and see what could be done about it.

Mr. Kiehl thanked Senator and his staff for stopping by and speaking to the Assembly and he said that staff will forward the information discussed to his office.

VI. ADJOURNMENT

There being no further business to come before the committee, the meeting was adjourned at 8:08p.m.