

**ASSEMBLY STANDING COMMITTEE
LANDS, HOUSING & ECONOMIC DEVELOPMENT COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

November 29, 2021, 5:00 PM.

Assembly Chambers/Zoom Webinar

Lands, Housing, and Economic Development Committee Attendee link:

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

AGENDA

I. CALL TO ORDER

II. LAND ACKNOWLEDGEMENT

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES

A. November 1, 2021 Draft Minutes

VI. PUBLIC PARTICIPATION

The LHED Committee will follow COVID protocols in accordance with CDC guidelines, CBJ ordinances & resolutions, and COVID mitigation strategies at the time of the meeting. Committees members will be meeting in person, to the extent possible. **In-person public participation will be limited on a first come, first served basis to no more than 8 persons in the public audience seats. Masks are required for everyone in the room regardless of vaccination status.**

Attendees in excess of that number will be requested to participate via Zoom webinar. Testimony time will be limited by the Chair based on the number of participants. When attending the zoom webinar [login info listed at top of agenda] to speak on an item up for public hearing or a non-agenda item please hit the 'raise hand' button if participating via a computer/tablet; if participating by phone press *9 on your phone; this will place a 'raised hand' icon next to your phone number and will add you to the queue.

VII. AGENDA TOPICS

A. Hidden Valley Easement Request

B. Juneau Affordable Housing Fund – 2021 Funding Recommendations

VIIISTAFF REPORTS

A. CBJ Christmas Tree Policy

IX. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

X. STANDING COMMITTEE TOPICS

A. Status of Housing Initiatives

B. Status of Title 49 Updates

XI. NEXT MEETING DATE - December 20, 2021

XII.SUPPLEMENTAL MATERIALS - RED FOLDER ITEM: JUNEAU AFFORDABLE HOUSING FUND HAZARD MAP and PRESENTATION

A. Juneau Affordable Housing Fund Hazard Map

B. Juneau Affordable Housing Fund Presentation

XIIIADJOURNMENT

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

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
November 1, 2021, 5:00 P.M.**

I. CALL TO ORDER

II. LAND ACKNOWLEDGEMENT

III. ROLL CALL - Chair Hale called the meeting to order at 5:00 pm.

Members Present: Chair Michelle Hale, Greg Smith, Wade Bryson, Wáahlaal Gíidaak

Members Absent: none

Liaisons Present: Chris Mertl, Parks and Recreation; Lacey Derr, Docks and Harbors

Liaisons Absent: Dan Hickok Planning Commission

Other Assembly Members Present: Alicia Hughes-Skandijs, Mayor Beth Weldon

Some Members of the Public Present: Karla Allwine, Liz Perry, KINY News of the North, KTOO

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director; Scott Ciambor, Chief Housing Officer;

IV. APPROVAL OF AGENDA – The agenda was approved as presented.

V. APPROVAL OF MINUTES - September 27, 2021 Draft Minutes were approved as presented.

VI. PUBLIC PARTICIPATION - No public participation.

VII. AGENDA TOPICS

A. Request for a Negotiated Property Exchange in Auke Bay

Mr. Bleidorn discussed this topic. Mr. Bryson asked if there are any plans for this land, what the City's intent is once we have access to it. One of the things that we have noted for neighborhoods is if they are not properly accessed then that creates problems for development. If we are squeezing a tiny right-a-way in between two properties and that is the tenuous access that the public would have, or if there's no access to the land, except for a very small right-a-way, that doesn't seem to be adequate for the rules that we have for neighborhoods, that they have multiple access points and adequate access. Another question is if this right-a-way is big enough to create access for housing.

Mr. Bleidorn replied that in initial discussions with the Community Development about this land trade, we discussed having a 60-foot wide right-a-way here. That would be a large right-a-way and would allow for development. In the future, I could see potential access points to Auke Bay Elementary, which would allow for ease of buses for a better intersection. There is an opportunity where the City owns property further west of here, where the current trailhead for Spaulding Meadows is, that could be developed as a secondary access point. We are investigating opportunities to access this property with efficiency. As far as what could be developed, this is still very early in the development stages and the first part is to gain access points. Future possibilities include investigating a zone change to make the density more viable for development, right now it is D3 zoning. We will look at the Auke Bay plan and discuss further with CDD and the Assembly if we do gain this access point. I think this property will move up on our list of potentially developable properties and we will investigate what we to do here and conduct a development study.

Motion passed that the Lands, Housing and Economic Development Committee forward this application to acquire City property through a property exchange to the Assembly with a motion of support for working with the original proposer in accordance with 53.09.260.

VIII. INFORMATION ITEM

Travel Juneau Update

Liz Perry from Travel Juneau provided an update with former LHED committee member Ms. Hughes-Skandijs. LHED met with Travel Juneau to find out what we currently had, where we were, and where the committee might want to go. It was decided to have a smaller group, Ms. Hughes-Skandijs and Ms. Perry, work on a scope of work based on Mr. Jones's past idea of taking something out to bid. Starting with a scope of work and looking to get a general sense of what we want and then let that snowball into what we do. The first draft has had only one round of review between Ms. Perry and Ms. Hughes-Skandijs. It is in the format of an MOA, as that is the board preference. More work is needed for the scope of work. Some things for this committee to consider is whether visitor services belong in this general scope of work or whether they would belong in the marine passenger fee portion. What, if any, ideas that you would like to see in the performance metrics.

Mr. Bryson noted that he is the new liaison for Travel Juneau. One of the outcomes of having a precise scope of work benefits Travel Juneau because it will tell them exactly what we want them to do, and gives the Assembly some of that same assistance to say hey, this is the four or five tasks that we want you to be great at. One thing that I want to include is that every member or person that works for Travel Juneau should understand Juneau. Having a background and living in Juneau, they are connected to either the economy or the tourism industry. Regarding the scope of work, if we are going to look at an MOA, I would want it to have an inclusion that says how much of the staff are local. If we are going to be looking at other people, making these decisions with marketing anybody can give you a lower budget. I can market Juneau for \$100, we are not going to get very far but somebody can always undercut you. The people that have the background knowledge of Juneau are the people that understand Juneau. If we are going to have a group marketing Juneau, they at least need to understand Southeast Alaska and know why we are different from other parts of Alaska. That is the advantage that Travel Juneau, they live here. The Board lives and works here, and you are not going to have any more compassion than the people that live in a place when talking about marketing your city for tourism. While we are creating this matrix, a valid question is if we are going to put it out to bid, how much of the organization is part of Alaska, part of Southeast, so they at least understand what we are going through. It is a fair component of it because it gives somebody more insight when saying here is why you come to Juneau as opposed to a very clever down South marketing firm that comes up with catchy slogans. If we could include the local aspect, we are employing people; their jobs are staying in the economy. This is one of the strongest attributes that Travel Juneau has and should be included in the scope of work.

Ms. Hughes-Skandijs commented to Mr. Bryson that is the point on why we would be better served to focus on what type of strategy we want. One thing Ms. Perry and I agreed on is that we do not want to create a camel trying to get into the wordsmithing, which is best left to staff. It is not necessarily the best idea for the committee to be trying to write an MOA, and it might be better served to put that under the Manager's Office.

Wáahlaal Gíidaak commented that it would be nice to see some language drawing attention to slogans that have caused harm to the indigenous population in the past, like "The Last Frontier," things of that nature that go to erase our existence. It would be nice to include something that draws attention to cultural sensitivity or acknowledgment of the indigenous population in some way, shape, or form.

Chair Hale commented that when Mr. Jones was still on the Assembly, he had drafted an ordinance to put this work out to bid, but that ordinance did not pass the Assembly. A draft of that ordinance was forwarded to this committee to work on, but there is nothing on the table right now that this must go out to bid. We can follow the direction that Ms. Hughes-Skandijs is pointing in and go for specificity in

deliverables and that is what the Assembly has been asking for. That will help Travel Juneau. That proceeds any kind of decision for going out to bid.

Mr. Mertl asked Ms. Perry if Travel Juneau would be working with sports and tournament groups coming to Juneau, which is one of the challenges, to coordinate travel with the ferry system and hotels. Sometimes it becomes cost-prohibitive, in the shoulder and winter season, those are great opportunities. The scope of work looks great, but I thought working with those groups was included in that package. Ms. Perry replied that those fall under the portion of work that we would market to so, for example, when the swim and dive championships were here in Juneau, we assisted as much as we were asked and felt comfortable doing. Getting those things launched in and off the ground, such as the Ironman coming to town in August, we are managing those big groups, so they are part of our marketing effort.

IX. STAFF REPORT

Mendenhall Valley Air Quality Program

Mr. Bleidorn discussed the Air Quality program in the Mendenhall Valley. This is something that Lands monitors every fall and winter and due to the physical parameters of the Valley, it is in the bowl where sometimes air is trapped at ground level because of air inversions, which causes the air particulate matter to rise to concentrations that are unhealthy, in which case the City would call an air emergency. This program is partnered with the State who provides the data with a monitoring station on top of Floyd Dryden Middle School and the Clean Air Act, which sets the parameters for these guidelines. We look at the data seven days a week to keep an eye on it during the winter.

Mr. Bryson asked if there are legal exceptions for when the temperature are very low, into the single digits, and there is minimal outdoor activity. When you remove a heat source away from the population you put the burden on the most socioeconomically challenged individuals. In the Valley people that can get their firewood for free are now not able to provide heat for their house, because we have an air emergency and during the coldest times of the year, when people aren't outside. Mr. Bleidorn responded that the answer is most likely no; I do not think that they are going to allow for any exceptions, especially in Juneau when those cold, clear days are the days where inversions are set up and we have the worst air quality. We do have the ability to provide somebody with a hardship if their furnace goes out, we can give a few days allowance if there is air emergencies in place. The Community Development Department and the City have regulations, stating that wood stoves cannot be your only source of heating. I also live in the Valley and burn my woodstove so I am also directly affected by this. Staff can look into it, but it is most likely going to be no, especially in our case, when cold clear days are the days that we have an inversion setup. Another thing to think about is in the last few years we have had zero air emergencies. That might be from current weather patterns, or people are burning more efficiently, or using their stoves less, but for the last two years we've had zero air emergencies and we usually only call a couple of per year on average. This year could be different with La Niña setting up; we will see what happens this year, but it usually only a couple of days a year.

Wáahlaal Gíidaak asked if there is something in writing about the cultural significance of smokehouses that pertains to our residents. In the summertime, air quality is not kicked on by lower temperatures, but it is something that continues with our culture and has, for the last 10,000 years, and would like to see it go for the next 10,000. Mr. Bleidorn asked to clarify if this is for smoking fish, and that our

ordinance that sets up the authority to monitor and call air emergencies is strictly based on wood stoves. Things like outdoor fire pits, grills, and smokers are not included in this ordinance.

Chair Hale noted that this has been a big issue in Fairbanks for a long time, and there are no exemptions for cold weather there. Juneau's problems are control well by our program and we rarely have exceedances. Mr. Bleidorn noted that we have an excellent relationship with the State of Alaska Division of Air Quality and work with them closely to make sure our site is functioning properly, they are prompt to answer questions. Occasionally we have phone calls from around the country because our program is successful, in part because of our geography of the Valley, which is primarily wood stoves; we do not have coal-burning power plants. Very few places have gone from nonattainment, which means you are exceeding the air quality to attainment and that is something that Juneau has successfully done.

X. STANDING COMMITTEE TOPICS

A. Status of Housing Initiatives

Mr. Ciambor provided an update. In July, the Assembly put forward \$700,000 to be used as a competitive round for the Juneau Affordable Housing Fund. Applications were due last Friday at 4pm and we received six applications, with a review meeting scheduled next week. For our next LHED committee meeting you will have a memo and a recommendation of what to do with those funds.

B. Status of Title 49

Ms. Maclean provided an update about the Downtown Parking Ordinance. It went to the Planning Commission and they asked staff for more work to look specifically at a core area of downtown around City Hall. We have run into some challenges with providing ADA parking spaces in that type of downtown business district. We are also working on the Alternative Development Overlay district, which is for downtown Juneau, South Franklin Street, all the way up around Fifth Street, down over around Telephone Hill and then out to the waterfront. This overlay would allow some flexibility, setbacks, height and some other issues that typically in the past, people have received variances. I have met with Law and we are working through a couple of the questions. Rather than going to the Assembly, we will be bringing that back to the Planning Commission because we have one change that is significant enough that they need to hear it again and hoping to have that potentially on the November 23 meeting, if not the December meeting. One item the Assembly has directed us to look strongly at was Coastal Management. Title 49 met last week and we are working on an update to the stream setback ordinance, which has concerns about challenges from the development sector. We are also working on the stream ordinance, trying to address some of the challenges and still balancing development with protecting the habitat. We have listened to the Assembly and we are wrapping the Coastal Management into that process and seeing how it may fit best. We did discover last week that we have more work than we initially thought, with at least part of the Coastal Management, but working through that. Title 49 will hear that again on November 30.

XI. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS – None

XII. NEXT MEETING DATE - November 29, 2021

XIII. SUPPLEMENTAL MATERIALS - TRAVEL JUNEAU RED FOLDER ITEM

A. Tourism Marketing Strategy - Watt Memo

XIII. ADJOURNMENT - Chair Hale adjourned the meeting at 5:36 PM.

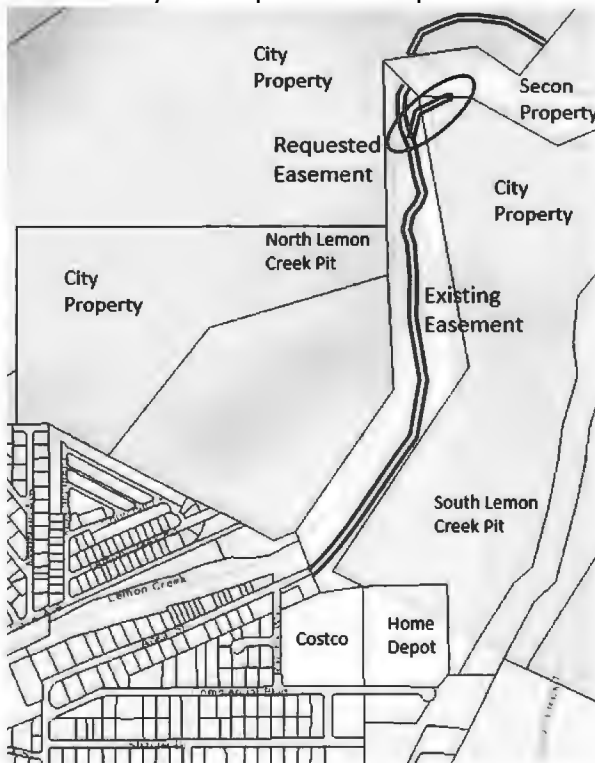
MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Michelle Hale, Chair of the Assembly Lands Housing and Economic Development Committee
FROM: *Daniel Bleidorn*
Dan Bleidorn, Lands and Resources Manager
SUBJECT: Hidden Valley Easement Request
DATE: November 22, 2021

In August, City staff received a request for an easement through City property located behind the North Lemon Creek Material Source in Lemon Creek from Secon Inc. This property is located north of the Lemon Creek Correctional Center. Secon has an existing easement through the City property that has been in use since the 1980's. The access being request would allow Secon to improve the water quality of Lemon Creek by bypassing an area that has recently been prone to slope failure and has been contributing to increased turbidity in the waters of Lemon Creek.



Lands Staff solicited comments from the Engineering Department and Community Development Department. Access for Secon through CBJ property was briefly discussed during the Wetlands Review Board review of the last Conditional Use Permit, USE2019-0022. CDD determined the easement across City property would likely improve the water quality of Lemon Creek. Based on the improvements to water quality this request is consistent with the Wetland Review Board's intention to minimize habitat impacts.

Upon receipt of the Assembly LHED Committee recommendation, the Assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the Assembly by resolution.

Staff requests the Lands, Housing and Economic Development Committee forward a motion of support to the Assembly for granting an access easement through City property to Secon Inc.



 P.O. Box 32150 Juneau, AK 99803 (907) 786-9143	New Quarry Access Road	Hidden Valley Quarry Project		Revisions	Scale
		Project Location	Drawn By BLM		Sheet
		Levee Creek Area	Date Drawn 04/27/2023		
		Juneau, Alaska	Project Number		

53.09.30 - Easements.

(a) *Authorized.* The manager may convey or lease an easement in City and Borough owned land upon approval by the assembly. Easements shall be nonexclusive unless otherwise provided in the easement document.

(b) *Application requirements and fee.* The applicant for an easement shall apply to the manager on a form prescribed by the manager. The application shall be accompanied by plans, reports, a narrative, and other material sufficient to permit the City and Borough to evaluate need for and the use to be made of the requested easement. The application shall also be accompanied by an application fee of \$100.00. From time to time, the manager shall adjust the base fee to reflect changes in the cost of municipal services.

(c) *Review process.* The application for the easement shall be referred to the community development department and engineering and public works department for comment. The manager may refer the application to other departments, which may have an interest in the parcel subject to the proposed easement. Upon receipt of the comments of other departments, the lands division shall refer the application and departmental comments to the assembly lands committee for its recommendation to the assembly. The assembly lands committee may hold a public hearing on the application prior to making its recommendation.

(d) *Assembly action.* Upon receipt of the assembly lands committee recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.

(e) *Survey.* Prior to the execution of an approved easement, the applicant shall provide a survey of the easement to the standards required by the manager.

(f) *Easement price.* The sale or lease price of an easement shall be not less than fair market value as determined by the manager. If the manager cannot determine fair market value, the applicant shall pay for an appraisal ordered by the manager. Upon execution of the easement by the City and Borough, the applicant shall pay to the City and Borough the market value of any marketable materials, timber, or other resources within the easement area, which will be destroyed, cut, or removed. The manager shall determine the value of resources of any marketable materials, timber, or other resources within the easement area, which will be destroyed, cut, or removed.

(g) *Improvements and changes.* No improvements or changes to improvements may be made within an easement unless first approved by the manager.

(h) *As-built plans.* Immediately upon completion of the construction of any improvements within the easement area, the easement holder shall provide the manager with accurate, complete, and legible as-built drawings of such improvements. Upon making any changes or additions to such improvements, the permittee shall provide the manager with as-built drawings showing such changes or additions.

(i) *Relocation.* The assembly, by resolution, may direct the holder of an easement granted under this section to relocate the holder's improvements within the easement or to relocate the improvements to a new easement granted by the City and Borough for that purpose. Such relocation shall be at the sole expense of the easement holder, and the City and Borough shall not be liable to the easement holder for reimbursement of any expenses or compensation for any losses or damages suffered by the easement holder or others arising out of the relocation. Unless the assembly, in the resolution directing the relocation of the improvements, permits otherwise, the easement holder shall remove all improvements he or she has constructed in the area to be vacated. No compensation shall be due the City and Borough for the value of resources, which must necessarily be cut, damaged, or removed to permit the relocation, nor shall the easement holder be liable for the cost of any survey required to describe a new easement area.

(j) *Restoration.* The manager may require restoration and the posting of such security for restoration as he or she determines necessary.

MEMORANDUM



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

Date: 11/29/2021

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

FROM: Scott Ciambor, Chief Housing Officer 

Subject: Juneau Affordable Housing Fund – 2021 Funding Recommendations

Dear LHED Committee:

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

Recommendation

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

These projects include:

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

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

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

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

Introduction

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

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

Project Proposals

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

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

Project Review and Rankings

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

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

Recommended for funding

Not recommend for funding

Pending

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

Downtown Funding Requests in Landslide/Avalanche Zones

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

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

Moderate Hazard Zone: Projects may build new units

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

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

Committee Funding Recommendations

Recommended for Funding: New Construction

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

Recommended for Funding: Rehabilitation of Existing Housing

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

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

Pending

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

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

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

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

Not Recommended for Funding

Glory Hall 247 N. Franklin Street

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

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

Bergmann Hotel

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

JAHF Program Future Review

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

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

NONDEPARTMENTAL SPECIAL REVENUE FUNDS

AFFORDABLE HOUSING FUND

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

LIBRARY MINOR CONTRIBUTIONS FUND

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

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

Juneau Affordable Housing Fund Round 1 Project Summary

[illegible]

STAFF REPORT

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Lands_Office@juneau.org
(907) 586-5252

TO: Michelle Hale, Chair of the Assembly Lands Housing and Economic Development Committee

FROM: *Daniel Bleidorn*
Dan Bleidorn, Lands & Resources Manager

SUBJECT: CBJ Christmas Tree & Firewood Harvesting Policy

DATE: November 19, 2021

Christmas Tree Policy

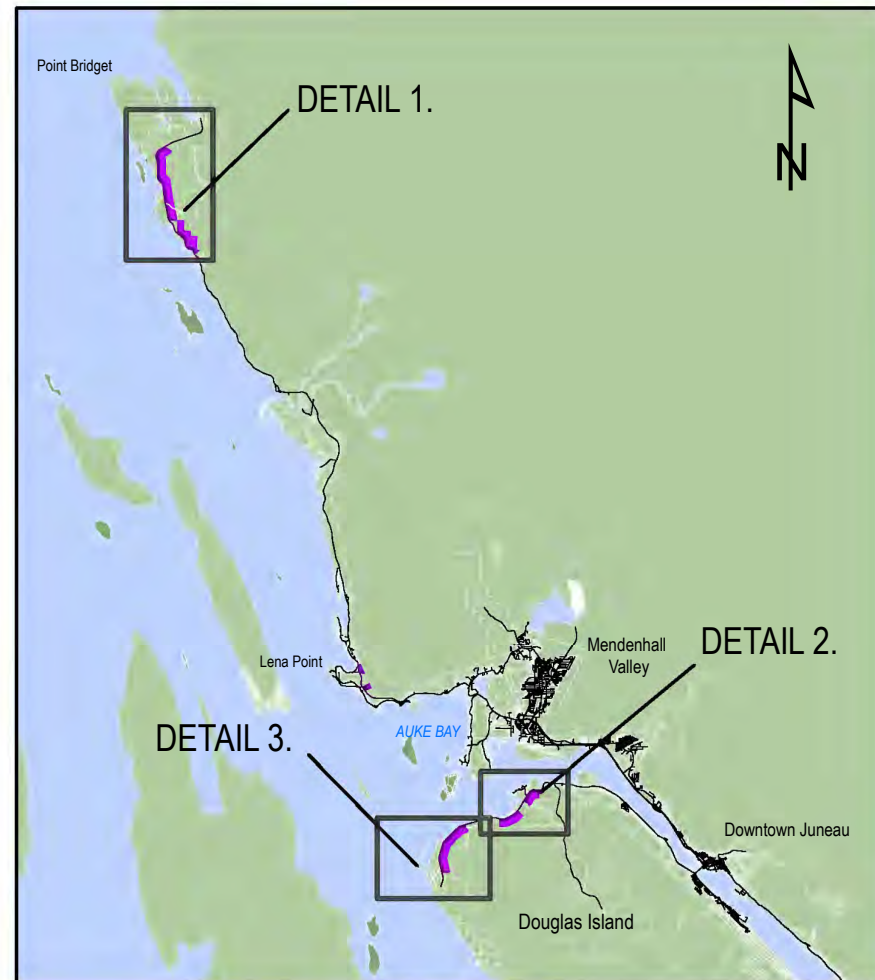
The City of Juneau allows a household to remove one live evergreen tree per year from municipal land, designated by the CBJ Wood Cutting Area Map. Households may harvest a Christmas tree between December 1st and December 25th. Trees must be cut at ground level and discarded branches must be scattered around the harvest site. Trees may not be harvested from municipal lands that are used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any muskeg areas or regions outside of the CBJ Wood Cutting Area Map.

No permit is needed to harvest Christmas trees for personal use.

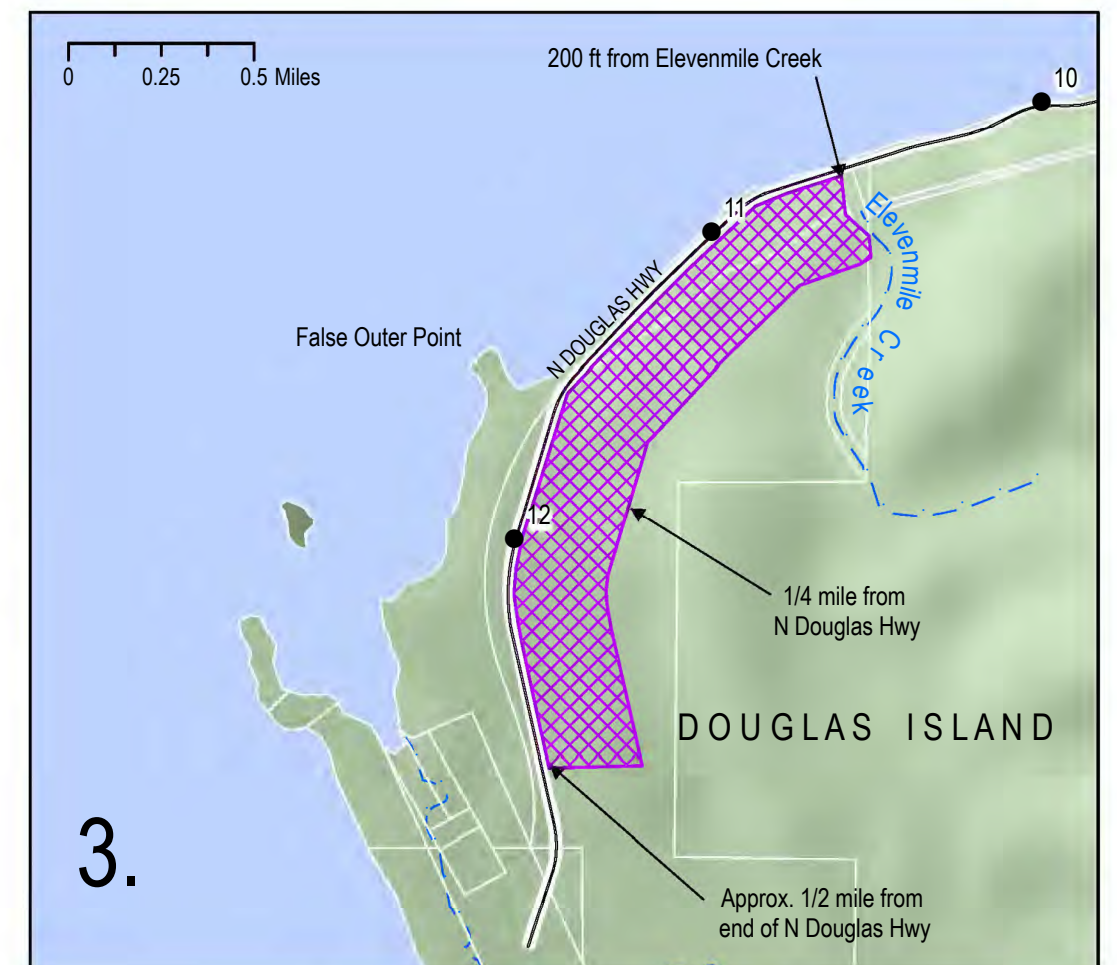
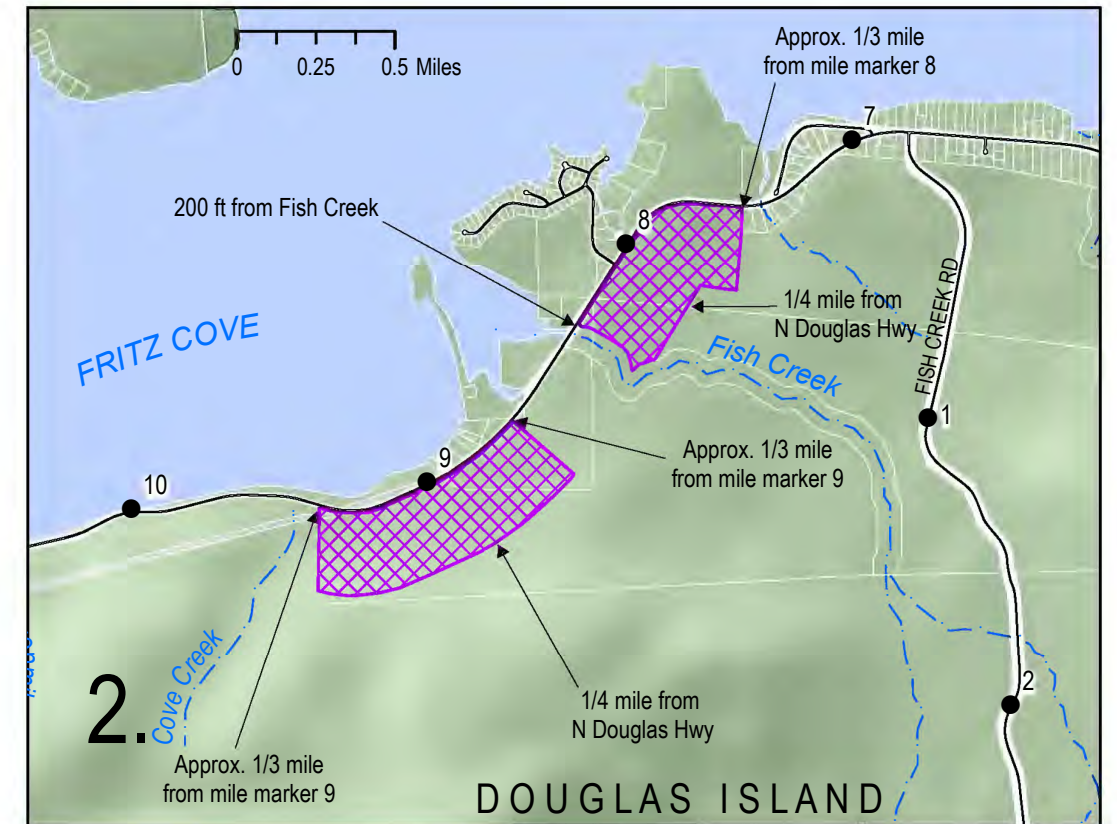
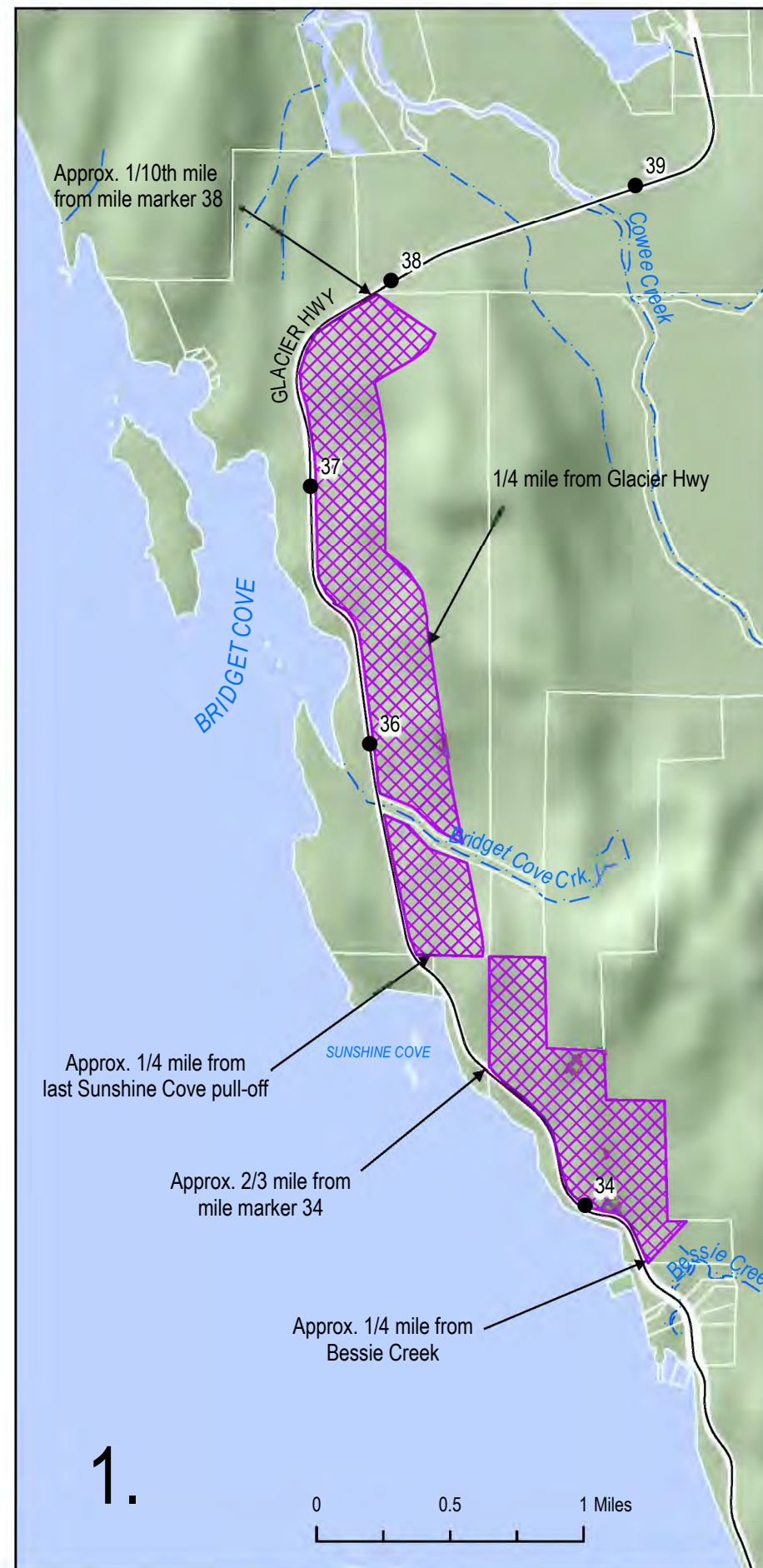
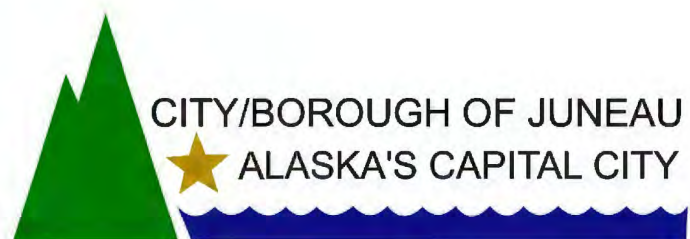
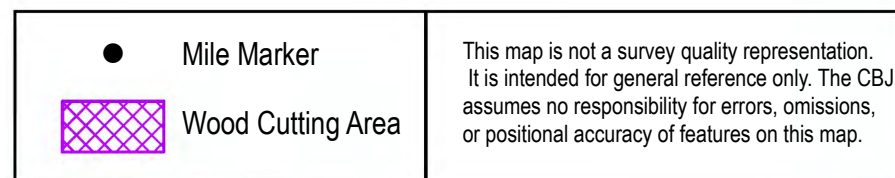
Firewood Policy

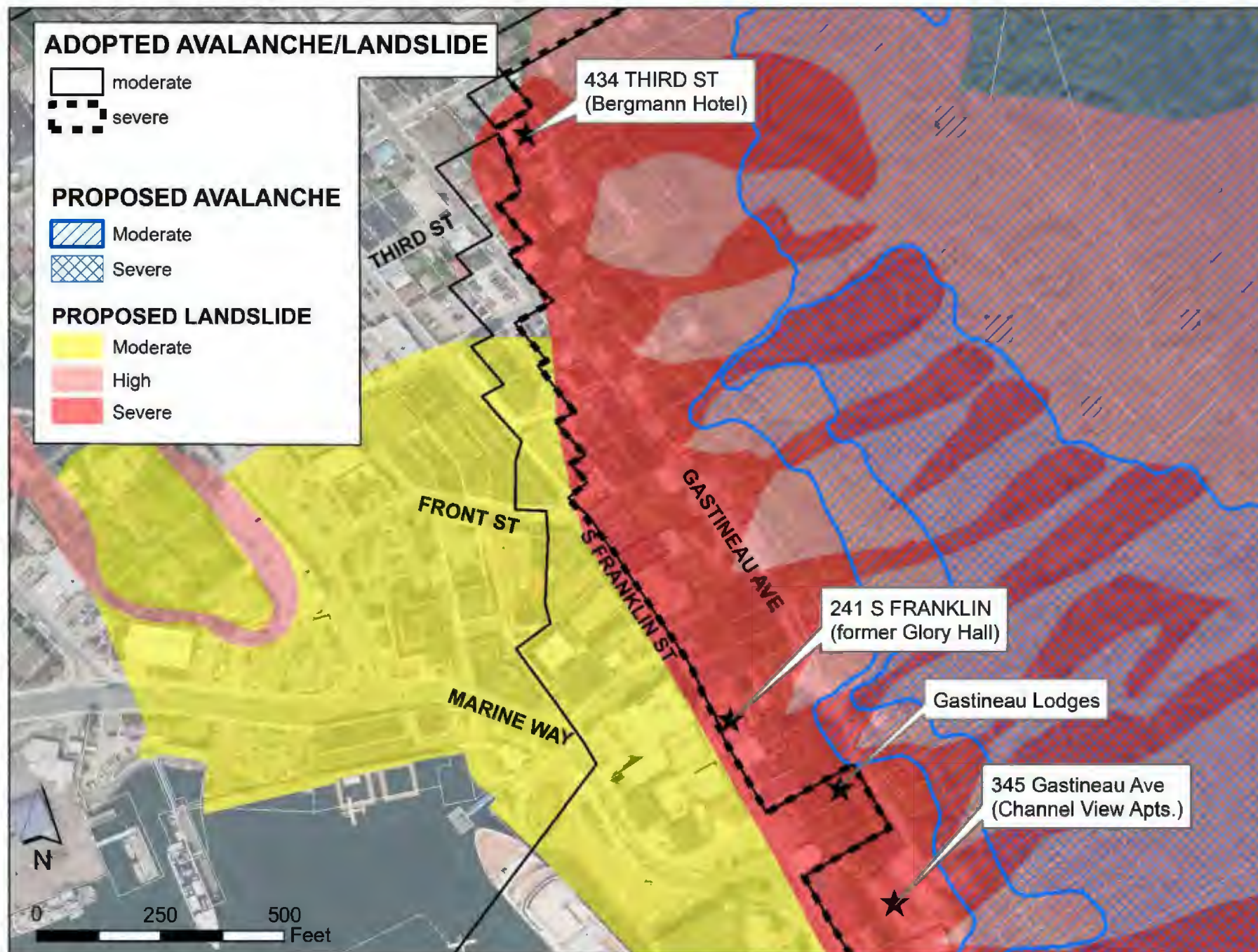
For those interested in harvesting trees for firewood this winter, you may do so in the areas designated on the CBJ Wood Cutting Area Map. Trees that are allowed to be harvested for personal use include dead and/or down trees. No permit is required for this use. As indicated in the Christmas tree policy above, trees may not be harvested from municipal land used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any muskeg areas or regions outside of the CBJ Wood Cutting Area Map.





WOOD CUTTING AREA MAP





In Your Packet

- ❑ Memo (pg. 11-14)
- ❑ Juneau Affordable Housing Fund Budget Page (pg. 15)
- ❑ 2021 Project Summaries (pg. 16)

All details for the program including guidelines, applications, etc., can be found on the Juneau Affordable Housing Fund webpage.

Program Goals and Objectives

- ❑ To direct resources toward the creation of affordable (0% to 80% Area Median Income (AMI)) and workforce housing units (80% to 120% AMI) in the City and Borough of Juneau.
- ❑ Capital costs of rental and homeownership housing;
- ❑ Operating expenses of housing developments;
- ❑ Supportive services for occupants of affordable housing; and
- ❑ Capacity-building activities

JAHF Availability of Funds & Funding Terms

- ❑ \$700,000 is available in the current funding round
- ❑ Qualifying projects are eligible for grants and loans up to \$50,000 per affordable or workforce housing unit created, or for other eligible uses on a similar per unit basis.

Review Committee

- ❑ 3 CBJ staff
- ❑ Local developer associated with Southeast Alaska Building Industry Association(SEABIA)
- ❑ Local lender
- ❑ Participant on the Systemic Racism Review Committee
- ❑ Facilitation by Chief Housing Officer

Applications Received (6)

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

Key details in project summaries page in your packet. (pg. 16)

Selection Criteria

- ❑ Team Experience
- ❑ Population Targeting & JAHF Priority Targeting
- ❑ Project Design and Characteristics
- ❑ Feasibility
- ❑ Readiness to Proceed

Initial Scoring

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

Recommended for funding

Not recommend for funding

Pending

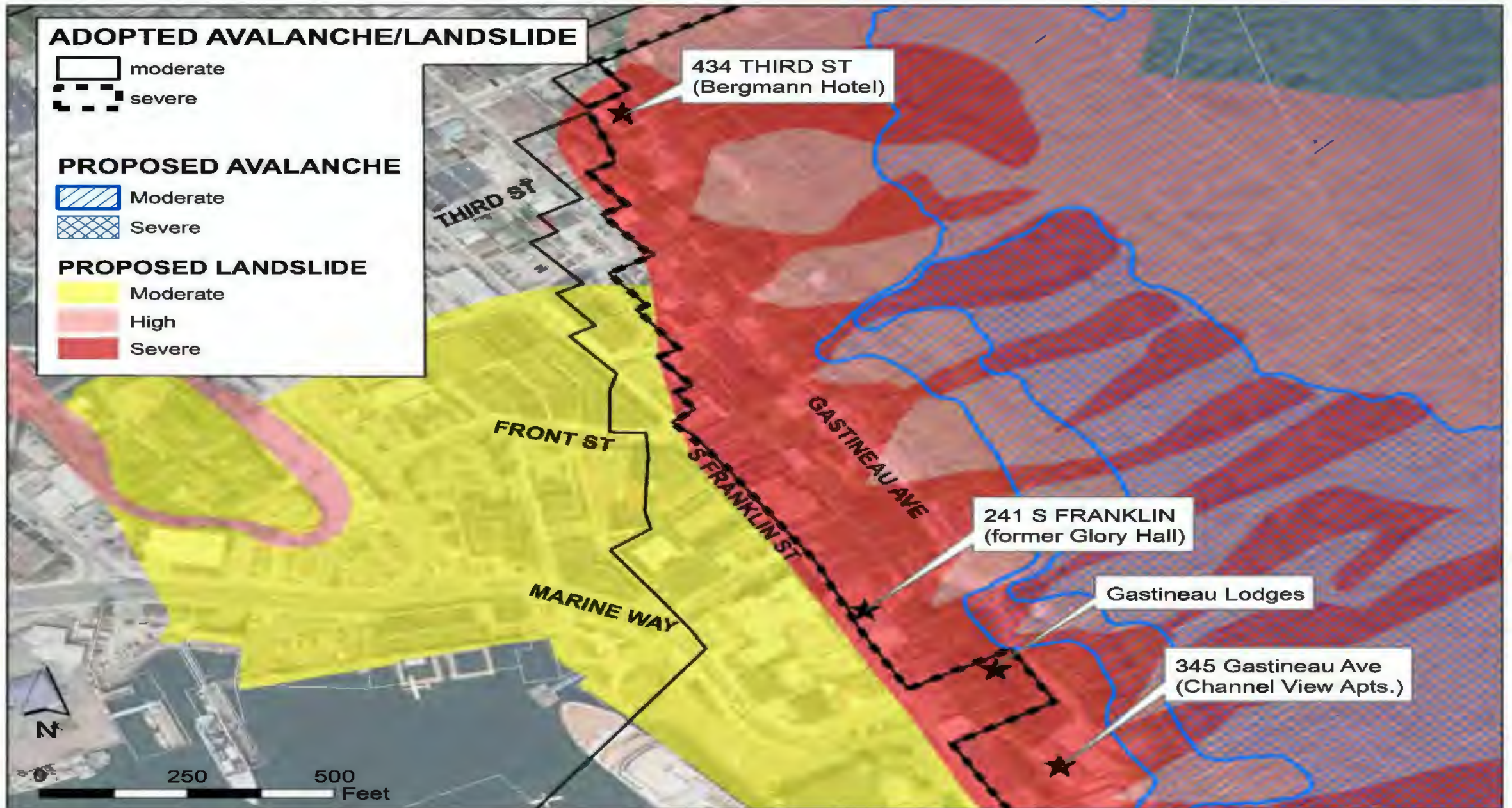
Funding Requests in Landslide/Avalanche Zones

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

Moderate Hazard Zone: Projects may build new units

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

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



Recommendation

LHED forward the following funding requests to the Assembly for approval:

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

Consideration of Gastineau Lodges Apartments loan request at future LHED meeting.

Encourage(if permissible) the following projects to apply in future rounds:

- ❑ The Bergmann Hotel
- ❑ Glory Hall 247 N. Franklin