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

April 25, 2016, 6:00 PM.
Municipal Building - Assembly Chambers; Immediately following Special Assembly Meeting (anticipated sometime between 6:30-7:00pm)

Assembly Work Session - No Public Testimony

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. **April 4, 2016 Committee of the Whole Meeting Minutes**

IV. AGENDA TOPICS

A. **Discussion Concerning Letters of Interest for Developing Lots in the Renninger Subdivision**

Paper copies of the packet materials for this topic are located in the Monday, April 25, 2016 Assembly Lands Committee packet and available electronically both in the Lands Committee and this COW packet.

B. **Economic Development Activity Update**

In addition to the items found in your packet, a matrix of initiatives regarding the Juneau Economic Development Plan is currently being worked on and will be distributed at the COW meeting.

C. **Assembly Goals**

D. **Executive session - Exit Interview with City Manager Kim Kiefer**

V. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. 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
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES

April 4, 2016, 6:30 PM.
Municipal Building - Assembly Chambers - Start time to immediately follow the Special Assembly Meeting which begins at 6 pm.

Assembly Worksession - No Public Testimony

I. ROLL CALL

Deputy Mayor Kiehl called the meeting to order at 6:20 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker, Jamie Bursell, Maria Gladziszewski, Loren Jones, Jesse Kiehl, Ken Koelsch, Jerry Nankervis, Kate Troll and Debbie White.

Assemblymembers Absent: None.

Staff present: Kim Kiefer, City Manager; Amy Mead, City Attorney; Mila Cosgrove, Deputy City Manager; Laurie Sica, Municipal Clerk; Rorie Watt, Engineering and Public Works Director; and Bryce Johnson, Police Chief.

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

A. **February 22, 2016 Committee of the Whole Minutes**

Hearing no objection, the minutes of the February 22, 2016 Committee of the Whole meeting were approved as corrected.

B. **March 14, 2016 Committee of the Whole Minutes**

Hearing no objection, the minutes of the March 14, 2016 Committee of the Whole meeting were approved as corrected.

IV. AGENDA TOPICS

A. **Ordinance 2015-38 An Ordinance Amending the Land Use Code to Provide for the Regulation of Marijuana Use and Marijuana Establishments, and Providing for a Penalty.**

Ms. Kiefer said staff was available to answer questions.

Ms. Gladziszewski distributed a sheet of proposed changes, which would add a new section 49.65.___, titled "Marijuana cultivation facilities in the D-1 zoning district" and spoke to each item in the section.

<u>MOTION</u>*, by Gladziszewski, to amend,as follows:*

(a) Marijuana cultivation facilities located in the D-1 zoning district shall be an accessory use. An owner or manager must live on site.

(b) In the D-1 zoning district, the minimum setback distance shall be at least 25 feet from the marijuana cultivation facility to any property line. (Current setbacks are 25 feet from front and back and 15 feet from side lot lines)

(c) In the D-1 zoning district, exterior lighting must be oriented or otherwise designed so as not to project directly onto surrounding property.

(d) In the D-1 zoning district, a marijuana cultivation facility may not emit contant noise that is audible from the property line. Recurrent or intermittent noise of no more than 65 dBa at the property line during the day or 55 dBa at night may be allowed.

Mr. Jones objected. He said state rules define a marijuana cultivation facility as a licensed premise, and questioned the ability of a person to live in a licensed premise.

Ms. Mead said on site meant on the parcel. The licensed premise in Title 49 must be an accessory use to the main residential use. Someone can not purchase a lot with the sole purpose of running a marijuana facility.

Mr. Nankervis said items (c) and (d) would be part of the planning commission review and seemed redundant. He did not support the motion.

Ms. Gladziszewski said there was something in the ordinance about odor, but there was not a standard for lighting or noise that was dissimilar from other conditional use requirements and this could give extra assurance for neighbors.

Ms. Becker asked how the conditions in the CUP and the conditions in the code applied to pulling any locally issued license. Ms. Mead said the lisences would be issued through the Community Development Department (CDD) and if there were non-compliance with the CUP or the code, then those would be subject to enforcement through the tool of license review. The ordinance set minimum conditions that the Planning Commission (PC) would need to consider as it made site specific conditions in permits before the PC. Ms. Mead referred to the accessory use definition - an owner or manager must live on the same lots as the licensed premise.

<u>MOTION</u>, by Gladziszewski, to amend (a) to read ...An owner or manager must live on the same lot as the licensed premise.

Hearing no objection, Mr. Kiehl accepted the amendment to the motion.

Ms. Troll said in general this was the right direction. She understood there is a Conditional Use Permit (CUP) process. I looked at the one permitted operation and the applicant will meet all of the stipulations provided in the ordinance, and as she understood, those applicants were "model applicants." It behooved the Assembly to take that model and put that in our ordinance, which gives clarity and assurance to the neighbors that this is the type of operation we expect in D-1. Making this an accessory use is an important policy call and Ms. Gladziszewski's four additions are a good response to the public concerns.

Mr. Jones said if a property has a variance to the setback, due to having a narrow lot, and they have a detached garage that is already existing, if they ask for a CUP to turn the garage in a grow facility, does this set them up for rejection by the PC. Ms. Mead said variances are for design and dimensional standards. CDD is going through the code to review the variance process and right now the PC has the authority to grant variances. Mr. Jones asked if there can be a variance to light and noise. Ms. Mead said no, because it was not a design or dimensional standard, but that could change as CDD went through the variance amendment process. Mr. Jones spoke about the issuance of a waiver to noise requirements due to construction in the tidal zone that was outside of the permitted working hours. Ms. Mead said under the current process the PC has broad discretion on light and noise. This amendment sets a specific standard. Under the current standards, if the establishment was in an area without neighbors, they could vary the conditions.

Ms. Bursell said the purpose of Article 10, was to establish reasonable regulations to promote health, safety and general welfare. She asked if the committee would be willing to get some input from Police Chief Johnson regarding the safety aspect of this motion. Ms. Bursell said she would like input from JPD in general due to conflicting laws from federal, state and local regulation. She asked if he had any recommendations. Chief Johnson said that this was a new industry, and his best, educated guess was that these businesses will cause some sort of problems in the neighborhood. He believed the CBJ should allow the businesses to grow in Industrial areas before they are allowed to move into residential areas.

Ms. Troll said the decision had already been made to allow the use in D-1, so to require that this use is an accessory use and the owner or manager must live on the same lot should address some safety concerns. She asked him if the initial requirement to have someone live on site would help - and he said he thought it would help.

Mr. Kiehl asked if the issues of odor and lighting would be enforced by CDD rather than JPD and Ms. Mead said that was the case.

Ms. Bursell said she believed that regarding enforcement, people would first think to call JPD.

Mayor Koelsch asked if there was a certain amount of time a person had to live on site and if they could have a vacation home elsewhere. Ms. Gladziszewski said that a majority of the Assembly said the CUP would address this use in D-1, and it has been thought of as an accessory use, not a non-attended facility. Ms. Mead said there would need to be a reasonableness standard and if there was a complaint that no one was living on site, there would be an investigation, a compliance order, an opportunity for the property owner to explain themselves and it would not be a black and white situation.

Mr. Koelsch asked if the Rural Reserve zone would be addressed. Ms. Gladziszewski said that she was only intending this motion to apply to the residential zone of D-1 as more uses were allowed in RR zones.

Mr. Jones said if a person who was living on the property applied for a license, they needed to be eligible for the PFD according to state licensing law. Someone could lease the house, and if they have control of the property, or if they were a manager, that person would likely be an employee with a marijuana handler's permit.

Chair Keihl called for a vote on each item in the proposed section.

Roll call, item (a):
Aye: Becker, Bursell, Jones, Gladziszewski, Kiehl, Troll, White
Nay: Nankervis, Koelsch
Motion passed 7 ayes, 2 nays.

Roll call, item (b):
Aye: Bursell, Jones, Gladziszewski, Kiehl, Troll
Nay: Becker, Nankervis, White, Koelsch
Motion passed, 5 ayes, 4 nays.

Roll call, item (c):
Aye: Bursell, Glaziszewski, Kiehl, Troll
Nay: Becker, Jones, Nankervis, White, Koelsch
Motion failed, 4 ayes, 5 nays.

Roll call, item (d):
Aye: Gladziszewski, Kiehl
Nay: Becker, Bursell, Jones, Nankervis, Troll, White, Koelsch
Motion failed, 2 ayes, 7 nays.

MOTION, by Gladziszewski, to amend Note AB of the Table of Permissible Uses at CBJ 49.25.300 to add the underlined text: Use is prohibited in the urban service area but allowe outside the urban service area as an accessory use. An owner or manager must live on the same lot as the licensed premise.

Roll call:
Aye: Bursell, Jones, Gladziszewki, Kiehl, Troll
Nay: Becker, Nankervis, White, Koelsch
Motion passed, 5 ayes, 4 nays.

Mr. Jones asked Ms. Mead to clarify if "article" or "chapter in terms of enforcement of 49.65.

Mr. Jones the application for a license section contained the same requirement as at the state level and could the section be amended so that the license application was not as lengthy a process as a conditional use permit application. All of the information required would be provided by getting a copy of the license from the state. Perhaps substitute the applicant must meet 3AAC306015. Ms. Mead said that there was discussion about not requiring a state license first. Both are required to operate, but the state license wasn't required first. This is somewhat duplicative to the state license for ease of application. Ms. Mead said this license is not as substantive, it is more of a routine and the important part is the enforcement tool. Mr. Jones objected to the idea of a "proforma license." Item six is to approve it with conditions. What conditions would you put on a license if you have already gone through CUP and conditions of state license? It does not seem like a pro-forma process.

MOTION, by Jones, to remove on page 3, line 23 - 24, "approve with conditions."

Ms. White asked for Ms. Mead's opinion. Ms. Mead said all of this drafting is based on policy calls. The intent of having the condition language on the license is that it is a new industry, it is heavily regulated, and the idea was to give CBJ as much discretion to regulate. It is not a conditional use permit - the license is intended as an enforcement tool.

Mr. Jones said that in order to have a license there must be a conditional use permit, so other conditions on the license are not needed.

Mr. Kiehl said Mr. Jones concerns reflect the discussions at the marijuana committee. If the committee is not prepared to set the sideboard for conditions, that would come later when a future CDD director applied conditions on the license. Ms. Mead said these conditions could be based on conditions other than those on the conditional use permit, perhaps based on other code sections in CBJ code, that would require other conditions be outlined.

Ms. Troll said that this recalled the actions taken on liquor license, such as taxes must be paid by a certain date, or some paperwork must be submitted. Ms. Mead said that was her understanding, though not based on taxes.

Mr. Kiehl asked if could this be addressed through a corrective order. Ms. Mead said no, that this idea to add conditions to address "bad actors" who were getting their licenses back to allow the CDD director to add additional conditions for the future, rather than based on something they have already done wrong.

Ms. Troll said she would vote against the amendment since the enforcement people need to have tools to be flexible.

Roll call:
Aye: Jones, Kiehl
Nay: Becker, Bursell, Gladziszewski, Nankervis, Troll, White, Koelsch.
Motion failed, 2 ayes, 7 nays.

Mr. Jones, said Page 4, line 22, references "has relinquished legal control to any other person." Under state law, that is not possible. The state licenses are not transferrable. Ms. Mead said this referred to management agreements, which were not legal and if those occured there could be license action. The entire reason why the local license piece came up and the intent behind it was to give the municipality direct control over these businesses and not having to rely on the state to take action.

<u>MOTION</u>, by Jones, to change language as suggested by Ms. Mead, on Page 4, 49.65.1120 (e) "Licenses shall automatically renew on January 1, conditional upon a timely remittance of annual license fee and proof of inspection." Hearing no objection, it was so ordered.

Mr. Jones said that violation of "any condition" was broad lanbu- only done by director of CDD, and it doesn't refer to "substantial compliance."

Ms. Gladziszewski said the overall purpose is to give the local municipality control and we were unsure as to how much enforcement the state would be able to do and this is to have an ability to have an immediate effect on local businesses to make them comply with local laws.

Ms. Kiefer said the difference of having a corrective order gives another tool to achieve compliance than is available with just enforcing conditions on a conditional use permit.

Mr. Jones said he supported the ordinance but had concerns with rules being set by the Director of CDD and not coming through the Assembly. Ms. Mead explained the revocation process regarding CUPs, which was quite onerous, and said the intent was to address compliance without needing to use that process.

The Assembly discussed denial of a license, the appeal process and what might happen to a business or the product during this process. Ms. Mead explained the ability for an appellant to request a stay and the Assembly's ability to grant a stay. CBJ did not have a siezure process and CBJ did not have a facility to sieze and keep product. Mr. Jones said this is a perishable product and if we revoke a license we can cause irreparable harm. Ms. Mead said CBJ had authority to enforce our regulations. The state will look at our decision and determine whether to take license action. CBJ's decision is appealable to state court.

<u>MOTION</u>, by Jones, in 49.65.1145 Marijuana Establishment Conditional Use Permits, to add a new item (1), a copy of the complete application to the state for its license process, and renumber all items.

Mr. Jones said that the state would require many of the items listed in this code section, and he wanted a transparent process that showed the same information to the municipality as it did to the state.

Ms. Gladziszewski objected due to timing issues. She said the state license and the CUP can go along concurrently and there may be unneccessary delays. Mr. Jones agreed but if CBJ gives a CUP before a complete application to the state, there is no way to match what they propose to the state. The state won't look at our CUP, and if they change something and the state issues the license, there is no double check.

Ms. Gladziszewski said she wouldn't object if there was a way to address the concern about the timing. Ms. Mead said this came up because we started this before the state was done with its regulations. There was discussion that the state would require proof of how they would operate on the site. There is a way to create a condition to require a consistency check by CDD before operating - as a condition on the CUP.

Ms. Gladziszewski asked if Ms. Mead had suggestions for language. Ms. Mead said the business has to have an approved state license before they operate, a CUP and a CBJ license, so it would not impede the business to submit the completed application as a condition of the conditional use permit.

Hearing no objection, the city attorney was directed to have such language proposed.

Mr. Nankervis, line 25, asked if a waste disposal plan was the same as a private septic system and Ms. Mead said they were different.

Ms. Bursell asked, regarding waste disposal, how the license would be revoked or shut down, how would the crop be disposed if the product was not legal or useable.

Mr. Jones said the state requires for destruction or disposal of product not saleable or useable, every facility has to submit a plan for this type of disposal and it has to be rendered unusable by humans. it can't just be composted or dumped.

Mr. Nankervis asked about specifics on addressing harmful mold. Mr. Jones said any person that grows the crop has to have it tested for mold, insecticides, pesticides, so he was not sure why it was included. Ms. Mead said that came from harmful chemical substances released into wastewater so the applicants had to address this if they were going to use chemicals on mold.

Ms. Becker asked why the hours for closing marijuana establishments was different than in previous drafts. Ms. Mead said that the PC wanted consistency with the alcohol regulations.

<u>MOTION</u>, by Becker, to change 1 am to 11 pm in the proposed ordinance.

Mayor Koelsch objected and said the hours should be similar to how bars were managed.

Ms. White asked about package store hours or facility hours. He said he would leave it at 1 am.

Roll call:
Aye: Becker, Jones, Nankervis, Troll
Nay: Bursell, Gladziszewski, Kiehl, White, Koelsch
Motion failed 4 ayes, 5 nays.

Mayor Koelsch asked about a conflict of language in 49.65.1150 Hours of Operation, and the statement "the same day." Ms. Mead read language that matched alcohol standards and there was no objection to Ms. Mead revising the ordinance to that effect. Mr. Nankervis noted that he had no objection, but the alcohol standards were different.

Mr. Jones, asked about odor on Page 10, and said state law allows local control over odors - this code uses a standard of "a reasonable person of ordinary sensibilities" and said this is in no way definable or quantifiable and there is no way that this can stand up for enforcement.

Ms. Mead said this language came from Supreme Court case law and the reasonable person standard does come from case law. She understands that it is mushy language. The first concept was an odor plan, but we have no staff that is able to review such a plan, and to measure compliance with such a plan. The idea was to revert back to the reasonable person standard.

Ms. Troll said the reasonable person standard was used in the noise ordinance. Ms. Troll said for readability "would find affect..." should be "would find that it negatively affects..."

Hearing no objection, Ms. Mead said she would clarify the grammar in that section.

Mayor Koelsch asked about the language requirements for signage referring to "marijuana should not be used by women who are pregnant or breastfeeding." and asked if there was a presentation on this topic. Mr. Kiehl said there were peer reviewed studies and in the scientific community there is outstanding question as to whether marijuana is safe for preganant and nursing women, so we thought it was advisable to match the alcohol signs, and that is the origin of the recommendation.

Ms. Glad said we discussed two signs - one about health warnings, and the other about Alaska specific laws, such as don't take this on a ferry and don't smoke in public. Ms. Troll said the language was similar to CO and WA. Mr. Jones read the marijuana label regulations which will require that language. Ms. Mead said in the packet, page 31, her memo to the planning commission, was the direction to duplicate the state language with reference to alcohol.

Mr. Jones asked and Ms. Mead explained the penalty language of "each and every day as a separate offense." She said this language is tied to the issuance of a citation.

Ms. Troll said she thought the $450 fee for a marijuana license was too high.

Ms. Kiefer said is was a new business we are still trying to figure out what the costs will be. We are matching a state license to a local license - there is a higher check and balance because of the state piece - and on the back end there is a higher compliance cost.

Mr. Jones read off the state license fees and suggested that the state control board is required to be self-sustaining so their costs are higher, and our license fees might be graduated on the type of license. If someone has to have a separate license for each type of facility, it can get costly. We have discussed reinstating the compliance officer position.

Mr. Nankervis thought the license fee should be lower. There is no fiscal note for this ordinance. It would be nice to get an idea of the cost to do something. We have not factored in the rate of revenue of taxing this industry at all and that taxation may pay for permitting and enforcement. He was reluctant to set up a fee structure without a fiscal note.

Ms. Kiefer said that CBJ was factoring in $200,000 in revenue in marijuana sales tax in future budgets and the Assembly needed to have a future discussion on a 5% or an 8% sales tax.

Mr. Nankervis did not think a license should be assigned, but if one was, it should be lower.

MOTION, by Troll, to lower the license fee to $100.

Mr. Jones objected. Fees are based sometimes on the seriousness of the issue before them and we show a particular mindset if we revoke a lower cost license than a higher cost license.

Ms. White said that as a business owner with an occupational license, the cost was less relebant that the ability to be able to do business. Ms. Mead said that the amount of legislation around this issue would show a court that the body took the matter seriously.

Mr. Kiehl said at one point he envisioned a full time position for permitting and enforcement for marijuana, and without a solid base about how many businesses there will be there is not interest in setting up this type of position. This is going to be an industry unlike any other due to federal rules and we are mandated to tightly regulate this, so there is a strong argument to charge more for a license that it actually costs. Some charge for the license makes sense and $100 does not seem to recoup an annual inspection cost. $450 seems high.

Ms. Gladziszewski said the initial idea for this was simply a mechanism to ensure compliance with local rules, it was not to raise revenue. It was assumed taxes on the industry or product would pay those costs. It was the Planning Commission that came up with $450 to recoup some costs. The fee as it left the Marijuana Committee was $50.

Ms. White said $50 matched the state business license fee. If we require a specific local business for one license there could be a lawsuit that requires it on every business in town, and that would be an additional fee on every local businesses. Every business in town has a license issued by the state. She supported lowering the fee because she thought it might trickle down to every business in town.

Roll call on $100 license:

Aye: Bursell, Gladziszewski, Troll, White.
Nay: Becker, Jones, Kiehl, Nankervis, Koelsch
Motion failed, 4 ayes, 5 nays.

<u>MOTION</u>, by Becker, to change the license fee from $450 to $250.

Roll call:
Aye: Becker, Bursell, Gladziszewski, Kiehl, Troll, White
Nay: Jones, Nankervis, Koelsch
Motion passed, 6 ayes, 3 nays.

<u>MOTION</u>, by Kiehl, to amend specific to marijuana retail businesses, that CBJ puts a buffer zone of no less than 150 feet of a public entrance from one marijuana retail establishment to another.

Ms. Gladziszewski objected.

Mr. Kiehl said there are areas in town that the clustering of alcohol businesses are a problem. He is also concerned with a "green mile effect" that can change the feel of an area. His concern is that where a small buffer like this can have an effect is in the downtown tourist core. This will result in not more than one business per side of the block. This has an impact of spreading the businesses out a bit. He came up with sixteen locations in the downtown area and he did not think this would stifle economic opportunity.

Ms. White objected and said this would give an unfair advantage to those establishing businesses closest to the cruise ships and she would prefer to do the same action for jewelry stores.

Ms. Gladziszewski said these are retail stores, not bars, with no consumption on site, and they will be fairly inconspicuous.

Mr. Kiehl said there are package stores that also do not allow consumption on site that have issues. He thought the public consuming would be higher than with alcohol and envisioned a "green block." We have an ability to avoid some problems with this industry on the front end.

Ms. Troll said he defined some arguments for marijuana clubs. She said there were other businesses that were clustered and she was concerned about singling out one business.

Ms. Becker said that having retail stores spread out reflects the impression of their importance in the community and she favored the motion for a buffer.

Roll call:
Aye: Becker, Bursell, Kiehl
Nay: Jones, Gladziszewski, Nankervis, Troll, White, Koelsch
Motion failed, 3 ayes, 6 nays.

Mr. Nankervis asked about suspension vs. revocation. Ms. Mead said it is a matter of severity, if suspension does not do the job to achieve compliance and there are further issues, then revocation may be necessary. Mr. Nankervis said if it is a grow operation, there may be a taking, as the crop could be gone. Ms. Mead said that was a possibility.

Mr. Nankervis asked about buffers on school zones. Ms. Mead said that was addressed in state law - no use within 500 feet - cited state 3 AAC 36.010 - license restrictions. Mr. Nankervis asked if 500 feet needed to be defined as to how it is measured. Ms. Mead said state law has defined that and direction from committee was to not duplicate state law.

Ms. Kiefer said this was referred from Assembly to COW and if it was ready, a motion to move it back to Assembly, with a public hearing on May 2 was in order.

MOTION, by Jones, to refer Ordinance 2015-38, as amended, for a public hearing on May 2.
Hearing no objection, it was so ordered.

V. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

None.

VI. ADJOURNMENT

There being no further business to come before the committee, the meeting adjourned at 9:13 p.m.

Submitted by Laurie Sica, Municipal Clerk

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: CBJ Assembly Committee of the Whole

FROM: Scott Ciambor,
Chief Housing Officer

DATE: April 16, 2016

SUBJECT: Renninger Subdivision

Background:

The City and Borough of Juneau has created the Renninger subdivision for the purposes of encouraging housing development projects that create additional low income and workforce housing in the community. The Renninger subdivision contains 6 parcels of land that are zoned D15. Maximum build out for the subdivision is estimated at 189 units.

At the February 22, 2016 Lands Committee meeting, staff were directed to solicit letters of interest for housing development projects in the newly created Renninger subdivision. Requests for letters of interest concerning proposals to develop lots in the Renninger Subdivision were advertised between March 11 and April15, 2016. The deadline for submitting letters of interest was April 15th.

A total of four letters of interest were received in response to the solicitation. It is interesting to note that 3 of the proposals compete for all or part of lots 2, 3 and 4, while the remaining letter of interest proposes development on lots 6 and 7. There were no proposals offered for Lot 5, there is no Lot 1 in the plat.

- Alaska Housing Development Corporation (Lot 6 & 7)
- Juneau Douglas High School House Build Program (Lot 3)
- Pacific Development Group (Lot 2, 3, 4)
- Prama Home, Inc. (Lot 4)

For reference, here are the 2016 Area Median Income (AMI) Limits for the City and Borough of Juneau.

Income limits (4-person)
Extremely Low-Income (0-30% AMI) = $30,380
Very Low-Income (30%-50% AMI) = $48,800
Low-Income (50%-60%) = $65,700
Median Family Income (100%) = $97,600

* Workforce Housing (80%-120%) = $78,080 - $117,120

Summary of Letters of Interest:

Project Name: Bear Creek Meadows (Alaska Housing Development Corporation)	
Number of Multi-Family Units	32 Units (Lot 6 & 7) • Only 31 units of density allowed
Housing Type, Target Population	Primarily 1-bedroom, mixed-income (very-low income 30% AMI to market rate workforce housing 80%-120% AMI) based on local waitlists.
Long-Term Considerations	None noted
Purchase Price of Land	Fair Market Price, no property exemptions

Other Considerations:

The Alaska Housing Development Corporation has 44 years of affordable housing experience in Juneau. Design and income targets for the proposed project are based on knowledge of the local market and an understanding of community need. The proposed project is similar to and adjacent with current AHDC properties and would provide mixed-income, multi-family housing that maximizes density on lots 6 and 7. The target of primarily 1-bedroom units is based on local knowledge of the market and current waitlists. Mixed-income projects are a best practice in affordable housing development.

There appears to be no long-term risk for the CBJ with this project proposal. Land would be purchased at full market price and property taxes paid once units are created. The project proposal does not compete for the same lots as other project proposals received as a part of this process.

Project Name: Juneau Douglas High School (House Build Program)	
Number of Multi-Family Units	6-8 Single-family homes (Lot 3)
Housing Type, Target Population	800 square foot cottage style single-family homes to be included in the Juneau Housing Trust (workforce single-family home option)
Long-Term Considerations	Low-density use of Lot 3 (but still targeting a documented need)
Purchase Price of Land	Reduced sales price on property requested. Specific reduction request not specified.

Other Considerations:

The Juneau Douglas High School Home Build project has an established track record of utilizing high school and university students, under UAS and JDHS staff guidance, to build single-family homes in Juneau that are then added to the portfolio of the local community housing trust for 99 years. (Juneau Housing Trust)

The Juneau Housing Trust makes entry-level single-family homes affordable by selling homes for the price of the building only – with a requirement of re-sale back to the Juneau Housing Trust. This proposal would create 6-8 single-family homes and effectively supply the program with the resource needed to operate the program through 2022. One house per year would be added to the market.

The proposal would be for about ½ of the maximum density eligible on Lot 3. Reduced sales price on the land purchase is requested, and property taxes would be paid.

The additional community benefits of the program include the educational component and workforce development aspects of the program.

It is worth noting that considerable site preparation would need to be completed on this parcel to make it build ready.

Project Name: Pacific Development Group (PDG)	
Number of Multi-Family Units	90 units on 3 lots (Lot 2, 3, & 4)
Housing Type, Target Population	Workforce Housing (80% to 120% AMI) Configuration dependent on market study Final rents to be set by CBJ based on pro forma estimates
Long-Term Considerations	• Public Private Partnership Details • CBJ Role as Project Sponsor • CBJ Role in Long-Term Property Management of Housing Units (Immediate & After 30-Year Agreement) • PDG Financing Terms (5-6%) • CBJ Risk – guaranteed rents to investors
Purchase Price of Land	CBJ contributes land at the outset ($0) No property tax to CBJ as CBJ retains ownership of the land.

The Pacific Development Group (PDG) proposes 90 units of workforce housing (80% to 120% AMI) which reaches maximum density for Lots 2, 3, and 4 and targets an area of community need. PDG has experience with developing low-income, affordable housing development and rehabilitation projects (HUD, USDA, Rural Development).

As noted in the letter of interest this is a unique Public Private Partnership (PPP) proposal with numerous components that CBJ needs to consider before making a commitment. The proposal has CBJ as the project sponsor. This comes with substantial potential risks and gains.

PDG proposes to bring private equity financing (at 5-6%) along with housing development expertise and construction management in exchange for the use of Lots 2-4 and a guaranteed level of rental income for a 30-year period. CBJ would assume the risk of the guaranteed rents which would be offset in whole or part by the rents charged on the property. When the 30-year period is complete the housing development would return to the CBJ as the project sponsor.

Many other details for the project would have to be negotiated during a Memorandum of Understanding (MOU) process, including:

- Private equity terms and other potential requirements from PDG partners;
- Market Study and design considerations;
- CBJ responsibilities for lease payments to financiers;
- Property Management: Private equity partners would require 3rd party property management.
  - Who oversees this part, CBJ as project sponsor or PDG?
  - Final rental rates

This proposal brings up some key policy decisions in terms of CBJ's role in housing:

- With the workforce housing target being a fair market housing deal, this proposal competes directly with the private sector.
- Does the CBJ want to be in the property management business?
- Are the private equity terms favorable? Or, if CBJ wanted to develop and manage housing, could this be done with more favorable economic terms using the CBJ's bonding ability?
- Developer's fees are a significant aspect of this proposal. Developer fees are usually paid when an organization lacks expertise to construct projects. In this case the CBJ could develop multifamily housing without utilizing a developer from another state and put the developer fees toward the project.

Project Name: Prama Home, Inc.	
Number of Multi-Family Units	1 lot (lot #4) for • 20 double occupancy bedrooms for seniors (40 seniors) • 1 managers residence • 6 double occupancy rooms for youth (12 youth)
Housing Type, Target Population	Senior Living and Youth Relief Center
Long-Term Considerations	None
Purchase Price of Land	CBJ Financing for land purchase Unclear if Prama Home, Inc. can meet 10% down payment requirement

The Prama Home, Inc. proposal targets a community need for senior housing and housing resources for homeless youth with a project of significant density for lot 4. The overall project cost is very high ($13.2) for a building design that includes commercial components.

The target population of seniors and youth is unique and it is unclear if the project sponsor has program experience with this type of arrangement. Funding targets to develop this type of a project were not listed and it is unknown if funding for this mix of target populations would be available.

The project is in its conceptual stage with the letter of interest indicating that site control is the initial step to fundraising. The sponsor might benefit from participation in the Foraker Pre-Development program that would help clarify many of these details.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
greg.chaney@juneau.org

Voice (907) 586-0205
Fax (907) 586-5385

TO: The Lands Committee

FROM: Greg Chaney, Lands and Resources Manager *Greg Chaney*

SUBJECT: Staff Presentation about Letters of Interest Concerning Proposals to Develop Lots in the Renninger Subdivision

DATE: April 20, 2016

Renninger Subdivision Development Proposals

Requests for letters of interest concerning proposals to develop lots in the Renninger Subdivision were advertised between March 11 and April15, 2016. The deadline for submitting letters of interest was April 15th.

The Lands Division received four letters of interest concerning housing development proposals in the Renninger Subdivision. In alphabetical order by proposer's name:

- Alaska Housing Development Corporation Renninger
- JDHS House Build Program Renninger
- Pacific Development Group Renninger
- Prama Home Inc. Renninger

These letters are attached in the Land's Committee Packet.

A report containing an analysis of the proposals will be presented at the April 25th Lands Committee meeting, in partnership with the new Chief Housing Officer, Scott Ciambor.

Detailed information about the Renninger Subdivision and individual lots is available at the Lands Website:

http://www.juneau.org/lands/Request.php

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

ALASKA HOUSING
DEVELOPMENT CORPORATION
EAGLEWOOD, RAVENWOOD & GRUENING PARK APTS. PRIVATE, NON-PROFIT

04-15-16

City & Borough of Juneau, Purchasing Division
105 Municipal Way, Room 300
Juneau, AK 99801

Re: Letter of Interest - Renninger Subdivision Lots 6 and 7

The Alaska Housing Development Corporation (AHDC) is interested in purchasing Lots 6 and 7 of the Renninger Subdivision. AHDC has a 44 year history of specializing in affordable housing development, and management of apartment communities in the city of Juneau. We propose to purchase these lots at the fair market assessed value and pay property tax on each lot based on the CBJ Assessor's determination.

Our non-profit organization currently owns 136 affordable rental units in three developments, located on both sides of this subdivision. These properties contain a healthy mix of housing options that include everything from lower-income households, to moderate income workforce housing, and market rate units as well. We maintain our corporate, property management and maintenance offices in this Lemon Creek area neighborhood.

Our proposed development for these lots will focus on primarily one bedroom units, possibly with a few two bedroom units in the mix, in 4-plex style multifamily buildings, with onsite parking for all units. Each lot would have approximately 16 housing units, and this will add approximately 32 new affordable apartments to the Juneau market.

This development will be managed and owned by AHDC's experienced staff. For more information on regarding our proposal for these properties, please contact me at 907-780-4500.

Sincerely,

Tamara Roycroft
Executive Director, Alaska Housing Development Corporation

DESCRIPTION OF PROPOSED DEVELOPMENT

Our proposed development on lots 6 and 7, Bear Creek Meadows, will have approximately 16 units, in 4-plexes style buildings on each lot for a total of 32 new affordable rental units. The buildings will be two-storied and have two, 1-bedroom, 1-bath units on each floor. Each apartment will have a kitchen, dining area, living room, bathroom, and bedroom as well as a washer and dryer in each. As work on the development proceeds we may elect to include several two bedroom apartments in the mix of housing options for these sites.

AHDC has worked with the City and Borough before in developing affordable multifamily housing. In the 1990's we partnered with the city to acquire and develop city land in this neighborhood that resulted in the development of 24 units of much needed low income and workforce housing. This successful model provided 24 Juneau families with safe and affordable housing, and the housing has been at almost 100% occupancy since it was completed and placed in service in 1997.

We are proposing to build primarily smaller one bedroom units. We are designing our proposed development plans based on our knowledge of local waitlists for much needed affordable housing and recent housing needs assessments.

These units will be exceptionally energy efficient with the installation of a high performance thermal enclosure and extremely efficient air-to-air heat exchange heating systems. High quality indoor air will be provided with the inclusion of a Heat Recovery Ventilation (HRV) system.

The long term housing management will be handled by our experienced Juneau based property management staff, through our local neighborhood maintenance and operations offices. AHDC believes that one of the important factors in the successful management of affordable housing is the commitment of personnel and resources to manage the day to day operations of the housing communities for the long term. Without that commitment the quality of the housing for its residents, the neighborhood and community in general can decline and contribute to a negative impression from the surrounding community.

AHDC would also like to state that we are willing to partner with the City on a Public/Private partnership to develop affordable workforce housing in this subdivision. AHDC would be willing to meet with the city at any time to discuss this type of housing concept for Juneau.

PARKING

Development of Lot 6 and 7 will include the necessary allocation of parking space as required by the CBJ land use ordinance, parking provision.

FUNDING SOURCES

Potential funding sources that AHDC has utilized in other multifamily developments could include any of the following:

- Alaska Housing Finance Corporation – Tax Credit and HOME grant funds
- Alaska Housing Development – Permanent Mortgage Funds
- Wells Fargo – Construction and Commercial loans
- First Bank – Construction and Commercial loans
- Rasmuson Foundation – Grant Funding
- CBJ Housing Trust Fund
- Federal Home Loan Bank Grant
- Other types of funding that would be accessible through a future Public/Private partnership

TYPE OF HOUSING

The Bear Creek Meadows apartment complex will serve a wide range of residents from very low-income who fall at or below 30% of the median, to those who are at 80%-120% at market rate. Our goal is to provide a mix of affordable low-income, and workforce housing to the community.

We are proposing to build approximately 16 units on each lot for a total of thirty-two (32) one bedroom apartments, with the possibility of several two bedroom units in the mix.

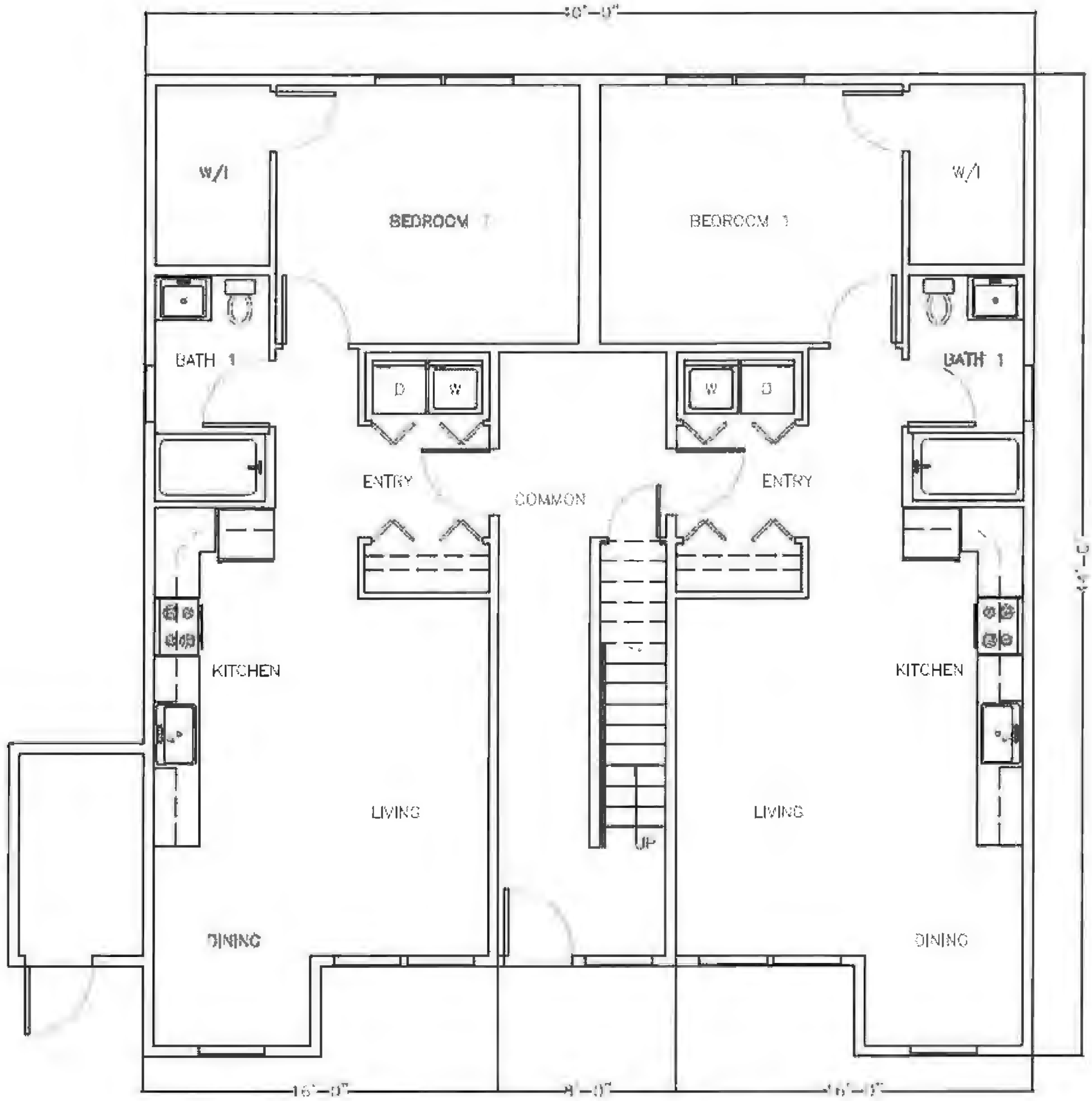
The 4-plex multifamily style buildings will be two stories and have two units on each floor. Each apartment will have a kitchen, dining area, living room, bathroom and bedroom and include a washer and dryer.

The buildings themselves will be exceptionally energy efficient with the installation of a high performance thermal enclosure and extremely efficient air-to-air heating exchange systems. High quality indoor air will be provided with the inclusion of a Heat Recovery Ventilation (HRV) system.

Building interior and exterior finishes will be chosen for the resident comfort, ease of long term maintenance and neighborhood attractiveness.

The location of the buildings and parking on the site will be done with particular attention to preserving the natural woodland feel of the subdivision.

CONCEPTUAL DIAGRAMS



Typical Floor Plan 04/2016

BEAR CREEK MEADOWS AHDC

RESUMES AND CONTACT INFO

TAMARA ROWCROFT, EXECUTIVE DIRECTOR OF ALASKA HOUSING DEVELOPMENT CORPORATION, 28 YEARS.

Tamara has over 28 years of experience in management and development of affordable housing properties. She has worked with the Alaska Housing Development Corporation since 1988, and holds a Certified Manager of Housing designation. In 2004 Tamara was honored as AHMA Northwest, Site Manager of the Year and holds numerous certifications in housing specialization including UPCS Fundamentals Specialist Certification and HCV Housing Quality Standards Specialist Certification. Tamara possesses unparalleled knowledge and skill in the arena of affordable housing in Juneau, and has successfully developed rental properties since joining AHDC. Tamara is a former chair of the Juneau Coalition on Housing and Homelessness, and the CBJ Affordable Housing Commission.

SHARI PARTIN, ASSISTANT MANAGER ALASKA HOUSING DEVELOPMENT CORPORATION, 7 YEARS.

Shari possesses over 20 years in managerial experience, and has been an integral part of the AHDC staff. Shari is proficient in compliance requirements for HUD Section 236, Section 8, LIHTC and HOME programs, and multiple years managing grant programs relating to affordable housing. Shari has also attended numerous trainings and holds several certifications in this area, including HUD –Fair Housing Training, Low Income Tax Credit Certified Credit Compliance Professional, UPCS Fundamental Specialist Certification, and HCV Housing Quality Standards Specialist Training. Shari is a former Co-Chair of the Juneau Coalition on Housing and Homelessness, and past Commissioner on the CBJ Affordable Housing Commission.

STEPHEN F. SORENSEN, BOARD PRESIDENT AHDC, BOARD PRESIDENT JHT, ATTORNEY AT SIMPSON, TILLINGHAST, SORENSEN AND SHEEHAN, PC, 21 YEARS.

Stephen F. Sorensen serves the local and state communities as an attorney at Simpson, Tillinghast, Sorensen & Sheehan, PC. and has a wide range of education and experience. Since moving to Juneau in 1982, Stephen is still active on several Boards of non-profit affordable housing agencies within the community including serving as Board President for the Juneau Housing Trust, the Alaska Housing Development Corporation, the Juneau Housing First Collaborative, and Channel View, Inc.

CONTACT INFORMATION

Tamara Rowcroft, Executive Director, Alaska Housing Development Corporation
ahdc@ptialaska.net 907-780-4500

Shari Partin, Assistant Manager, Alaska Housing Development Corporation
ahdc@ptialaska.net 907-780-4475

Alaska Housing Development Corporation

EAGLEWOOD, RAVENWOOD & GRUENING PARK APTS. PRIVATE, NON-PROFIT

The Alaska Housing Development Corporation is a non-profit organization formed in 1972. For over 40 years the Corporation has existed to serve the community of Juneau by providing more affordable housing options to its residents. The extensive experience and comprehensive knowledge of the staff at AHDC has enabled the Corporation to grow and provide more of the much needed housing in the community.

Management

Tamara Rowcroft leads this organization with 28 years of property management and affordable housing development experience. Alaska Housing Development Corporation is experienced in administering HUD Section 236 and Section 8, Low-Income Housing Tax Credits, and HOME programs

Development Properties

Today, AHDC owns and operates 136 affordable, residential units in the Juneau community and employs competent staff with experience in all phases of property management, including but not limited to, compliance, administration of housing subsidies, maintenance, and building and asset management. The apartment units run by AHDC range from 1 to 4 bedroom, and run the gamut from very low income affordable housing available to renters with and income of 30% of median, to market value workforce housing for renters with 80-120% of the median income.

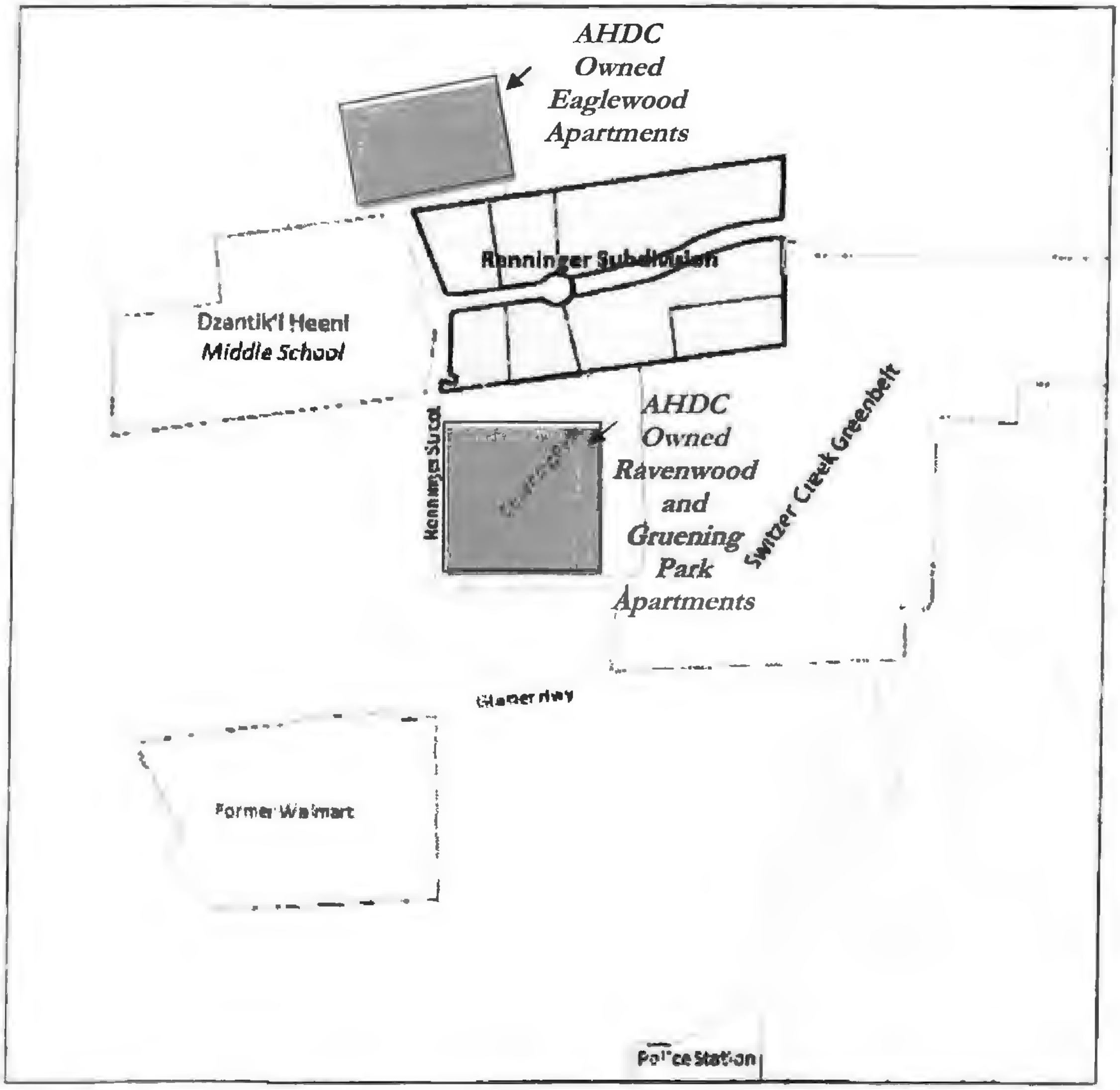
Community Presence

Alaska Housing Development Corporation has a solid history of successful investment partnerships, and good relationships with their builders and construction companies, lenders and investors. These partnerships and local collaborations continue to benefit the community by creating a strong, service-oriented network that uses its resources to help maintain housing for Juneau's needs.

Rental Properties

AHDC Owned & Managed Properties	Year Built	# of Units	Financing Sources
Gruening Park Apartments	1973/74	96	HUD Section 236, Section 8, HOME, AHFC and Fannie Mae
Ravenwood Apartments	1995	16	AHFC Mortgage, Wells Fargo
Eaglewood Apartments	1997	24	LIHTC, AHFC, HOME, Wells Fargo

Renninger Subdivision Area Map



BUILDER INFORMATION AND REFERENCES

Sundance

CONSTRUCTION COMPANY, INC.

Rick Vann, owner/operator and site superintendent of Sundance Construction, has been a licensed general contractor in the state of Alaska since 1981.

Sundance Construction, originated in Kasilof in 1981, and briefly relocated to Juneau in 1995 - 1999, but returned back to its home in Kasilof. Although based in Kasilof, Sundance Construction continues to work throughout the state of Alaska.

Sundance Construction, over the years has proven to be a success, especially in meeting and beating a deadline with quality work. Sundance Construction prides itself by completing projects on time and on budget and has never been in court. The scope of work performed ranges from new construction of single family, commercial, multi-family units, motels, hotels, restaurants, warehouses, office space to remodels, and additions on residential and commercial buildings.

Sundance Construction is a small but very capable company, and has worked all over the state of Alaska in difficult and remote locations, from the rain forests of southeast to the Arctic Circle villages. Along with completing all of the projects as scheduled, we have made a lot of friends throughout Alaska, and have numerous letters of reference that we would like to share with you upon request.

Sundance Construction Company, Inc. is an equal opportunity employer. A significant portion of the subcontract work is performed by minority and woman-owned businesses.

Thank you for considering us to perform the construction on your projects.

Rick & Connie Vann

PROJECT HISTORY

- 24 Multifamily projects
- 18 Senior Housing projects
- 5 Multifamily Rehab projects
- 4 Teacher Housing projects
- 5 Special Needs projects
- 1 Assisted Living project

PROJECT	# UNITS	LOCATION	YEAR
Alderbrook Apts Phase II Iliamna VPSO Housing Silverwood Senior Housing Phase II Harbor Ridge Apts - Renovation Tyee Court Housing Manokotak VPSO Housing	6 units 2 units 6 units 24 units 8 units 2 units	Homer Iliamna Soldotna Homer Soldotna Manokotak	2014 2014 2013 2013 2012 2012
Hillcrest II	8 units	Soldotna	2012
Maintree Supportive Housing	10 units	Homer	2011
Alderwood Apartments	6 units	Homer	2011
Tuyuryarmait Tegganritta Enitt	6 units – Senior	Togiak	2010
Silverwood Senior	6 units – Senior	Soldotna	2010
Hillcrest Manor	5 units	Soldotna	2010
Togiak Housing	4 units	Togiak	2009
Manokotak Housing	8 units	Manokotak	2009
Raven View Senior Apartments	6 units – Senior	Cooper Landing	2008
New Stuyahok Housing	12 units	New Stuyahok	2008
Tovarish Manor Phase II	6 units	Ninilchik	2008
Moose River Manor Phase II	10 units	Sterling	2007
Soldotna Seniors	8 units – Senior	Soldotna	2007
Crestview Apartments	9 units – Special needs	Soldotna	2007
Eagle Ridge Townhouse Apartments	33 units	Palmer	2006-07
Tovarish Manor	6 units – Senior	Ninilchik	2006
Terrace View	4 units – ADA	Homer	2006
Nikiski Senior Housing	8 units – Senior	Nikiski	2006
Birch Terrace Apartments	5 units	Homer	2005
Togiak View Apartments	16 units	Togiak	2005
Gateway Apartments	20 units – Rehab	Seward	2004/05
Qiivalaria Senior Apartments	6 units – Senior	New Stuyahok	2004/05
Brookside Apartments	9 units – Special needs	Homer	2004
Moose River Manor Senior Apartments	10 units – Senior	Sterling	2004
Muklung Manor Apartments	16 units	Dillingham	2003
Parkview Apartments	26 units – Rehab	Soldotna	2003
Hunter Creek Apartments	32 units	Palmer	2002
Iglut Senior Apartments	16 units – Senior	Kotzebue	2001
Bayview Apartments	18 units – Rehab	Seward	2001
Tradewinds Apartments	16 units	Unalaska	2000
Marrulut Eniit Assisted Living	11 units – Assisted Living	Dillingham	2000
Southwest Elders Home	11 units – Senior	Naknek	1999
Taiga View Apartments	16 units	King Salmon	1999
Munaqsri Senior Apartments	17 units – Senior	Nome	1998
Orca Point Apartments	47 units	Juneau	1998
Sound View Apartments	20 units	Valdez	1997
Forest View Apartments	24 units	Dillingham	1997

Eaglewood Apartments	24 units	Juneau	1997
Douglas Terrace	15 units – (JAMI)	Juneau	1997
Haines Senior Village	14 units – Senior	Haines	1996
Cordova Mews	20 units – Rehab	Cordova	1996
Hillview Apartments	16 units	Douglas	1996
Ravenwood Apartments	16 units	Juneau	1995
Willow Pointe Apartments	24 units – Senior	Palmer	1994
Chinook Villa Apartments	32 units – Senior	Wasilla	1993
Dusty Trails Apartments	32 units	Haines	1992
Northwood Apartments	23 units – Senior	Soldotna	1991
Tyson Terrace	16 units	Sitka	1990
Kimberly Court Apartments	24 units	Seward	1989

PROFESSIONAL REFERENCES

Cordes Development
Dave or Diane
(303) 617-1297

AHDC
Tamara Rowcroft
(907)780-6666

Human Resource Investment, Corp.
Marty Frantz
(208) 762-0427

Spenard Builders Supply
Rick Abbott, Manager Soldotna Store
(907) 262-9143

Key Bank of Alaska
Kristen, Kenai Manager
(907) 283-7542

Parker,Smith & Feek
Ellen Ball
(206) 382-7900

Eric Spangler, Architect
(907) 771-3719

Robert Minch, Architect
(907) 586-1371

Hansen & Associates, Architect
(612) 487-3281

Please feel free to contact any of the above references regarding Sundance Construction's credibility, financial stability, professional integrity, and efficient, quality workmanship.

TIMEFRAME

Development Activity | **Scheduled Date**

Project Site	
Site Control Secured	07-01-2016
Environmental Review Complete	10-30-2016
Zoning Approvals Obtained	Already Zoned Appropriately
Site Control Secured	09-30-2016

Plans and Specifications	
Architect and Engineer Selected	07-31-2016
Local Building Code Review Complete	10-01-2016
Final Plans and Specifications Complete	02-01-2017
Financing	
Construction Loan Commitment Received	04-31-2017
Permanent Financing Commitment Received	04-15-2017
Other Funding Sources Secured	05-01-2017
Construction	
Contractor Selected	08-31-2016
Notice to Proceed issued	06-01-2017
Substantial Completion	05-01-2018
Certificate of Occupancy – PUR 102	06-01-2018
BEES Inspection – PUR 101	06-01-2018

Project Completion	
Permanent Loan Closing	09-01-2018
All Required Development & Operation Permits Closed	07-01-2018
Grant Closing	11-30-2018

*Changes in grant cycles and availability may affect this schedule.
**Construction schedule subject to changes based on winter weather construction delays.

JDHS HOUSE BUILD PROGRAM

A COLLABORATION OF JUNEAU HOUSING TRUST, THE JUNEAU SCHOOL DISTRICT, AND THE UNIVERSITY OF ALASKA SOUTHEAST

04-14-16

City & Borough of Juneau, Purchasing Division
105 Municipal Way, Room 300
Juneau, AK 99801

Re: Renninger Subdivision Lot 3

Since its inception in 1973, the Juneau Douglas High School *House Build* Program has provided the community of Juneau with much needed affordable starter homes for young families and middle wage income residents. This kind of housing is urgently needed in our city. This program has long benefitted the community by answering that need, as well as enriching the education of students and providing work development skills as they prepare to graduate from school and enter the Juneau workforce.

The partnership for the *House Build* Program includes, Juneau Housing Trust, the Juneau School District, and the University of Alaska. This group is interested in acquiring Lot 3 of the Renninger Subdivision for future *House Build* Projects. The location of this property is ideal for *House Build* because students from both high schools and UAS can participate in this program for the next 6-8 years. We ask to acquire this property at a reduced price from the city. All of the homes constructed through this program have been sold to local families and property taxes are paid on the full value of the home and property with no exemptions.

The site development and building projects will be managed jointly by the House Build partnership. The personnel involved in these projects have extensive experience and have worked with students building houses for many years.

For more information regarding our proposal for this property, please contact Tamara Rowcroft at 907-780-4500, or Justin Fantasia at 796-6132. Thank you for your consideration of our interest in this lot, and of the importance of continuing the *House Build* Program in Juneau.

Sincerely,

Tamara Rowcroft,	Justin Fantasia	Carin Smolin
Vice President	Assistant Professor	Career and Technical
Juneau Housing Trust	UAS	Ed. Coordinator JSD

DESCRIPTION OF PROPOSED DEVELOPMENT, HOUSING TYPE AND PARKING PLANS

DESCRIPTION OF PROPOSED DEVELOPMENT

The intended housing type for the development on Lot 3 of the Renninger Subdivision will be a cluster of cottage style single family homes. Cost for the land will be excluded from the cost of purchase of these houses through the use of the Land Trust model. It is our plan to use this lot for multiple years of the *House Build* Project, and would result in between 6-8 cottage-style houses built at the rate of one each year. Each house will have parking provided on the site.

HOUSING TYPE

Like the houses being built in the Lena Subdivision, the square footage for the proposed houses will be approximately 800 square feet, single or two story unit with two bedrooms and one bath.

There are currently no small starter houses on the market, and in particular there are no new small homes being built. This type of housing is desperately needed for young families and middle wage workers. The proposed houses will not only be affordable for the initial purchase but will remain affordable permanently under the Housing Trust Model. In addition, these homes are being built with an emphasis on minimizing the monthly utility costs for heating and hot water use, and easy long term maintenance for the homeowners.

The houses will be exceptionally energy efficient with the installation of a high performance thermal enclosure and extremely efficient air-to-air heat exchange heating systems. High quality indoor air is provided with the inclusion of a Heat Recovery Ventilation (HRV) system.

PARKING

Development of Lot 3 into a cluster of house sites will include the necessary allocation of parking space as required by the CBJ land use ordinance, parking provision.

FUNDING SOURCES

FUNDING SOURCES AND STRATEGY

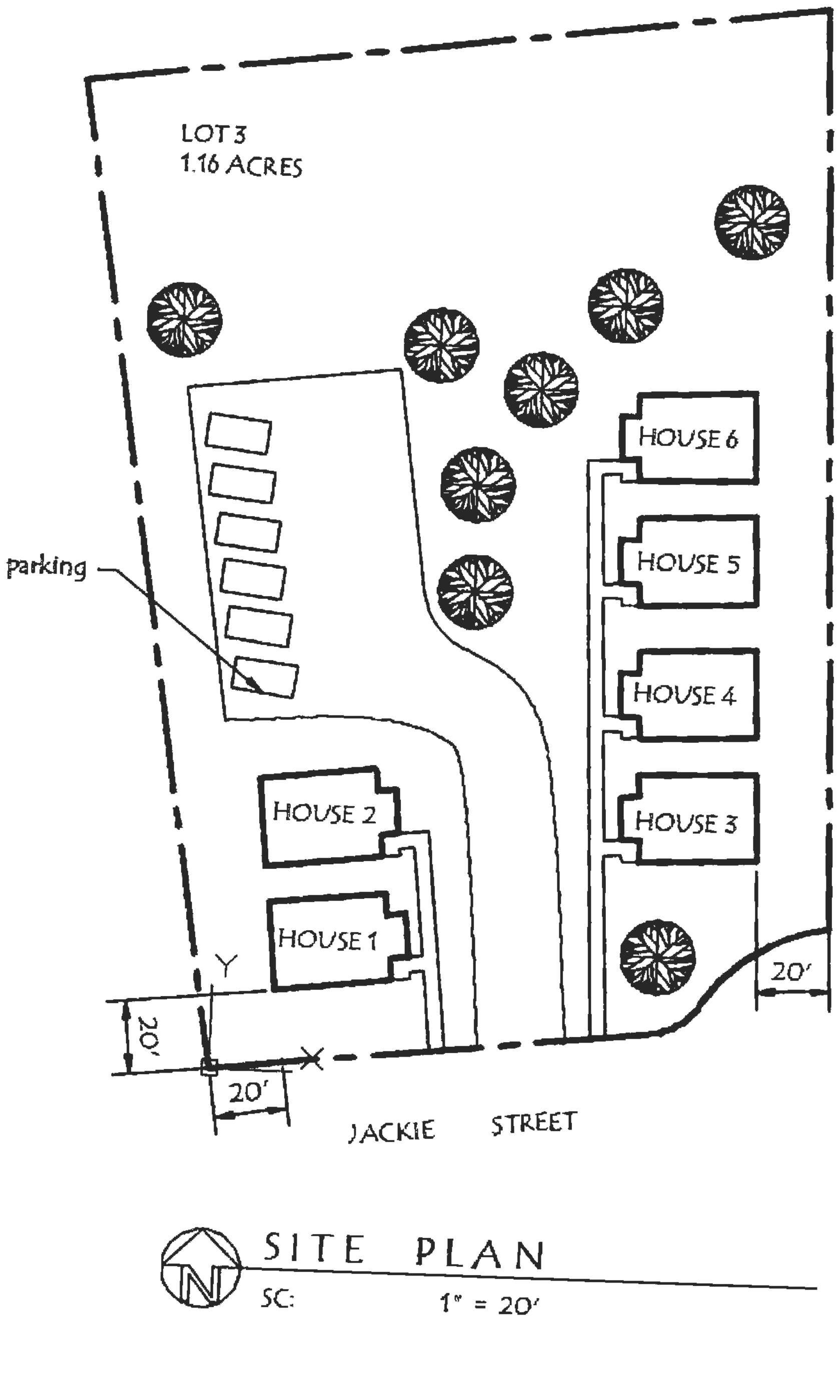
The House Build homes are developed through the Juneau Housing Trust (JHT). The JHT applies for grant funding to purchase the building sites for this program, typically at a reduced price for initial acquisition. This is particularly important in communities like Juneau, where the cost of land and site development is very expensive. The land then becomes a permanent part of the Juneau Housing Trust portfolio of affordable homeownership units. The JHT enters into a land lease with each homeowner for a term of 99 years with a renewal clause of an additional 99 years. This is one of the mechanisms that greatly reduce the sales price of the house and ultimately the monthly mortgage expense for the middle income home buyer, making the house affordable. When the homebuyer is ready to sell and move up to another home the JHT has the option to buy the house back from the homeowner through the resale process, exercising their right of first refusal. Then the JHT works with another income qualifying family, to assist them through the mortgage process, enters into another 99 year land lease and starts the process all over again. Therefore, any grants or discounted property acquisitions continue to benefit local families in perpetuity, as part of a permanently affordable group of homes in our community. Each home pays their share of the property taxes based on the full assessed value of the property, with no exemptions.

The development and construction process is managed jointly by the members of the House Build partnership which include; the Juneau Housing Trust; the Juneau School District; and the University of Alaska Southeast, Construction Technology Department. The personnel involved in these projects have extensive experience and have worked with students building houses for many years.

Key funding sources include grant funding from Alaska Housing Finance Corporation, local lenders, and the sale of the home. All sales proceeds are rolled back into the House Build Program. The majority of the site development and house construction costs are recovered through the sale of the home. The challenge is to fund the acquisition costs of the land, since those costs are not passed onto the middle wage income families in the house sales price, if those costs were included in the sales price it would render the house unaffordable. That is why a combination of grant funds and a reduced sales price on the property is so critical to the success of this program.

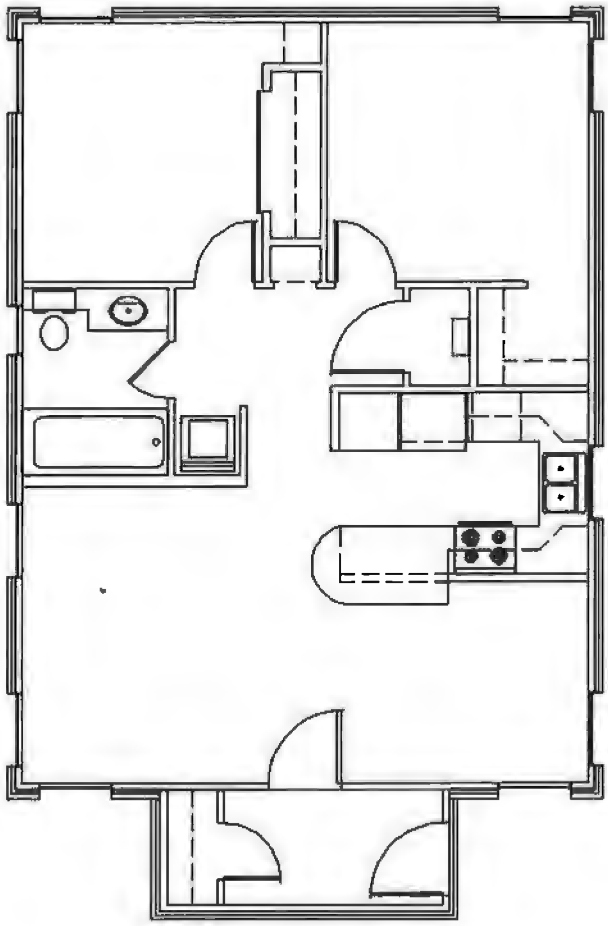
CONCEPTUAL DIAGRAMS

Land development concept



Draft floor plan and elevation concept - 24'x32'

Two bedrooms & one bath



JUNEAU HOUSE BUILD PARTNERSHIP PORTFOLIO

The House Build project has been an important learning experience in Juneau for over 40 years, dating back to the early 1970's. The current organizational structure came into existence in 2009 and is an admired model of community partnership that addresses two major community needs, affordable homeownership and workforce development. Under the current partnership all of the building sites have been acquired through working with the City and Borough of Juneau, Lands and Resources Department.

COMPLETED PROJECTS

3530 Greenwood Ave: Greenwood Avenue was a market value property designed and built by JDHS students. It marked the return of this great project after nearly a decade of inactivity. The partnerships forged during this project have endured through the present. It was a 1500sqft, two story single family unit with an attached garage (500sqft).

<u>6017 and 6019 Lund Street</u>: Utilizing the CBJ bungalow ordinance we were able to build two bungalow style homes in the pinewood park subdivision. Both homes were designed by JDHS students in the Residential Design class with the mentorship of University of Alaska Southeast faculty. The units are 5-star energy efficient affordable homes.

5821 and 5873 Churchill Way: Our Churchill Way development relieved the city of a blighted property and provided a site to build two bungalow style homes. The plans were an award winning design from a Seattle architect. Both units are 5-star energy efficient affordable homes built for the Juneau Housing Trust.

16200 Lena Loop Road: We are very excited about our current project in Lena Subdivision. In partnership with the Juneau Housing Trust, we are constructing two single story, energy efficient, affordable homes. Designs for these homes were completed by University of Alaska faculty and students. We anticipate our second unit will reach the 6-star energy rating level! We will conduct a side by side comparison between unit 1 with a high efficiency electric boiler and unit 2 with a cutting edge air to air heat exchanger. Nearly fifty high school and university students will have learned and served hands-on during this project.

PARTNER QUALIFICATIONS AND CONTACT INFORMATION

QUALIFICATIONS OF KEY PERSONNEL

Justin Fantasia, Assistant Professor of Construction Technology, University of Alaska Southeast, 2 years.

Justin has led the House Build Project for the past seven years as the Construction Manager and General Contractor. He joined the University of Alaska Southeast in 2014 where he currently teaches in the Construction Technology program and continues to lead university and high school students in the building of affordable housing. Justin is a seventeen year veteran of experiential education, small business owner, licensed contractor, has extensive experience in the nonprofit sector, and was appointed by the governor to work with the Serve Alaska State Commission. Justin holds a BS in Environmental Biology from the University of Massachusetts.

Andy Bullick, Construction, House Build and Metals Instructor, Juneau-Douglas High School, 14 years.

Andy earned a BS in Technical Education from the University of Wisconsin. He has taught technical and trades classes for high school students for 14 years in the Juneau School District, including Metals/Welding classes, Basic Construction, NCCER certifications, and House Build courses. Andy is also a local roofing contractor.

Tamara Rowcroft, Vice President Juneau Housing Trust, 16 years, Executive Director of Alaska Housing Development Corporation, 28 years.

Tamara has over 28 years of experience in management and development of affordable housing properties totaling 136 units. She has worked with the Alaska Housing Development Corporation since 1988, and holds a Certified Manager of Housing designation. In 2004 Tamara was honored as AHMA Northwest, Site Manager of the Year and holds numerous certifications in housing specialization including UPCS Fundamentals Specialist Certification and HCV Housing Quality Standards Specialist Certification. Tamara possesses unparalleled knowledge and skill in the arena of affordable housing in Juneau, and has been a member of the Juneau Housing Trust since 2000 and has participated in 7 House Build Projects.

Carin Smolin, Career and Technical Education Coordinator, Juneau School District, 10 years.

Carin has over 25 years of experience in developing and managing career training programs; 10 years with the Juneau School District where she is responsible for program development and management of all career and technical education programs. She coordinates community and business partnerships and serves as liaison with all house build community partners and UAS, and has provided district support for the past 5 house builds and 2 current (under-construction) house build projects. Carin holds an MAT from the University of Alaska Southeast and a BS in Business Management from the University of Maryland. She also has an Alaska Secondary Teaching Certification in Business.

Robin Gilcrist, Assistant Professor of Construction Technology, University of Alaska Southeast, 8 years.

Robin Gilcrist is an Assistant Professor of Construction Technology at the University of Alaska Southeast, a position held since 2008. In her capacity as Assistant Professor Robin has taught Residential Design Codes and Standards, AutoCAD at beginning and intermediate levels, and a host of other construction related courses. Prior to her work with the university, Robin worked full time as designer/owned of a very successful residential design firm, Interline Design, specializing in durable, energy efficient construction for cold maritime climates. Robin has worked with local high school students for several years on the House Build Program. Robin graduated with a BA from the University of Hawaii and a MEdTech from the University of Alaska Southeast.

David Means, Director of Administrative Services, Juneau School District, 16 years.

A graduate of the University of Oregon, David holds an MS in Accounting and Quantitative Methods and a BS in Mathematics. He was employed at Juneau School District beginning August 2005 as director of administrative services. Part of that position provides financial management oversight of Juneau School District House Build Program, especially purchasing supplies, contracting subs, and accounting. David has successfully completed five houses (Greenwood, Lund Street 1 & 2, Churchill Way 1 & 2)

Stephen F. Sorensen, Board President Juneau Housing Trust, Attorney at Simpson, Tillinghast, Sorensen and Sheehan, PC, 21 years.

Stephen F. Sorensen serves the local and state communities as an attorney at Simpson, Tillinghast, Sorensen & Sheehan, PC. and has a wide range of education and experience. Since moving to Juneau, in 1982 Steven is still active on several Boards of non-profit affordable housing agencies within the community including serving as Board President for the Juneau Housing Trust, the Alaska Housing Development Corporation and Juneau Housing First Collaborative, and Channel View, Inc.

CONTACT INFORMATION FOR HOUSE BUILD PARTNERS

Tamara Rowcroft, Juneau Housing Trust Vice President
ahdc@ptialaska.net 780-4500

Justin Fantasia UAS Construction Manager
jfantasi@uas.alaska.edu 907-796-6132

Carin Smolin, JDHS Career and Technical Education Coordinator
carin.smolin@juneauschools.org 907-523-1877

Timeframe

PROJECTED TIMELINE FOR CONSTRUCTION

Each House Build project will be built in 2 semesters, at the rate of one per year. We anticipate using this lot for 6 to 8 total houses, spanning a corresponding number of school years.

Stage of Construction	Timeframe
Start Development and Site Work	**Fall 2016**
Begin House #1	January 2017
Complete House #1	December 2017
Begin House #2	January 2018
Complete House#2	December 2018
Begin House #3	January 2019
Complete House #3	December 2019
Begin House #4	January 2020
Complete House#4	December 2020
Begin House #5	January 2021
Complete House #5	December 2021
Begin House #6	January 2022
Complete House #6	December 2022

RESPONSE TO CITY AND BOROUGH OF JUNEAU LETTER OF INTEREST FOR THE RENNINGER SUBDIVISION

FINANCE PURCHASING DI

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JUNEAU ALASKA

City and Borough of Juneau

Letter of Interest for the Renninger Subdivision

Pacific Development Group, JV
Affordable Housing Development Proposal

Introduction

The Pacific Development Group, JV (PDG) principals have over the past thirty years developed a variety of real estate projects in California, Nevada and Hawaii. PDG has created several hundred real estate transactions that involved thousands of multifamily units of affordable housing. In addition, PDG team has extensive experience in commercial projects, public facilities and public private partnerships. Recently, Pacific Development Group has had discussions with the City and Borough of Juneau (CBJ) on how we might work together to develop affordable housing in the City and Borough of Juneau through a Public Private Partnership.

Background

Over a long period of time, the City and Borough of Juneau has experienced a shortage of affordable housing throughout the region. This lack of affordable housing has been highlighted by a lack of sufficient rental housing and single-family homes. A study developed for CBJ concluded that the lack of affordable housing applies to all households in the area. The study found that nearly 4,000 Juneau households were spending more than 30% of their income on housing costs, including 1,350 households that were spending more than 50% of their incomes on housing. Juneau's housing affordability problem applies to those families that are median incomes levels as well as low-income households. The study cites that homeowner costs in Juneau were 35% higher than the national median. It went on to show that a state employee in Juneau earning an average state salary of $48,571 couldn't afford the Fair Market Rent for a two-bedroom apartment without being economically burdened.

The City and Borough of Juneau have been proactively working to create solutions for the affordable housing shortage using the Housing Needs Assessment recommendations.

Funding is the biggest hurdle to developing affordable housing. Local housing agencies have limited organizational capacity and have difficulty raising the matching funds necessary to apply for the limited state and federal funds available for affordable housing. These limited federal and state funds are spread across the State of Alaska on a competitive basis allowing the funding of just a few projects a year for Alaska's large demand for affordable and safe housing.

One funding solution can be Public Private Partnerships. This type of partnership can provide local government with needed private capital for this type of high community priority. The private financial partners are nationally recognized investors that specialize in long term investments in infrastructure, real estate assets and public private partnerships with public agencies acting as project sponsors to eliminate high upfront costs.

This public private financing replaces the debt with lease payments providing significant benefits to the public and private participants.

Public Private Partnerships

Public Private Partnerships put together a public agency with a qualified private organization focused on a high community priority. As such, the public agency, as the project sponsor, sets the agenda, public policy and focuses the community effort to help resolve the public issue. The private organization brings needed private capital, project expertise and management capacity to the public agency's agenda.

PDG is proposing that the City and Borough of Juneau (CBJ) and PDG form a Public Private Partnership focused on bringing more affordable housing to the community. CBJ would be the project sponsor; PDG would be the private developer. PDG would bring the needed private capital, housing development expertise and the management capacity to complete the joint public private projects. This arrangement differs from the traditional P3 model as PDG is bringing the investment equity for the total development cost rather than bond type financing.

The steps in this partnership include entering into an initial Memorandum of Understanding to allow the development of a specific project, descriptions, financing agreements and a Master Development Agreement. The Private Public Financing Agreement would typically include the project land being deeded to the project sponsor; improvements retained by the private investment firm, and coterminous 30-year agreements for the project financing. In this case the project sponsor is contributing the land, PDG would provide through its equity partner financing for 100% of the improvements including the predevelopment costs. The project sponsor, CBJ would be responsible for lease payments to the financing firm from revenue generated by the affordable housing project. At the end of the financing term, the improvements merge with the land and the project sponsor (CBJ) will hold lien free title to the land and the improvements, retaining all future economic benefits.

Pacific Development Group, JV

Pacific Development Group, JV (PDG) is a privately held firm whose principals have completed several public private partnerships working on both the public and private side. Through these partnerships, over one hundred transactions have been created representing the creation of thousands of affordable housing units. The principals have raised over one hundred million dollars in equity capital to finance and construct affordable housing projects. Other projects have included multifamily residential, single family residential, office, commercial, retail, senior care facilities, mixed use projects and public facilities of all kinds including baseball stadiums, indoor arenas, and multi-level parking garages.

PDG has experience in all phases of construction with a focus on resource efficiency and sustainability. Projects are completed on time, on budget, and with a strict adherence to laws and environmental concerns. We focus on forward thinking by building today with a vision on tomorrow.

Response to the City/Borough of Juneau request for Letters of interest for the Renninger Subdivision:

1. The number of multi-family units: Pacific Development Group, JV (PDG) proposes to build 90 multi-family units on three lots of the Renninger Subdivision, which equals six acres. The project will consist of one, two and/or three bedroom apartments, the exact mix to be determined by a market study. If we are able to place more than 90 units in a well-planned manner we would like to consider the additional units. We are flexible on which three lots of the Renninger Subdivision are allocated to our project. We tentatively have done site planning on lots 2, 3, and 4 but we are willing to work with other submittals to the extent possible.

2. Housing provided for underserved and workforce populations: After discussions with the City and Borough of Juneau, Pacific Development Group, JV has focused our proposal on workforce housing populations. Workforce housing has been defined as that population whose family income is between 80% and 120% of the area median family income. This is a very difficult population to provide housing for because there is a lack of adequate financing sources for this population. Affordable housing programs are focused on the 60% of median income level and below which the Federal Government allocates tax credits and federally supported housing bonds. Those with family incomes above 120% have access to market capital financing sources. But those families that are in the 80% to 120% of median income have limited financing options. PDG has structured a financing plan with private equity capital that focuses on this middle-income group to provide workforce housing.

   The three major obstacles to producing workforce housing in Juneau are:

   1) Lack of adequate financing

   2) Lack of developable land

   3) High cost of construction.

PDG's proposal overcomes those obstacles by:

1) Securing structured equity financing

2) Working with the City/Borough in a Private/Public partnership to secure developable land in the Renninger Subdivision

3) Working with a local General Contractor who has developed a multi-family housing product that is economical to produce in Juneau.

It takes all three of these strategies working together to overcome Juneau's affordable housing obstacles.

3. Fair market value purchase of the land, required or requested property tax exemptions for the ultimately developed property should be included: PDG's proposal contemplates the City/Borough contributes or lends the three undeveloped lots in the Renninger Subdivision to the project in a public/private partnership. PDG would finance and construct the project on those lots. PDG's financing is 100% private equity financing. There are no outside government subsidies or outside government backed financing and therefore no outside government regulation related to the project. The project only contemplates a public/private partnership with the City/Borough, PDG and our Equity Partner. In this partnership with the City/Borough at the completion of the 30-year financing, the developed land with the completed project and all the improvements would be returned to the City/Borough of Juneau lien free to do with as the City/Borough would determine. In short, the City/Borough contributes undeveloped land worth a fraction of the value of the completed project and, in return, receives the completed project upon the completion of the project financing worth many times the value of the contributed undeveloped land. We are not requesting property tax exemptions from the City. Full payment of the property taxes is included in the project proforma and would be paid from revenue generated from the project. PDG would request that the City/Borough consider allowing PDG access to the city gravel pit for fill for the project at no cost. The soils conditions on the project site are still undetermined, but we anticipate that the site may need a fair amount of stable fill in certain locations. Access to the city gravel pit at no cost would help mitigate that uncertain cost. Finally, in order to obtain the specially structured equity financing for the project, the City/Borough would enter into a Private Public Partnership that is often done for high priority community needs and be the project sponsor. PDG and our equity partner are ready to get the project started.

Proposal Summary:

1. City and Borough of Juneau (CBJ) and Pacific Development Group, JV (PDG) enters into a Public Private Partnership for the purpose of creating new affordable workforce housing for the community of Juneau. Both parties adopt a Memorandum of Understanding (MOU), followed by appropriate financing agreements and a Master Developer Agreement for the Renninger subdivision.
2. CBJ will build out all infrastructure and improvements to complete Jackie Street ending in a cul de sac creating six D-15 lots that will be developable.
3. Phase One: CBJ agrees to provide three of the Renninger Subdivision lots to the Public Private Partnership for the purpose of providing land to construct approximately 90 rental housing units with the understanding that both the land and the improvements will become the unencumbered property of the CBJ at the completion of the project financing. PDG provides financing equity for 100% of the pre-development, on-site improvements, and apartment buildings, and over sees oversees design and construction. Rental rates will be affordable and reserved for families earning between 80% and 120% of Area Median Income. Final rents to be set by the City/Borough based upon final pro-forma estimates.
4. PDG and CBJ agree to make their best efforts to effect the following schedule.

May 2016- MOU approval by both parties

June 2016- Developer Agreement approval by both parties

August 2016- Architectural and engineered plans submitted for permits with approval.

October 2016- Start of Construction

October 2017- Completion of Construction

Pacific
DEVELOPMENT GROUP

About us
Pacific Development Group (PDG) is a privately held California firm. PDG was founded in 2009 upon the sale of the principals' prior corporation, PAM Incorporated. As such, the PDG principals have completed several hundred transactions representing development and management of a five thousand unit multifamily portfolio, development of affordable housing properties and the creation of several hundred single family home lots. The principals of the last thirty years have raised over one hundred million dollars in equity capital in addition to securing financing for various development and acquisition properties.

Over the past thirty years, the principals have been involved with a highly diversified portfolio of real estate transactions. This has been done with in-house financing and equity, and on behalf of various leading institutional and high net worth investors. Investments include multifamily, office, industrial, residential, commercial, senior housing and mixed use properties. PDG's goal is to capitalize on distressed markets, optimize the risk reward and to invest opportunistically where market conditions and economic realities provide.

Land Development
PDG uses its experience and proven success in land development, as well as, commercial and residential construction to advance the prosperity and quality of life in the Pacific West. PDG accomplishes this with an eye toward future, social and economic needs as well as green concepts. PDG is focused on creating quality communities by master planning every detail from site selection, to architectural styling, to mapping layout and design characteristics of its street-scaped communities and developments integrating high quality and environmentally sound practice.

Public Facilities
PDG has extensive experience in commercial projects, public facilities and public private partnerships. Past public projects include affordable housing, senior care facilities, downtown core redevelopment, multi-plex cinemas, multi-level parking garages, Triple-A baseball stadiums, and 10,000 seat indoor sports arenas.

Construction
PDG has comprehensive experience in all phases of construction including apartments, residential housing, senior and commercial projects. The construction focus is on innovative and intelligent new products, materials, and systems to create quality spaces built around comfort, energy/resource efficiency, and sustainability all while being on time and on budget. PDG's practices strict adherence to lien laws and environmental concerns throughout all phases of construction. We focus on forward thinking by building today with a vision on tomorrow.

Management
Management services provide proactive supervision, guidance, direction and reporting as well as adherence to government standards in accomplishing the goals of its investors. It's proven success flows from construction draws through operational, financial recordkeeping with timely year end reporting to investors as well as investment tax returns and property audits. The management team is committed to giving every property and every resident appropriate attention with frequent communication. The PDG management team has experience in a wide sector of affordable housing programs including FHA, USDA, HUD, Tax Credit and HOME Funds.

2100 Pacific Avenue, Stockton, CA 95204
(209) 473 - 9700
www.PacificDG.com

Past and Current Projects

HUD Properties

Property Name	Location	# of Units	Property Type
Park Folsom	Folsom, CA.	93	Congregate
Park Merced	Merced, CA.	94	Congregate
Park Sacramento	Sacramento, CA.	81	Congregate
Park Visalia	Visalia, CA.	100	Congregate
Sierra Garden	So. Lake Tahoe, CA.	76	Family
Sierra Vista	So. Lake Tahoe, CA.	94	Family
Tuolumne Apts.	Tuolumne, CA.	52	Family
Village Garden	Tracy, CA	88	Family

Farmers Home Administration Properties

Property Name	Location	# of Units	Property Type
Alder Apartments	Porterville, CA.	64	Family
Almond Blossom	Ripon, CA.	42	Family
Altaville Apartments	Altaville, CA.	50	Family
Arvin Apartments	Arvin, CA.	51	Family
Bardsley Gardens	Tulare, CA.	49	Senior
Cloverdale Garden	Cloverdale, CA.	34	Senior
Corning Apartments	Corning, CA.	44	Family
East Garden Apts.	Jamestown, CA.	51	Senior
Evergreen Apts.	Porterville, CA.	41	Senior
Fowler Apartments	Fowler, CA.	44	Family
Garden Apartments	Oakdale, CA.	42	Senior
Garden Valley Apartments	San Joaquin, CA	70	Family
Jackson Apartments	Jackson, CA.	64	Family
Lindsay Apts. II	Lindsay, CA.	60	Family
Los Banos Apts.	Los Banos, CA.	68	Family
Madera Apartments	Madera, CA.	68	Family
Mt. Senior Center	Burney, CA.	42	Senior
Oakdale Apartments	Oakdale, CA	42	Family
Park Kingsburg	Kingsburg, CA.	101	Congregate
Parlier Gardens	Parlier, CA.	41	Senior
Red Bluff Apts.	Red Bluff, CA.	72	Family
San Andreas Apts.	San Andreas	48	Family
Sunset St. Apts.	Rocklin, CA.	104	Family
Tulare Apartments	Tulare, CA.	97	Family
Waterford Garden	Waterford, CA.	51	Family
Willows Apts.	Willows, CA.	36	Family
Woodlake Apts.	Woodlake, CA.	48	Family
Woodlake Garden	Woodlake, CA.	48	Family

Pacific Development Group
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Conventional/Tax Credit Properties

Property Name	Location	# of Units	Property Type
Charleston Place	Stockton, CA	82	Family
Diamond Terrace	Clayton, CA	86	Senior
Halawa View	Aiea, Oahu, HI	121	Family
Kewalo Apartments	Honolulu, Hi	38	Family
Los Olivos	Sacramento, CA	68	Family
Pensione K	Sacramento, CA	130	SRO
Porvenir Estates	Huron, CA	40	Family
Porvenir Estates II	Huron, CA	40	Family
Tahoe Pines	So. Lake Tahoe, CA	28	Family
The Ridge	Ridgecrest, CA	80	Family
Whitmore Oaks	Ceres, CA	53	Senior

Subdivisions

Property Name	Location	# of Units	Property Type
Brady	Kern County, CA	20 acres	Industrial
China Lake	Kern County, CA	42 acres	Commercial Retail
College Heights	Kern County, CA	23 lots	Single Family
Mariposa	Kern County, CA	87 lots	Single Family
Riverbend	Kern County, CA	45 units	Multifamily
Riverbend Commercial	Kern County, CA	4 acres	Commercial Retail
Sedona	Kern County, CA	43 lots	Single Family
Sunpointe	Kern County, CA	74 lots	Single Family
Sunpointe East	Kern County, CA	55 lots	Single Family
Wild Pointe	Kern County, CA	9 acres	Commercial Retail
Wild Pointe Ranch	Kern County, CA	175 lots	Single Family
Wild Pointe North	Kern County, CA	51 lots	Single Family
Windmill Cove	Kern County, CA	51 lots	Single Family

Public Facilities

Property Name	Location	Size	Property Type
Waterfront Arena	Stockton, CA	10,000 seats	Sports Arena
Banner Island Ballpark	Stockton, CA	5,200 seats	Baseball Stadium
Reno Aces Ballpark	Reno, NV	6,500 seats	AAA Baseball Stadium
City Center	Carson, NV	350,000 s.f.	Downtown Core

Netti Pahl

From: Carol Smith <carol@pacificdg.com>
Sent: Tuesday, March 22, 2016 10:19 AM
To: Purchasing
Cc: dave michael; Joe Michael; Mark Lewis; Jana D. Weltzin (jana@jdwcounsel.com); John Baeigalupi
Subject: REVISED PDG JV Letter of Interest for The Renninger Subdivision
Attachments: PDG JV Response to Letter of Interest for The Renninger Subdivision 032216.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City/Borough of Juneau:

Attached please find a revised copy of Pacific Development Group, JV Letter of Interest for The Renninger Subdivision. Please disregard the previous copy sent.

Sincerely,

Pacific
DEVELOPMENT GROUP
(209) 473-9708
2100 Pacific Avenue
Stockton, CA 95204

Date: April 10th 2016

City and Borough of Juneau

Lands Committee (LC)

Prama Home, Inc.

8510 Nugget Place

Juneau, AK 99801

Regarding: Our application for Plot # (4) of City-owned properties in the Renninger Subdivision.

Chairperson Mrs. Kate Troll,

Our praxis and theme is couched in the crusible of the following quote. To care for those who once cared for us is one of the highest honors.” by Tia Walker, The Inspired Caregiver: *Finding Joy While Caring for Those You Love.*

Prama Home, Inc. a 50c3 is applying for the above referenced Plot of land in the Renninger Subdividion presently being developed by CBJ and the Lands Committee. Our Prama Home Inc. mission is to provide advanced quality care for 40 Juneau senior citizens with double occupancy, premium individual bedrooms, each with private accessible rest-room, organized around a common living environment, with supporting amenities to serve at least 25 youth in need in our community. We are dedicated to providing housing to our seniors and utilizing their wisdom and wealth of life experiences to create a prosperous healthy environment for both the seniors themselves, and the youth they will be coaching.

We believe the following to be the foundation of who we are as a Borad of Directors. “There is a fountain of youth: it is your mind, your talents, the creativity you bring to your life and the lives of people you love.

When you learn to tap this source, you will truly have defeated age," by Sophia Loren.

In the City and Borough of Juneau there are increasing numbers of senior citizens in need of housing. A powerful study conducted last year by the Juneau Economic Development Council, showed a desperate need for senior housing in Juneau. The Juneau Pioneer Home, an assisted living facility for seniors, maintains an active wait list of 97 people. This study also demonstrated that this need will increase exponentially as the population of our community ages, and the need to have housing in place is urgent. Many people are forced to move out of town to find suitable housing in their later years, thus depriving our community of tax revenues, significant economic contributions, and necessary wisdom and value from seniors.

Age happens to everyone. We work hard throughout our lives, gain wisdom and experience, we contribute to our community, and we build family homes and live in them for many years while we grow steadily older. Then we retire and are free to pursue our hobbies and enjoy our grandchildren without the need to work and support our families. When this time comes we begin to rely on our loved ones the way they relied on us for so many years. Ideally we find comfortable and affordable housing with or near the people we love, and can continue to share the benefit of our life experiences with them. In Juneau, Alaska however, the cost and availability of housing is in perilous condition and this is not usually a feasible option.

This is shameful. As a community we have the responsibility and the honor of raising up our seniors and caring for them as they have cared for us. By not providing this, we are depriving ourselves of the wealth of knowledge, wisdom and economic revenues these people can impart. The consequence is that our younger generations are denied the mentorship that only these men and women can provide. Our young people are losing opportunities to connect with their elders and learn from their wealth of wisdom. We are giving away a precious resource that could support our community in many ways, and directly affect the quality of citizens just beginning to grow into adulthood.

In addition to a considerable elder population, Juneau reports a significant number of high school students that drop out and experience unemployment. These youth are adrift, with parents who are either experiencing difficulties of their own, or are themselves unemployed and downtrodden. Many are born into abusive homes or dysfunctional families. They leave home too young, and are little equipped with the skill sets needed to counteract this blight.

Ultimately, they become dependent on government programs or fall through the cracks in our society, get into trouble with the police, or become teenage parents, passing onto their children the same dysfunctional patterns of learned behavior that perpetuate the circumstances that they themselves face. They become lost, non-productive members of our society. They are labeled as at-risk youth and complete a self-fulfilling prophecy that provides few positive and prosperous outcomes in adulthood. However, many of these youth simply desire an opportunity for growth, and are in need of a mentor who will take an interest in their lives and believe them to be worthy individuals deserving of proactive care, support, and betterment.

Prama Home Inc.(PHI), recognizes that within each unaccompanied homeless youth is the desire and potential to break out of this disadvantaged cycle, find their purpose, and develop their productive careers and have prosperity in their lives as members of our society.

PHI also values the precious resource that is our senior population, and desires to bring these two demographics together to both retain our seasoned and experienced citizens, and encourage our at-risk youth to live healthy, prosperous lives. Bear in mind that with these two demographics are at the heart of our aim, we will create a place that will bring elders and youth together to strengthen and enhance the Juneau community socially and economically. In our facility, seniors will find that they are cared for and valued for their years of wisdom, and will be called upon to take part in guiding the next generation. We believe that when retirees are given the opportunity to pass on their wisdom and wealth of life experiences, they prosper, live longer, and are healthier and more productive in life. At-risk youth is a term that will become

archaic because we will continually offer youth a chance to better themselves for a lifetime.
Anticipated Costs;

The complete project funding for PHI will cost approximately $13.2 million, with construction facility cost of Prama Home, Inc. estimated at $9.2 million. PHI has established a strong history of applying to obtaining funding for our programs and is confident in receiving ongoing funding for the organization. Our organization will be sustained from year to year through practicing strong financial efficiency and stewardship with the funding. In addition to this funding, the Board will increase the amount of unrestricted funds for the program through direct mail requests and annual fundraising events. During 2016, the growth rate of the individual donor base is expected to increase exponentially. In upcoming years Prama Home, Inc. will seek to obtain continuation grants from both foundations and corporate sponsors in an effort to continually provide up to date facility furnishings and social services.

REQUEST FOR CBJ FINANCING ON

THE Renninger Plot NUMBER (4).

Senior Living and Support Unit						
1	**Adult Sleeping rooms**	Bedroom	20	180	3,600	Bedroom with accessibility, oversize bed, with closet. ADA accessible, easily monitored from common circulation spaces.
		Bathroom	20	96	1,920	single user accessible with tub/shower, linnen closet, asccessed from within the bedroom. ADA accesible.
2	**Living unit Support**	Living room	1	920	920	Great hall with adjacency to daylight, views, and fireplace. A collecting area, with oppertunities for small group conv ersations.
		Dinning room	1	640	640	Sized to seat 20, locate between kitchen and livingroms.
		Computer area	1	100	100	2-3 computer terminal with printers, paper storage. Can be a nitch off the living room.
		Small meeting/living room	2	200	400	Size to accommodate private family visits, small group seminars/educational programs. Door and daylight, but easy access from the front vestibule area.
		Kitchenette	1	120	120	With sink, dishwasher, stove/oven, microwave, refrigerator, etc. Resident use. Possibly between livingroom an diningroom. Accessible after hours.
		Public/visitors bathroom	1	96	96	Toilet and lavatory, accessible. Will be shared with staff. Associated near the entry.
		Fireplace and wood storage	1	100	100	Does not include outdoor wood storage. Locate near the entry, or a side door that access a loading dock area where a larger wood pile can be located.
		Common Storage	2	100	200	For personal effects. May be a walk-in closet with shelves on both sides. For luggage, etc.
3	**Living Area Staff support**	Commercial Kitchen	1	430	430	To serve popiulation greater than 10. conventional kitchen permitted if serving lesser population
		Kitchen Storage	1	240	240	Sufficinet dry, frozen and refirgerated storage to serve piopulation for one month. Direct access to drive?
		Staff Office	1	180	180	Two workstations and a window into the entry and common areas.

		Staff break room	1	200	200	Some degree of privacy from the common areas - outdoor window.
		Medical/equipment storage	1	100	100	Secured and monitored.
		Laundry	2	100	200	Two washers, two dryers. Folding table
		Janitorial	4	50	200	Each with floor sink; one serving the residential wing, one serving the kitchen/dining area.
		Boiler and ventiation	1	550	550	May be in basement, or a combination of basement and attic.
		Total Living and Support			**10,196**	
	25% Gross factor				**2,549**	Circulation, wall thickness, etc.
	Total Square Footage				**12,745**	
	Base Building Cost at $365/sf, average.				**$4,651,925**	
	Energy Optimizaton Enhancements (8%)				**$372,154**	
	10% contingency				**$465,193**	
	Subtotal Living and Support Cost				**$5,489,272**	
	Architectrual and Engineering Design fees (estimated at 12%)				**$658,713**	
	Special Inspection & Enhanced Construction Administration (3%				**$164,678**	
	Project Management (estimated at 6%)				**$329,356**	
	Living and Support Building development cost				**$6,642,019**	
4	**Managers Residence**	Living/dining room	1	300	300	
		Kitchen	1	120	120	Only necessary if faciltiy will be greater than 10 resident occupants.
		Bathrooms	2	96	192	
		Bedrooms	3	120	360	with closets
		Storage	1	50	50	
		Den/TV room	1	168	168	
		Garage	1	480	480	two car
		Total Managers Residence SF			**1,670**	
	15% Gross factor				**251**	Circulation, wall thickness, etc.
	Total Square Footage				**1,921**	

	Base Building Cost at $290/sf, average.				**$556,945**	
	Energy Optimizaton Enhancements (8%)				**$44,556**	
	10% contingency				**$55,695**	
	Subtotal Managers Residence Cost				**$657,195**	
	Architectrual and Engineering Design fees (estimated at 12%)				**$78,863**	
	Special Inspection & Enhanced Construction Administration (3%				**$19,716**	
	Project Management (estimated at 6%)				**$39,432**	
	Managers Residence Building development cost				**$795,206**	
5	**Health and Fitness**	Sauna	1	100	100	6'x10', withouter 4' x 10' cooldown area. Accessible width door, adjacent to pool.
		Jacuzzi room	1	120	120	will have own enclosure, adjacent to pool
		Brine pool	1	1,568	1,568	16' x 40' 3 3-4' deep with 6' deck, ramp or lift access at one end. Will have own enclosure. Daylight, good ventilation - perhaps porroughed lighti through other spaces such as the exercise room - will reduce condensation on glass.
		Pool Machine room	1	150	150	include chemical storage.
		Ventiltion room	1	100	100	heat recovery with humidity control
		Exercise room	1	400	400	With outdoor windows.
		Janitorial	1	50	50	accessed off pool deck
		storage	1	120	120	
		Net Total Health & Fitness SF			**2,608**	
	25% Gross factor				**652**	Circulation, wall thickness, etc.
	Total Square Footage				**3,260**	
	Base Building Cost at $425/sf, average.				**$1,385,500**	
	Energy Optimizaton Enhancements (8%)				**$110,840**	
	10% contingency				**$138,550**	
	Subtotal Total Health & Fitness Cost				**$1,634,890**	
	Architectrual and Engineering Design fees (estimated at 12%)				**$196,187**	

	Special Inspection & Enhanced Construction Administration (3%				**$49,047**	
	Project Management (estimated at 6%)				**$98,093**	
	Health & Fitness Building development cost				**$1,978,217**	
6	**Youth Dormatory**	Sleeping rooms	6	160	960	double occupancy
		Bathrooms (one per sex)	2	120	240	Boys and girls, single toilet each and lavatory, Accessible.
		Shower rooms (one per sex)	2	60	120	Boys and girls, single roll-in shower each, with dresing bench. Accessible.
		TV/Game room	1	150	150	Accoustic isolation - located off main circulation area.
		Study room/commmon room	1	150	150	located near interface with senior area - tutoring oppertunities.
		storage	1	100	100	walk-in with shelves for totes each side.
		Net Total Youth Dorm SF			**1,720**	
	25% Gross factor				**430**	Circulation, wall thickness, etc.
	Total Square Footage				**2,150**	
	Base Building Cost at $300/sf, average.				**$645,000**	
	Energy Optimizaton Enhancements (8%)				**$51,600**	
	10% contingency				**$64,500**	
	Total Youth Dormatory				**$761,100**	
	Architectrual and Engineering Design fees (estimated at 12%)				**$91,332**	
	Special Inspection & Enhanced Construction Administration (3%				**$22,833**	
	Project Management (estimated at 6%)				**$45,666**	
	Youth Dormatory Building development cost				**$920,931**	
7	**Arts Workshop**	Wood shop	1	300	300	Include power infrastructure and dust collection, tool storage. Adjacent and accessible to outside covered worka rea for painting, heavy sanding.
		wood storage	1	100	100	Can be adjacent to and made part of woodshop.
		Dry project area	1	300	300	With built in equipment storage. Thinking sewing, stained glass, jewlry making, and other crafts.

		project storage	1	150	150	Adjacent to Dry project area
		potter shop	1	300	300	two wheels and an electric kiln, open drying shelves, shop sink with solids separator, clay storage. Preferred to be adjacent to exterior wall. Kiln will have ducted ventilation.
		Net Total Arts SF			**1,150**	

20% Gross factor	**230**	Circulation, wall thickness, etc.
Total Square Footage	**1,380**	
Base Building Cost at $325/sf, average.	**$448,500**	
Energy Optimizaton Enhancements (8%)	**$35,880**	
10% contingency	**$44,850**	
Total Arts Workshop	**$529,230**	
Architectrual and Engineering Design fees (estimated at 12%)	**$63,508**	
Special Inspection & Enhanced Construction Administration (3%	**$15,877**	
Project Management (estimated at 6%)	**$31,754**	
Arts Workshop Building development cost	**$640,368**	
Total Facility Square footage	**21,456**	
Total Estimateted Building Cost	$9,071,687	
Design and Management	$1,905,054	
Arts Integration (1%)	$90,717	
Site procurement	**To Be Determined**	
Site development	**To Be Determined**	
Estimated Project cost, less site procurement and development	**$11,067,458**	

Notes:

1. Site development costs not inclueded. Assumed to procure with utilities, access for fire and lifesafety.
2. Minimum site size = 2 acre, depending on zoning.
3. Youth integration: Licensed/Certified resident assistant to monitor and protect. This could be a live-in staff or tutor. Coordinate recommendations and requirements with State of Alaska HSS/OCS

Date: April 10th 2016

City and Borough of Juneau

Lands Committee (LC)

Chairperson Mrs. Kate Troll

Prama Home, Inc.

Charles I Wilson III

President/CEO

8510 Nugget Place

Juneau, AK 99801

Regarding: Prama Home, Inc. Re'sume' application and a request for CBJ financing on Plot # 4 of the Renninger Subdivision being developed.

Personally owned and uniquily built as the contractor in 1972 a Tri-level expensive house on 2,5 Acres of land in Chandler Arizona.

Owned and was funded 3.5 Million USD Charter School Acacemy building in 1999 that housed 850 students in Phoenix Arizona

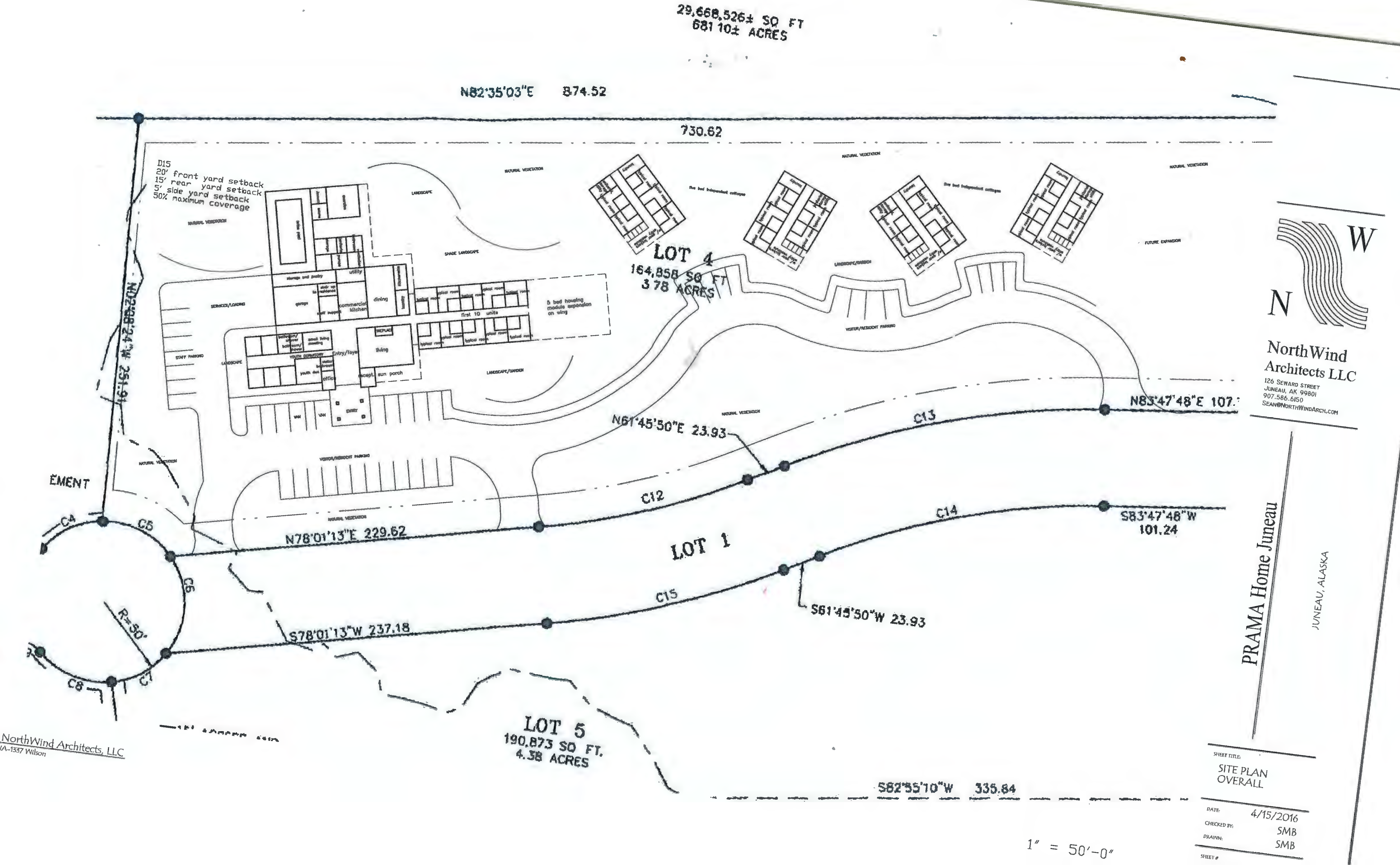
In 2015 drafted and requested funds from the Evelyn Y Davis Foundation and UnionBank Foundation Grant no awarded fundings

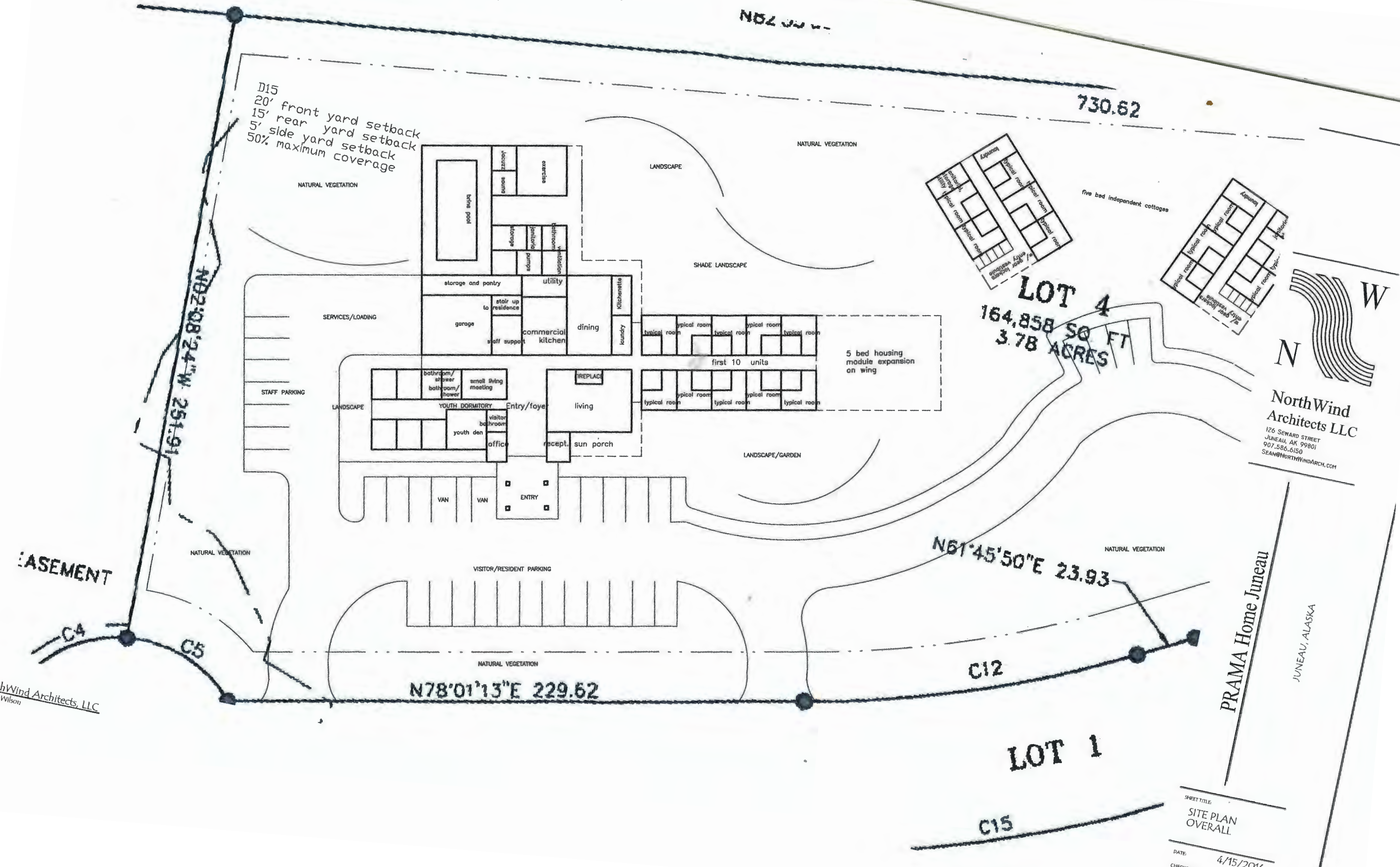
Juneau City Foundaton CBJ 2015 solicited funds, Mrs. Amy Skillbred

Applied for a CBJ grant for $50,000 in 2013 and $20,000 in 2014 and 2015 respectvely

Dr. Mike Welsh with the Forakergroup with connections to PHI Board of Director training 2013 and 2014 for the application next to the Rasmason Foundation.

City financing for purchase of land as is a request to assist PHI in the purchase of Plot # 4 in the Renninger Subdivision. Having conrol of the Plot of land will greatly enhance requests for funding.


29,668,526± SQ FT
681 10± ACRES
N82°35'03"E 874.52
730.62
D15
20' front yard setback
15' rear yard setback
5' side yard setback
50% maximum coverage
LOT 4
164,858 SQ FT
3 78 ACRES
first 10 units
5 bed housing module expansion on wing
FUTURE EXPANSION
N83°47'48"E 107.
N61°45'50"E 23.93
C13
C12
N78°01'13"E 229.62
EMENT
C4
C5
C6
R=50'
C7
C8
LOT 1
C14
S83°47'48"W
101.24
C15
S61°45'50"W 23.93
S78°01'13"W 237.18
LOT 5
190,873 SQ FT.
4.38 ACRES
S82°55'10"W 335.84
NorthWind Architects, LLC
N
W
NorthWind
Architects LLC
126 SEWARD STREET
JUNEAU, AK 99801
907.586.6150
SEAN@NORTHWINDARCH.COM
PRAMA Home Juneau
JUNEAU, ALASKA
SHEET TITLE:
SITE PLAN
OVERALL
DATE: 4/15/2016
CHECKED BY: SMB
DRAWN: SMB
SHEET #
1" = 50'-0"


730.62
D15
20' front yard setback
15' rear yard setback
5' side yard setback
50% maximum coverage
NATURAL VEGETATION
LANDSCAPE
NATURAL VEGETATION
SHADE LANDSCAPE
five bed independent cottages
brine pool
jacuzzi
sauna
exercise
storage
janitorial
bathroom
pumps
ventilation
storage and pantry
utility
stair up to residence
garage
staff support
commercial kitchen
dining
kitchenette
laundry
SERVICES/LOADING
STAFF PARKING
LANDSCAPE
bathroom/shower
bathroom/shower
small living meeting
YOUTH DORMITORY
Entry/foyer
FIREPLACE
living
visitor bathroom
youth den
office
recept.
sun porch
typical room
first 10 units
5 bed housing module expansion on wing
LOT 4
164,858 SQ FT
3.78 ACRES
LANDSCAPE/GARDEN
VAN
VAN
ENTRY
N02°08'24"W 251.91
EASEMENT
NATURAL VEGETATION
VISITOR/RESIDENT PARKING
NATURAL VEGETATION
N61°45'50"E 23.93
C4
C5
NATURAL VEGETATION
N78°01'13"E 229.62
C12
LOT 1
C15
W
N
NorthWind Architects LLC
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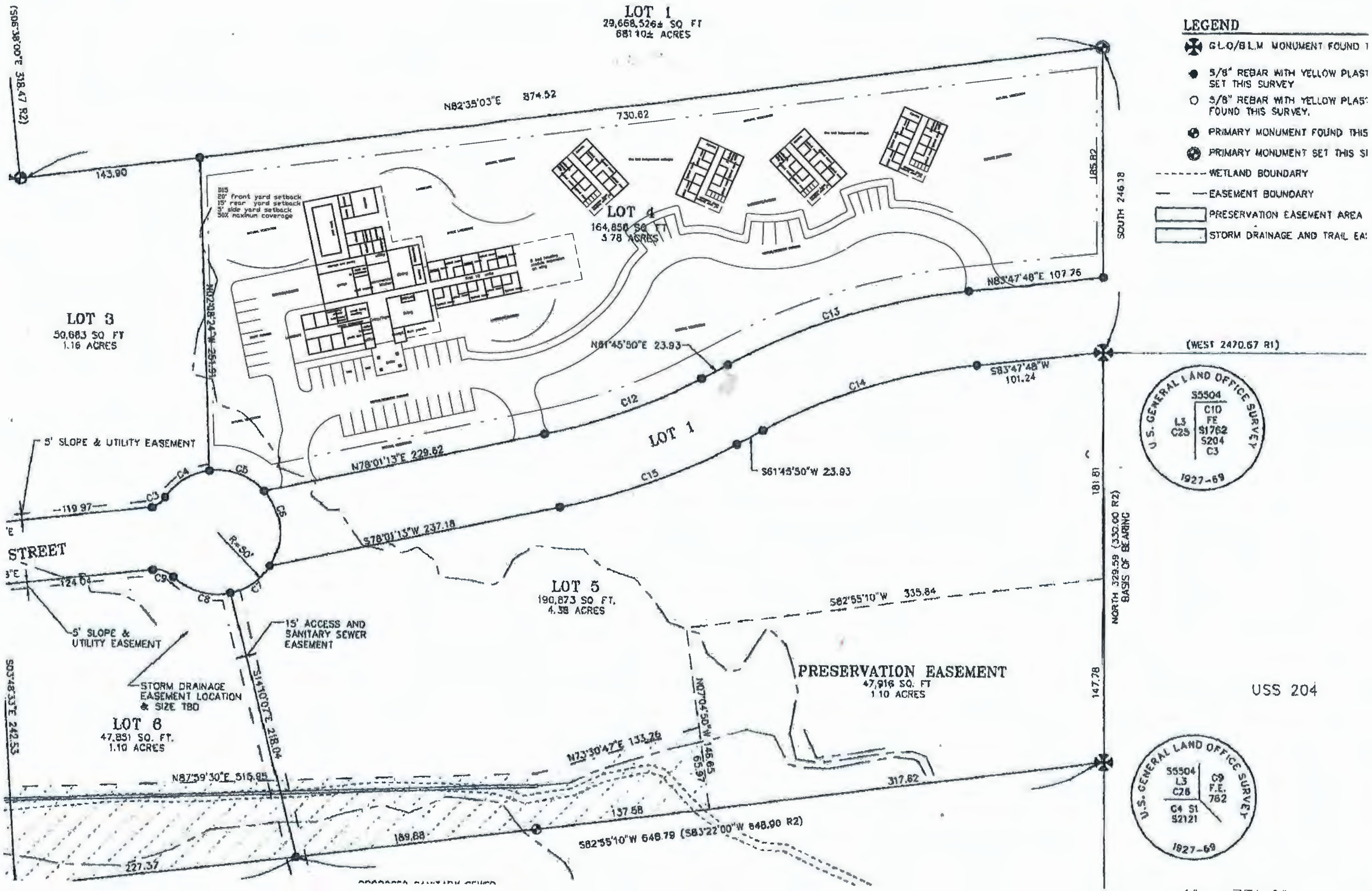

1" = 75'-0"

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PRAMA Home Juneau

JUNEAU, ALASKA

SHEET TITLE:
SITE PLAN OVERALL

DATE: 4/15/2016
CHECKED BY: SMB
DRAWN: SMB

SHEET #
A1.0

NWA-1537 Wilson

Progress Report
Juneau Economic Plan Implementation JEDC Professional Services Contract

April 19, 2016

Reporting Period: February 1, 2016 – April 30, 2016

City and Borough of Juneau
Attn: Kimberly Kiefer, City Manager
City and Borough of Juneau
155 South Seward Street, Juneau, AK 99801
Kim_Kiefer@ci.juneau.ak.us

I. Introduction and Objectives

The Juneau Economic Development Council was awarded a contract by the City and Borough of Juneau, Alaska effective December 1, 2015, to support implementation of the Juneau Economic Plan, specifically to further certain objectives as outlined below. This progress report provides an overview of programmatic activities for the period of February 1, 2016 to April 30, 2016. Further reporting will be provided on July 1, 2016. The end date of this contract is June 30, 2016. Total award amount is not to exceed $65,000 from the City and Borough of Juneau.

The agreed upon objectives of this activity are as follows:

JEP Initiative: Attract and Prepare the Next Generation Workforce

1. Recognize that early education has an important impact on the future Juneau workforce. At a minimum, these tasks will include:
   a. JEDC will make presentations to 80 businesses, education and civic leaders about the return on investment in early childhood education and the current gaps in the supply of childcare in Juneau. This awareness will result in actions taken by the groups in Juneau to increase investments in early childhood education, including expansion of the number of available childcare opportunities.
2. Take steps to convert the non-resident workforce to a resident workforce, these tasks will include:
   a. JEDC will complete surveys of 50+ non-resident workers in two or more industries, analyze results and recommend/implement actions to address barriers identified.

JEP Initiative: Recognize and Expand Juneau's Position as a Research Center

3. Recognize Juneau as a Research Center of Excellence. Raise awareness in Juneau and beyond about Juneau's research and science facilities, assets, expertise, and activities. Better connect

Juneau's scientists and researchers with business and industry. At a minimum, these tasks will include:

a. JEDC, primarily through the Research and Development Cluster, will augment the R&D community by assisting in achieving new grant resources, new research positions, and/or private sector investment related to R&D.

JEP Initiative: Protect and Enhance Role as Capital City

4. Brand and market Juneau as a desirable place to live, work, raise a family, recreate, and start a business. At a minimum, these tasks will include:

   a. JEDC, with partners, will evaluate and improve upon the Choose Juneau work that was created with the collaboration of JCVB, Chamber, DBA, Realtors, and JEDC several years ago. An active Facebook presence will be maintained, and there will be a refreshed web presence. Additionally, a description of a longer term strategy for outreach to prospective new residents will be developed.

II. Program Section

Description of Major Efforts

- Presentations were made to 35 business, education and civic leaders about the return on investment in early childhood education and the need for a universal pre-K program in Juneau. Approximately 80 persons have been reached directly to date.
- Non-resident worker survey instrument was completed and distributed to workers in mining, healthcare, IT and tourism.
- Research and Development Cluster Working Group Co-Chairs accepted certificate of recognition of Southeast Alaska as a Community of Excellence in Research from SCoR at the Innovation Summit on behalf of the research community. Media placements were made in Juneau and Sitka to publicize and make the public aware of this designation.
- JEDC advocated for investment in research and education in a piece published in the Alaska Dispatch News and four other newspapers throughout Alaska.
- The landing page for Choose Juneau on www.choosejuneau.org was created and Choose Juneau Facebook following increased.

Summary of Main Activities

JEP Initiative: Attract and Prepare the Next Generation Workforce

1. Recognize that early education has an important impact on the future Juneau workforce.

In this period, JEDC made additional presentations on the importance of investing in early childhood education to the Downtown Improvement Group (15 attendees), Juneau Central Labor Council (10 attendees), and Juneau Board of Education (10 attendees). With these three presentations plus those made in the previous quarter, 80 business and civic leaders have been reached directly to date. There is a confirmed presentation to Alaska Bar Association in early May.

In addition to these presentations, JEDC invited Karen Pittman, President and CEO of the Forum for Youth Investment, to the 2016 Innovation Summit in Juneau on February 8 & 9. Karen is a respected sociologist and national leader in youth development. She delivered a keynote address at the Innovation Summit which highlighted the importance of early childhood investment to the 225 attendees, making the link between youth development and economic development. While in Juneau, JEDC arranged for her to conduct a workshop on Collective Impact with a group of key stakeholders in our community including United Way, Juneau Community Foundation, AEYC, Juneau Suicide Prevention Coalition, Juneau School District, Central Council of Tlingit & Haida, and several others. Collective Impact is an approach to addressing complex issues in a community. The group that met with Karen Pittman continues to meet and expand to include others in the community interested in providing greater support to Juneau's youth. They meet next in early May.

JEDC Executive Director attended meetings of the Alaska Early Childhood Coordinating Council. We have had discussions with representatives of three communities in Alaska that provide extensive support to early childhood education--Unalaska, Barrow and Sitka—to learn from their experiences.

2. *Take steps to convert the non-resident workforce to a resident workforce.*

In February the non-resident survey questionnaire was finalized for the purpose of gathering information from individuals whose business or work is primarily based in Juneau but who choose to make their permanent residence outside of Juneau. The goal is to learn how we might make Juneau a better place for skilled, creative and educated people to call home. JEDC solicited help from firms in industries known to have non-resident participation: healthcare, mining, IT and tourism, to distribute the survey to their employees. Paper surveys have been distributed as well as an online link to the survey via social media. Anonymity was guaranteed to participants, and all results will be pooled for analysis. Surveys were distributed starting in March and, to date, approximately 80 responses have been received. The data collection period will close on May 1st.

JEP Initiative: Recognize and Expand Juneau's Position as a Research Center

3. *Recognize Juneau as a Research Center of Excellence. Raise awareness in Juneau and beyond about Juneau's research and science facilities, assets, expertise, and activities. Better connect Juneau's scientists and researchers with business and industry.*

JEDC supported a R&D Cluster meeting on March 4, 2016. JEDC sent out meeting invitations, follow up reminders, hosted the teleconference line and followed up with meeting notes. The R&D Cluster leadership met April 15, 2016 with the initiative team leadership around next steps for pursuing support for (federal) research positions in Juneau.

As additional support, JEDC continued to distribute the SSTI Weekly Funding Supplement to the R&D Cluster members. This publication lists nation-wide funding opportunities with a technology transfer focus. As a result of this information, the Cluster Working Group Co-Chair (and researcher at UAF's SFOS Juneau campus) became aware of availability of a **Cooperative Science Centers at Minority Serving Institutions Focused on Issues Related to Oceanic and Atmospheric Research** grant. Upon exploring the possibility of submitting a grant request for the UAF School of Fisheries and Ocean Sciences (SFOS), it was determined that the UAF had not solicited federal designation as a Minority Serving Institution and thus was ineligible for these, and other similar, grant funds. Consequently, the SFOS partnered with UC Riverside to submit a grant request to establish a Pacific Coast Cooperative Science Center for Coastal and Marine Ecosystems. If awarded, approximately $2.2 million would come to the University of Alaska from a total $15 million grant.

In February at the JEDC Innovation Summit, JEDC arranged for Dr. Dan White from the Statewide Committee on Research to present the Research & Development Cluster Working Group co-chairs, Dave D'Amore and Shannon Atkinson, with a certificate that recognizes the designation of Southeast Alaska as a Community of Excellence in Research. Subsequently, the Juneau Economic Development Council along with Sitka Sound Science Center shared this news to regional press. A picture and write-up was secured in the Juneau Empire's Neighbors section, along with letters in Sitka, Ketchikan and Skagway. A story on the designation and presentation was run in the Juneau Empire on March 13, 2016, and can be read here: http://juneauempire.com/neighbors/2016-03-12/southeast-alaska-recognized-states-first-community-excellence-research

The Statewide Committee on Research co-chairs, Dr. Daniel M. White and Lt. Governor Byron Mallott, signed multiple copies of this certificate to then be framed and displayed at the Juneau Airport and Ferry Terminal. JEDC is also exploring the possibility of displaying the designation at various research facilities like NOAA, the Pacific Northwest Research Station and the University of Alaska Southeast so that this designation is viewed by scientists and researchers that frequent these locations.

JEDC, in collaboration with the Fairbanks Economic Development Corporation, wrote a letter to the media to encourage support for investing in education and research at the University of Alaska, which was picked by papers in Fairbanks, Juneau, Anchorage and Kenai. The commentary appeared in the Alaska Dispatch News on March 6, 2016 and can be read here: http://www.adn.com/article/20160306/university-alaska-has-key-role-play-our-future-economy

Brian Holst, JEDC Executive Director, was invited to serve on the State Committee on Research. He began his three-year term of service on February 8.

JEP Initiative: Protect and Enhance Role as Capital City

4. *Brand and market Juneau as a desirable place to live, work, raise a family, recreate, and start a business.*

The Juneau Economic Development Council called a meeting between the original parties that were involved at the conception of Choose Juneau several years ago. At the meeting was the Juneau Chamber of Commerce Executive Director, the Juneau Convention and Visitors Bureau CEO, the president of the Downtown Business Association and Steve Hamilton from the Westmark Baranof Hotel. JEDC led the discussion on the efforts that have been made on Choose Juneau thus far and called for collaboration from the other parties. What was decided was that JEDC would provide a basic landing page to then share with the other parties at another meeting.

The Juneau Economic Development Council created an independent landing page for Choose Juneau on www.choosejuneau.org. This landing page brings to life the initial idea presented by Assemblywoman Kate Troll, the 'Juneau, Alaska's SHOWCASE Capital,' which covers the various aspects that make Juneau an attractive location to reside.

In addition, the Choose Juneau Facebook page has been actively used to promote Juneau and has had an increase in 31 followers since the last update to CBJ.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
Manager's Office
155 S. Seward St., Juneau, Alaska 99801
Scott.Ciambor@juneau.org
Voice (907) 586-0220
Fax (907) 586-5385

TO: CBJ Assembly Committee of the Whole

FROM: Scott Ciambor,
Chief Housing Officer

DATE: April 16, 2016

SUBJECT: Current Housing Initiatives by CBJ Based on the Juneau Economic Development Plan (JEDP)

There has been quite a bit of housing-related activity in Juneau since the Juneau Economic Development Plan (JEDP) was adopted by the Assembly on February 23, 2015. Below is a list of items related to the development of housing based on the objectives outlined in the JEDP. Items not targeted in the JEDP but that impact housing issues, including programs and special projects, are updated at the end of the memo.

Juneau Economic Development Plan Objectives

Objective 1. Complete a housing action plan, followed by action. *The Housing Action Plan is expected to cover a broad range of housing needs; from an economic development standpoint, key housing needs are for those earning at or less than area median income, those wanting to purchase first-time affordable homes, special populations downtown, and options for seniors (small dwelling units in walkable areas, mixed-age housing/co-housing, etc.).*	
Action 1-A	Establish goals and specific targets for types of housing and in specific locations (use current housing supply and demand and current and projected demographics).
Action 1-B	Prepare an up-to-date inventory of current housing programs, vacancy rates, and financing.
Action 1-C	Review and analyze reasons behind Juneau's housing shortage.
Action 1-D	Systematically identify and evaluate tried and true and newer tools to address housing gaps. • *Discuss and vet options to identify tools that will be most effective and acceptable to the CBJ to fill gaps. Discuss and vet with elected officials, public, and stakeholders.* • *Identify our housing 'strategic interventions', sources of funding, and list who-what-when-and how.* • *Poise the CBJ for success by soliciting "champions" committed to leading the effort.* • *Identify metrics to measure progress.* • *Identify who will collect data and identify periodic assessment of progress.*

Objective 1 Update:

- CBJ contracted with czb to help create a housing action plan. The Affordable Housing Commission (AHC) is taking the lead in circulating the plan for public review and comment. The draft Housing Action Plan is currently posted on the AHC website.

- The AHC held two public meetings in March and the Chief Housing Officer has been soliciting comments from various interest groups in Juneau for feedback and comment which are due by May 2, 2016.

- After review by the AHC, the Housing Action Plan will be sent to the Planning Commission for review and comment likely in late June or early July. The Planning Commission will then refer the plan to the Assembly for review and adoption.

- The AHC has scheduled a strategic planning meeting for April 30th to re-assess its task list, prioritize actions.

- Action items under this objective have been assigned to the Chief Housing Officer for further development and implementation.

- Some of the solutions and implementing actions in the draft Housing Action Plan are already being pursued, including:

    - **Housing Trust Fund:** In April, CBJ sent comments on the FY2017 Annual Action Plan and National Housing Trust Fund (NHTF) to Alaska Housing Finance Corporation asking to be a sub-grantee for a percentage of NHTF funds each time they are released by HUD.

    - **Hire and Support Full-Time Housing Director:** The Chief Housing Officer was hired March 29, 2016. Initial tasks for the CBJ Housing Officer include, develop CBJ Housing webpage, develop communication tools for housing-related activities, work with Affordable Housing Commission on Housing Action Plan, evaluate Renninger Subdivision Proposals, and assist with Lemon Creek Small Area Plan.

    - **Make CBJ Owned Land Accessible for Housing:**
        - Lands Management Plan – nearly adopted.
            - Approximately 140 acres have been proposed for disposal – the plan is scheduled for public hearing and Assembly approval on May 23, 2016.
        - Renninger Subdivision:
            - Recorded and improvements being installed
            - 4 Letters of Interest for housing development have been received and staff are currently reviewing options. Initial Assembly briefing is scheduled for April 25 Committee of the Whole meeting.
        - 2016 Lena Land Sales – 5 lots currently out for bid
            - 6 single family lots sold in last 2 years
        - Pederson Hill:
            - Land trade recorded
            - Preliminary plat ready for submission to PC
            - Estimate PC review by the end of summer

    - **Zoning Changes:**
        - Utility extensions have resulted in the up-zoning of CBJ and private property to allow for significantly more density – (Over 30,000 unit increased potential density due to recent rezoning)
        - Subdivision Ordinance revised subdivision standards to facilitate subdivision development – became **effective October, 2015**.

- **Small Area Plans:**
  - Auke Bay Plan:
    - CBJ staff continues to work on code changes (new draft zoning regulations, incentives, and street standards) recommended by the Auke Bay Steering Committee to facilitate completion of plan.
  - Lemon Creek small area plan. Kick-off meeting was held in March 2016; Planning Commission appointed steering committee in April 2016.

- **Downtown Strategy:**
  - Gastineau Apartments
    - Building demolished to clear the way for new development.
  - Second and Franklin parking lot redevelopment for multifamily housing
    - Currently developing an RFP to allow for lease/disposal options.
  - Chief Housing Officer met with the Downtown Improvement Group (DIG); heard desire for downtown survey to identify specific housing development opportunity – information to be helpful for a future Small Area Plan.
  - Chief Housing Officer is working to schedule a meeting with the Downtown Business Association.

Objective 2. Provide Assembly leadership and JEDC and CBJ staff time and support to develop assisted living facilities in Juneau.	
Action 2-A	Provide active CBJ leadership and support for facility development.
Action 2-B	Support efforts to market the Senior Housing+Services study results and attract assisted living developers to Juneau.
Action 2-C	Assign CBJ staff to usher assisted living facility project(s) through review and approval processes.

Objective 2 Update:

- Senior Citizens Support Services, Inc. continues to work with CBJ staff to identify and mitigate barriers to successful project completion. Work to date has included revisions in zoning and parking as well as preliminary discussions on finance options.

Objective 3. Determine why the non-resident workforce is not living in Juneau and identify a subset of causes that are housing-related. Develop a plan to address this issue.	
Action 3-A	Target 1-3 sectors and interview respective employers, business owners, and employees to identify factors causing employees to choose to live outside Juneau.
Action 3-B	Discuss results with builders, the affordable housing commission, Assembly, and others as appropriate to determine which (if any) issues identified merit CBJ action.

Objective 3 Update:

- No current activity – objective will be assigned to Chief Housing Officer for action.

Objective 4: Understand housing needs for the homeless, low-income, and special needs populations.	
Action 4-A	Include these types of housing in the Housing Action Plan.
Action 4-B	Support the development of Housing First for the known gap and most expensive users of public resources.
Action 4-C	Encourage local government (Juneau Affordable Housing Fund, Community Development Block Grant, etc.) and community resources (local donations, Juneau Community Foundation) to contribute to development of housing for the homeless, low-income, and special needs populations.

Objective 4 Update:

- Juneau Housing First Collaborative (32 units of permanent supportive housing and clinic space in Lemon Creek)
    - CDD staff applied for a Community Development Block Grant (CDBG) in support of the Housing First project that was <u>not</u> awarded.
    - CBJ staff and JHFC Board met with Rasmuson Foundation representative Chris Perez in April. A funding request application for $850,000 is due in early May with a decision to be made at the next Rasmuson Board meeting(last week of June).
    - The JHFC construction contract has been signed. Units are currently being built indoors by Triplett Construction. A ground-breaking ceremony is being planned for mid-May.
    - Assembly has provided grant funding and bridge loans to keep project timeline on track.
- 2016 Annual Point-In-Time Homeless Count Data expected in May.
- Bergmann Hotel – Owners have taken steps in recent weeks to improve living conditions and management of the property. In conjunction with local service providers, the owners identified the most vulnerable of the residents to create ongoing housing alternatives until the housing first project comes on line.

Projects

- CSP Whale Park Housing – CDD staff analyzing potential of housing development adjacent to Whale Park. This project is scheduled for the May 10 Planning Commission meeting.

Programs

- Accessory Apartment Incentive Program
    - Update**: 10 of 12 potential grants set aside/in use**.
- Mobile Home Down Payment Assistance Loan Program – Program development in process, final details are being worked out with lending agencies, expect role out in near term.
- Subdivision Property Tax Abatement Program - Became **effective January, 2016.**
    - Provides incentive for private developers to subdivide land without incurring the additional property tax liability attributable to the act of subdividing for the first five years.
- Rock/Gravel Sales (at less than fair market value)
    - Utilized for Coogan apartments and the Housing First project and available to other similar qualifying projects.

Assembly Goals 2015-2020

April 2016 Update

December 2015 Assembly Retreat

Housing

	Implementing Actions	Responsibility	*Status Update*
1	Adopt Update to Subdivision Ordinance	CDD, Law, PC, Assembly	Major subdivision ordinance adopted, revisions will continue to move forward to the PC and Assembly.
2	Promote Housing Availability and Affordability Housing Action Plan, Continue to Implement Housing Matrix Ideas, Update TPU	CDD, Law, Manager, Assembly	Housing Action Plan is complete and will be going to the PC most likely in May 2016
3	Provide $1.5 M toward the construction of the Juneau Housing First Project Provided Bridge Loan $1.8 M	Manager, Lands, Engineering/Public Works	Resolution 2708 Construction Bridge Loan Ordinance 2015-20(Z)
4	Develop a Lemon Creek Area Plan	CDD, Lands, Engineering & Public Works, Planning Commission, Law, Manager, Assembly	Lemon Creek Plan kick off meeting was held on March 10, 2016 http://www.juneau.org/lemoncreekplan/
5	Evaluate Lemon Creek Area- mixed use, industrial, residential how to co-exist. Subarea Plan		refer to #4, above
6	Downtown Revitalization Action Strategies including Gastineau Apartments	CDD, Engineering/Public Works, Lands, Planning Commission, Manager, Assembly	Gastineau Apartments demolition completed. Front and Franklin phase one moving forward in 2017-2022 CIP
7	Revise CBJ Land Management Plan.	Lands Office, Lands Committee, Assembly	Ordinance adopting the plan will be introduced on May 2, 2016
8	Decide density, zoning, and access to Peterson Hill and promote co-development.	Assembly Housing Committee, Staff, PC, Assembly	Access to lower development site has been secured. Discussions with UAS regarding secondary access. Zoning for the first phase is complete.
9	Review CBJ's incentive structures for additional housing	CDD, Law, Manager	Ongoing
10	Partner with non-profits and other government agencies to support efforts to address both homelessness and public inebriate issues in Juneau.	Social Service Agencies, Manager	Ongoing
N	Evaluate proposals for Jackie Street properties and determine how to move forward with development of each lots		Lands Committee and COW to review April 25, 2016

Housing Updates Since December 2015

~Hired Chief Housing Officer March 2016
~Renninger Subdivision in Switzer Creek has been recorded, subdivision construction will be completed summer 2016.
~Draft Housing Action Plan presented to COW in October. Currently under review by the Affordable Housing Commission
~Sold 3 Lena lots this year. 3 lots remain to be sold
~Accessory Apartment grants program kick off December 2015

Economic Development

11	Downtown Revitalization Action Strategies including Gastineau Apartments	CDD, Engineering/Public Works, Lands, Planning Commission, Manager, Assembly	Gastineau Apartments demolition complete. Front and Franklin project phase one funding included in 2017-2022 CIP. Downtown circulator and transportation scheduled for a future COW meeting
17	Revise CBJ Land Management Plan.	Lands Office, Lands Committee, Assembly	Ordinance adopting the plan will be introduced on May 2, 2016
12	Expand Juneau's Position as Research Center	Assembly	
13	Review CBJ's incentive structures for additional housing	CDD, Law, Manager	Ongoing
14	Identify future industrial land	Lands Office, CDD	
15	Implement Juneau Economic Development Plan	Lands, Manager's Office	Ongoing

Sustainable Budget and Organization

16	Marijuana Initiative Implementation	CDD, JPD, Law, Manager, Assembly	Land Use and Title 49 chapter finalized Will discuss additional sales tax as part of May Finance Committee meetings
17	Solve Current Downtown Parking/Investigate Park and Ride System	Manager, Lands, Engineering/Public Works	
18	Deferred Maintenance/Asset Management long term plan	Manager, Engineering/Public Works, Parks and Recreation, Airport, Docks and Harbors, Eaglecrest	
19	Upgrade CBJ Technology- online payments, website updates	MIS, Finance, Library, Manager, Assembly	2015 New Website implemented Online payment Spring 2017
20	Ensure that Juneau has a functioning local solid waste disposal option into the future.	Public Works, Engineering	ongoing
21	Communications Plan to Keep the Public Informed	Manager, Assembly	Included funding in Manager's FY17 budget for PIO contractual services
22	Continue AJ Mine Review: Review and possibly revise mining ordinance, review and revise as needed draft lease agreement, review and revise as needed unit agreement	Manager, Engineering, CDD, Planning Commission, Assembly	
23	Develop Salmon Creek as a year-round water supply	Public Works, Engineering	Completed
24	Implement a long term solution for Juneau's bio solids.	Public Works, Engineering	Drier option approved by the Assembly, funding is being secured.

Other

25	Complete Eagle Ordinance review and revision	CDD, Law Department, PC, Assembly	
26	Review options for addressing Fireworks Noise	Law, JPD, Manager, Assembly	
27	Identiry route, permit, bid and construct the extension of North Douglas Highway as far as existing funding allows	Engineering	Army Corp permit received, bid document out in Spring 16, construction summer of 2016

N New item added

Assembly Goals 2011-2015

Assembly Retreat Update
December 14, 2015

	Implementing Actions	Responsibility	*Status Update*	
	ONE YEAR (By December 2015)			
1	Adopt Subdivision Ordinance	CDD, Law, PC, Assembly	**Completed - Ordinance 2015- 03 (c)**	12/13 goals
2	Promote Housing Availability and Affordability Housing Action Plan, Continue to Implement Housing Matrix Ideas, Update TPU	CDD, Law, Manager, Assembly	**See Housing Note Below**	14/15 goals
3	Adopt Economic Development Plan	Manager, Assembly	**Completed - Ordinance 2015-10 adopted plan**	13/14 goals 12/13 goals
4	Provide $1.5 M toward the construction of the Juneau Housing First Project	Manager, Lands, Engineering/Public Works	**Completed - Resolution 2708**	13/14 goals
5	Tax Exemption Review Committee Final Recommendations to the Assembly Finance Committee	Assembly	**Completed - 2015-33 single item tax exemption, 2015-41(b) (am) Senior Citizen Sales Tax exeptions, 2015-17 uniform sales tax exemptions**	13/14 goals
6	Develop Salmon Creek as a year-round water supply	Public Works, Engineering	On schedule to be completed Jan. 31, 2016	12/13 goals
7	Implement a long term solution for Juneau's bio solids.	Public Works, Engineering	Recommendation to the Assembly Committee of the Whole January 2016	14/15 goals 13/14 goals 12/13 goals 11/12 goals
8	Find ways to promote greater availability and affordability of child care.	Assembly	**Completed - Ordinance 2015-32 amending land use code in regards to child and day care facilities**	14/15 goals 12/13 goals 11/12 goals
9	Implement New Transit Routes and Infrastructure Improvements	Engineering/Public Works	**New routes implemented 11-2-15**. Maintenance shop facility funded with 1% sales tax will start the latter part of 2016.	14/15 goals 13/14 goals
10	Downtown Revitalization Action Strategies including Gastineau Apartments	CDD, Engineering/Public Works, Lands, Planning Commission, Manager, Assembly	**Gastineau Apartments demolition contract approved Oct 2015, Notice to proceed issued Nov.10.** Front and Franklin public meetings held, recommendation to PWFC by March 2016.	14/15 goals
11	Marijuana Initiative Implementation	CDD, JPD, Law, Manager, Assembly	**2015- 39 amend land use code in regards to marijuana.** Marijuana Committee sent the land use ordinance to the Planning Commission December 2015.	14/15 goals
12	Identify a route, permit and bid the extension of North/West Douglas Highway	Engineering	**Army Corp permit received.** Bid document out in Spring 2016, construction summer of 2016	13/14 goals 12/13 goals 11/12 goals

Housing Note

2015-07 (b) Amend land use code in regards to Accessory Apartments
2015-13 Resolution adopting the Auke Bay plan. Implementing Land Use Code legislation is being written by CDD and Law
2015-26 Land trade with Christ Evangelical Lutheran Church to gain access to CBJ Pederson Hill subdivisions
2015-35 Upzone property at 7400 Glacier Highway
2015-34 Amend land use code in regards to Transitional Housing

2015-03 Amending land use code relating to Subdivisions
2015-44 Amending real and personal property tax code to change tax deferral to tax exemption for certain subdivided properties
~Renninger Subdivision in Switzer Creek has been recorded, subdivision construction will be completed summer 2016.
~Draft Housing Action Plan presented to COW in October. Currently under review by the Affordable Housing Commission
~Sold 3 Lena lots this year. 3 lots remain to be sold
~Accessory Apartment grants program kick off December 2015

TWO - FIVE YEARS (2016-2019)

	Implementing Actions	Responsibility	Target Date Status Update	
13	Construct the extension of North Douglas Highway as far as existing funding allows	Engineering	Army Corp permit received, bid document out in Spring 16, construction summer of 2016	13/14 goals
14	Solve Current Downtown Parking/Investigate Park and Ride System	Manager, Lands, Engineering/Public Works	2-5 years (2016-2019)	13/14 goals
15	Deferred Maintenance/Asset Management long term plan	Manager, Engineering/Public Works, Parks and Recreation, Airport, Docks and Harbors, Eaglecrest	2-5 years (2016-2019)	13/14 goals
16	Develop a Lemon Creek Area Plan	CDD, Lands, Engineering & Public Works, Planning Commission, Law, Manager, Assembly	Community meetings will begin early 2016; estimated completion Spring 2017	14/15 goals
17	Revise CBJ Land Management Plan.	Lands Office, Lands Committee, Assembly	Draft plan is being reviewed by the Planning Commission. Assembly to begin review January 2016.	12/13 goals 11/12 goals
18	Ensure that Juneau has a functioning local solid waste disposal option into the future.	Public Works, Engineering	2-5 years (2016-2019)	13/14 goals 12/13 goals 11/12 goals
19	Communications Plan to Keep the Public Informed	Manager, Assembly	Created a social media administrative policy and archiving process	14/15 goals
20	Continue AJ Mine Review: Review and possibly revise mining ordinance, review and revise as needed draft lease agreement, review and revise as needed unit agreement	Manager, Engineering, CDD, Planning Commission, Assembly	2-5 years (2016-2019)	13/14 goals 12/13 goals 11/12 goals
21	Develop a disposal plan for CBJ property in Switzer Creek Area	Lands Office, Lands Committee, Law, Manager, Assembly	2-5 years (2016-2019)	12/13 goals
22	Identify future industrial land	Lands Office, CDD	2-5 years (2016-2019)	13/14 goals
23	Evaluate Lemon Creek Area- mixed use, industrial, residential how to co-exist. Subarea Plan		refer to #16, above	13/14 goals
24	Partner with non-profits and other government agencies to support efforts to address both homelessness and public inebriate issues in Juneau.	Social Service Agencies, Manager	2-5 years (2016-2019)	12/13 goals 11/12 goals
25	Review CBJ's incentive structures for additional housing	CDD, Law, Manager	2-5 years (2016-2019)	11/12 goals
26	Decide density, zoning, and access to Peterson Hill and promote co-development.	Assembly Housing Committee, Staff, PC, Assembly	**2015-26 provided access to the lower development site**	12/13 goals
27	Complete Eagle Ordinance review and revision	CDD, Law Department, PC, Assembly	2-5 years (2016-2019)	12/13 goals
28	Decide North Douglas density and zoning in light of sewer extensions.	CDD, Planning Commission, Lands Committee, PW&FC, Assembly	**2015- 08(c) upzone parcels along N. Douglas Highway**	12/13 goals 11/12 goals
29	Expand Juneau's Position as Research Center	Assembly	2-5 years (2016-2019)	14/15 goals
30	Upgrade CBJ Technology- online payments, website updates	MIS, Finance, Library, Manager, Assembly	**2015 New Website implemented** Online payment Spring 2017	14/15 goals

31	Review options for addressing Fireworks Noise	Law, JPD, Manager, Assembly	2-5 years (2016-2019)	14/15 goals

Updated December 2015