

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

August 31, 2020, 5:00 PM.

Zoom Webinar/Virtual Meeting Only

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I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. August 10, 2020 Draft Minutes

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. ITEMS FOR ACTION

A. Tlingit Haida Regional Housing Authority Hurlock Property Request

VI. STAFF REPORTS

A. Film Permits Update (verbal)

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

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

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

August 10, 2020, 5:00 P.M.

City Hall, Assembly Chambers, Zoom Webinar Meeting

I. ROLL CALL

Chair Edwardson called the meeting to order at 5:00pm.

Members Present: Chair Rob Edwardson, Alicia Hughes-Skandijs, Carole Triem

Members Absent: Greg Smith

Liaisons Present: Chris Mertl, Parks and Recreation; Dan Hickok Planning Commission

Liaisons Absent: Chris Dimond, Docks and Harbors

Other Assembly Members Present: Loren Jones

Some Members of the Public Present:

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

II. APPROVAL OF AGENDA

The agenda was approved as presented.

III. APPROVAL OF MINUTES

The June 22, 2020 Draft Minutes were approved.

IV. PUBLIC PARTICIPATION

No public participation.

V. AGENDA TOPICS

A. Upstairs Downtown Housing Inventory, Downtown Parking and Tax Abatement

Ms. Maclean and Mr. Ciambor presented this item to the Committee. This item was previously presented at the March 2, 2020 Lands Committee meeting. The goal of this project to is encourage more residential and commercial development downtown. Ms. Maclean and Mr. Ciambor highlighted the Story Map Inventory interactive tool that includes 181 housing units in the study area, which include 37 short-term rentals that are registered on Airbnb/VRBO. The total employee assisted housing for seasonal rentals is currently unknown. The study area has the characteristics of a business district with 100 business/government use buildings vs. only 37 residential units, which creates a downtown that is mainly populated between 9am and 5pm. The age demographics in the downtown housing area are 18 – 49 years old. There have been zero housing units developed in the study area since 2017. The age and condition of the buildings can be a

pro or a con. They can be expensive to rehabilitate or convert to housing, but providing character may be grant eligible for the Historic Tax Credit. 79% of the properties are locally owned and there are significant barriers to development, which include hazards zones, parking regulations and management.

There are a number of municipal tools available to encourage development. These include working with parking, which includes a lower or zero parking requirement, eliminate fee-in-lieu payments, and/or cover the costs of parking. Other tools are a downtown tax abatement program, grant programs that include working with the Juneau Affordable Housing Fund and an Upstairs Downtown Grant program. Municipal tools could also include loans and to provide land for development.

Ms. Hughes-Skandijs asked about the short-term housing rentals in the Story Map presentation that was listed as 11 and not 37 for this definition. Mr. Ciambor replied that it needs to be updated, as it is a snapshot in time, with 37 registered through Airbnb/VRBO as of last October and only 11 when the study was first conducted. A timestamp on the Story Map would be helpful to define this. Ms. Hughes-Skandijs asked about the definition of short-term rentals and Mr. Ciambor stated that they are listed under Airbnb/VRBO but there is another subcategory under this, which is employee assisted housing, such as if an employee has housing for its employees but that information may not be available. Under the housing action plan, it has been suggested to create a registry so we know who is doing what with the properties downtown.

Mr. Hickok asked if this area also includes Gastineau Avenue. Ms. Maclean replied that when they looked at the upstairs downtown area, directed by the Assembly, the project was just a few blocks wide for review at staff level to see what areas of information they could accumulate. The map area has been expanded from the original outline. Ms. Maclean noted that an expanded boundary now would be appropriate, which would include Gastineau Avenue, through downtown and up the hills to 6th Street and down through Willoughby, Egan, and Glacier Avenue, which are commercial districts but all have opportunity for development.

Fee-in-lieu was adopted in 2006 and the idea was that the funds would help pay for a structured garage, which was constructed sometime after that date but not entirely with fee-in-lieu. Since then, fee-in-lieu has only been used 4 times and has generated \$175,000. To put that into context for example, the Archipelago development, when they were looking at their parking waiver or their variance, their fee-in-lieu would have come in over \$800,000. Ms. Maclean wanted to note that Juneau's historic district is a set of guidelines but not regulations, as there have been questions about following certain architectural standards following current code.

Ms. Hughes-Skandijs asked to verify the locally owned locations versus non-locally owned, if that was determined by mailing addresses or how was that determined. Mr. Ciambor replied that it was a combination of working with the Assessors and Water and Utility Billing. Ms. Hughes-Skandijs followed up by asking about those who are eligible for the historic tax credit, how limiting is that to claim and renovate. Ms. Maclean

replied that a question had come up about the ability to demolish and build new; if that was cheaper or if historic, district regulations restrict or stop demolition. This is not accurate, but as far as using historic tax credits, you would have to keep the character of the building, and in particular the facade. Through the tax credit program, it is strict but you do get the tax credit if you keep the character of when the building was constructed or sometimes that applies to a later year if a building has been renovated previously.

Chair Edwardson asked if or when this topic would come before the Lands Committee next and what touch points are there between the Lands Committee and the projects that have been presented at this meeting. Will there be further information for the Lands Committee to consider or will this go to the Public Works Committee or another committee. Ms. Maclean commented that as far as parking, that will be up next for Title 49 on August 19 and it might stay there for a little bit and then it would go through the Planning Commission and then either Public Works or the Committee of the Whole, in which direction at this point would probably come from the Manager or the Assembly. Mr. Ciambor commented that when this project started before the COVID-19 pandemic, the thought was to work on this and bring back language about downtown tax abatement that would mirror a couple of different programs, such as the one that was put in place in Anchorage in January 2019. Language would be developed that is similar to the assisted living tax abatement program and would include a number of parameters, such as the number of units and piggybacking off that program. Chair Edwardson followed up to ask if it is fair to say that this may come back to the Lands Committee, depending on how the projects evolve. Mr. Ciambor replied that downtown tax abatement is a 2020 Assembly goal and could see this coming back to a committee.

Chair Edwardson noted a few other touch points, if there is some sort of public-private partnership involving CBJ land or a land grant and if that developed, then that discussion would go through Lands rather than Public Works and if that were the case then it would come back to this Committee. Mr. Ciambor replied that was correct and another piece is the Affordable Housing Fund program that was on its way of establishing a funding round this summer, prior to COVID. Post-COVID, the funds are sitting in the housing fund. This would be another tool that could be brought back to this Committee for implementation.

VI. STAFF REPORTS

A. Taku Terrace Request to Purchase City Property Update (verbal)

Mr. Bleidorn updated the Committee about the progress for this request that was brought to the Committee on June 22, 2020. Since then it went to the Planning Commission with a recommendation to precede with the sale as well as to amend the Lands Management Plan, in which there is a mistake that this property was listed as to be retained. Another recommendation is to make the purchasers aware of the potential for unknown gravesites. Potential gravesites are thought to be very unlikely with a cemetery review a few years ago not indicating any potential gravesites. The next step is that this will go to the full Assembly as new business as a request to work with the original proposer and to update the Land Management

Plan. We would then work with the applicant and this would come back to a Lands Committee as this progresses.

Ms. Hughes-Skandijs asked about the unmarked graves, if we are making them aware of any rules to follow or to just be aware of the graves. Mr. Bleidorn replied that we would just be making them aware in general. When this building was built in the 1970s, the area was undeveloped and the applicants need to be aware of any potential gravesites. The likelihood of them finding any graves is very unlikely, as they are not planning on any new construction.

Mr. Hickok asked if this property is a non-conforming building. Ms. Maclean replied that the property is already non-conforming and would be issued a non-conforming certification. It pre-existed the current zoning and Community Development is working on resolving this issue.

B. Water Quality Update (verbal)

Mr. Bleidorn highlighted the annual water quality reporting that the City performs. The City samples two locations at the former AJ Mine, three times a year. This program has been going on since 2000 and Lands contracts out to a private lab for testing. The results are reported on the Alaska Department of Environmental Conservation website and the City has had no exceedances during all the years of reporting.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

No Liaison reports provided.

VIII. ADJOURNMENT

Chair Edwardson adjourned the meeting at 5:51PM.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Rob Edwardson, Chair of the Assembly Lands Committee
FROM: Dan Bleidorn, Lands & Resources Manager *Daniel Bleidorn*
SUBJECT: Tlingit Haida Regional Housing Authority Hurlock Property Request
DATE: August 27, 2020

On August 13, 2018, the Assembly adopted Ordinance 2018-42 authorizing the sale of 9290 Hurlock to Alaska Legacy Partners (ALP) with the condition that they develop the property in accordance to their proposed use as a senior care facility. ALP has decided not to proceed with its planned senior care facility and wants to sell the property.

On August 18, 2020, the Lands Office received a letter from Tlingit Haida Regional Housing Authority (THRHA) stating that they are interested in using this property for vulnerable homeless youth. THRHA is working with the Juneau Coalition on Housing & Homelessness (JCHH), which has "identified the need for a youth homeless shelter/transitional housing a priority. THRHA applied and received a HUD CARES Act grant to provide renovation funds for a shelter. We are working with Zach Gordon Youth Center and partners to develop and provide shelter programming. These funds must be expended by the end of this calendar year."

THRHA and ALP have proposed the following:

1. That the CBJ forgoes collection of the \$352,000 that ALP owes the CBJ in exchange for the CBJ obtaining title of the property again, and
2. That THRHA pay ALP approximately \$165,000 in exchange for selling the property to the CBJ, and
3. That the CBJ would lease the property back to THRHA for vulnerable homeless youth at less than fair market value, which is in the public interest for the community. As owner of the property, and through the lease process, the City could continue to insure that this property is utilized for this specific use.

If the Assembly is supportive of the concept, an ordinance would be drafted for further consideration of such a transaction. THRHA would be required to obtain any necessary permits, which may include the need for a conditional use permit.

Staff requests a motion of support and referral to the Assembly for the Attorney to draft an ordinance authorizing the use of the Hurlock property for vulnerable homeless youth as proposed by THRHA and ALP.

Attachments:

1. Letter from Jackie Pata, Tlingit Haida Regional Housing Authority
2. Letter from Brian Wilson, Alaska Coalition on Housing and Homelessness
3. Letter from Hazel LeCount and Gus Marx, Juneau Coalition on Housing and Homelessness
4. Letter from President Richard J. Peterson of Central Council of the Tlingit & Haida Indian Tribes of Alaska



August 18, 2020

Dan Bleidorn
City and Bureau of Juneau (CBJ)
155 S. Seward Street
Juneau, AK 99801

Re: Hurlock Avenue Property

Dear Mr. Bleidorn,

Tlingit Haida Regional Housing Authority (THRHA) is a partner in the coalition seeking support for our vulnerable homeless youth and is requesting the City and Borough of Juneau (CBJ) consider a transfer of the property located at 9290 Hurlock to THRHA to provide housing for this effort.

COVID has exacerbated the environmental conditions that impact our youth. The housing market in Juneau is tight and expensive. For youth transitioning out of foster care, juvenile justice, adult corrections, or unstable family situations, securing affordable housing can be extremely challenging. The Juneau Coalition on Housing & Homelessness (JCHH) identified the need for a youth homeless shelter/transitional housing a priority. THRHA applied and received a HUD CARES Act grant to provide renovation funds for a shelter. We are working with Zach Gordon Youth Center and partners to develop and provide shelter programming. These funds must be expended by the end of this calendar year. As partners, we have also applied for the Youth Homeless Demonstration Program grant and are hopeful to receive funding.

The property located at 9290 Hurlock Avenue was identified by the JCHH as a prime location due to several factors including its ideal location and that it was initially designed and built to address youth transitional housing needs and has a long history of this service. This property could provide immediate short-term housing and supportive services while more permanent solutions are secured.

The Hurlock property was purchased by Alaska Legacy Partners (ALP) in October 2018 for another public purpose to support our elderly population. Given the decision of ALP not to proceed with their proposed project, ALP and THRHA mutually agree that the transfer of the Hurlock property and associated loan back to CBJ to be reassigned via a long term lease to THRHA is in the public interest of the Juneau community and CBJ.

In order to meet the tight timeframe of not only the need to provide service to our homeless youth but to utilize COVID HUD repair funds which must be expended by the end of the year, we are recommending CBJ release ALP from the loan and ALP will return the property to CBJ contingent upon a long term lease to THRHA. The Committee of the Whole could then direct the issuance of a long term lease to THRHA for the purpose of providing youth homeless services for the nominal fee of \$1 with the expectation THRHA will seek funding to repair and maintain the building and the Zack Gordon Youth Center will provide programing. The resolution to approve this lease should consider including the First

Right of Refusal for THRHA to acquire the property should the opportunity arise and consistent with the best public interest of CBJ and the community.

THRHA is committed to the housing needs of Juneau and the outlying communities in Southeast and believes this proposal is a step in the right direction not only for the Hurlock property but for CBJ to address the needs of our homeless youth. Please feel free to reach out directly to me at jpata@thrha.org or 202-277-9146 with questions or concerns. We look forward to the CBJ's response.

Sincerely,



Jacqueline Pata
President/CEO
Tlingit Haida Regional Housing Authority



Garrett Schoenberger
Managing Partner
Alaska Legacy Partners, LLC



Paul Simpson
Managing Partner
Alaska Legacy Partners, LLC





Alaska Coalition on Housing and Homelessness

OUR MISSION
is to **END**
HOMELESSNESS
IN ALASKA



May 21, 2020

Dear City & Borough of Juneau,

The Alaska Coalition on Housing and Homelessness (AKCH2) serves as the Continuum of Care (CoC) body for the Alaska Balance of State (AK BoS). In Fall of 2019, AKCH2 was awarded Round 3 funding of the HUD Youth Homelessness Demonstration Program (YHDP) grant. The YHDP grant aims to prevent and end youth homelessness for youth ages 16-24 in the AK BoS. The grant is a two-year award of \$1.65 million. YHDP programs funded by the \$1.65 million award will remain funded in perpetuity and be transferred to the HUD CoC grant stream.

The YHDP grant is a rare opportunity to inject new federal funding into our Alaskan communities and challenges service providers to establish partnerships with a variety of local stakeholders: municipalities, schools, Office of Children's Services, first responders, among others. AKCH2 just completed an eight month Coordinated Community Planning (CCP) process which involved consistent input from multiple Alaskan communities. We are very appreciative of the high level of engagement from Juneau stakeholders, as well as local youth with lived experience. Multiple individuals from the Juneau area have volunteered to serve on the YHDP state team which is responsible for managing the funding competition, monitoring program effectiveness, and the continuous quality improvement process.

The YHDP State Team will be launching a request for proposals in late May, 2020. Communities will have the opportunity to submit funding requests for new projects aimed to meet the goals outlined in our CCP. Juneau is one of the five initial communities identified as a high needs area in the initial draft of the CCP. While all YHDP funding decisions are made through a competitive process, we highly encourage CBJ to consider applying for the upcoming request for proposals, in cooperation with other local stakeholders working with at-risk or currently homeless youth and young adults.

If you have any questions regarding this new grant opportunity, the CCP, or how CBJ can get involved in future YHDP activities, please contact me at director@alaskahousing-homeless.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Wilson".

Brian Wilson, Executive Director
Alaska Coalition on Housing and Homelessness





May 21, 2020

Dear City & Borough of Juneau,

The Juneau Coalition on Housing and Homelessness (JCHH) enthusiastically supports the opening of a dedicated youth shelter in Juneau. The JCHH is formed of more than two dozen agencies from our community, ranging from social services to the public library. Ironically, the best and most cost-effective key to youth homelessness in Juneau is to repurpose the Hurlock property—the same property that had served young people for nearly fifty years before passing hands a few years ago. With the possibility of the City and Borough of Juneau re-acquiring the property, and with the City no longer having a youth shelter, the JCHH whole-heartedly agrees that now is the time to re-open the shelter, with new energy and new direction and more involvement from the young people that the project would serve.

Juneau's social service agencies are struggling to help young people who are facing housing issues. Agencies can provide training, food, clothing, and other support—but they can't provide a safe, warm, short-term place to stay, and too many young people are having to make a choice between couch surfing, the street, or an unsafe home. A youth shelter would provide that necessary (and critical) missing link in services. And, with the City's help, a new shelter may be an excellent entity to receive the Family and Youth Services Bureau's funding for Basic Center Programs (youth shelter services) in October 2020, which would be excellent timing for all parties involved.

Young people facing housing issues require some different solutions than adults who are struggling with homelessness. For our most vulnerable adult clients the goal is to provide permanent supported housing. But young people need shelter services, mediation with caregivers, skills training, employment opportunities, and warm meals and beds as they sort things out and get back into a safe home. The Hurlock property is an opportunity to get Juneau's vulnerable youth off of couches, off the streets, out of dangerous situations, and into homes.

Sincerely,

Two handwritten signatures in blue ink. The first signature is "Hazel LeCount" and the second is "Gus Marx".

Hazel LeCount and Gus Marx

Co-Chairs of the Juneau Coalition on Housing and Homelessness



CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Office of the President • Edward K. Thomas Building
9097 Glacier Highway • Juneau, Alaska 99801

May 27, 2020

Dan Bleidorn
City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

RE: Hurlock Avenue Property

Dear Mr. Bleidorn,

The Central Council of the Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is encouraged with the City and Borough of Juneau's effort to address homeless youth in our shared community. As part of that effort, Tlingit & Haida believes that it would be prudent to ensure that the 9290 Hurlock Avenue property remain zoned for the public purpose that it was intended for, youth homelessness. Youth struggling with housing require different solutions than adults facing the same concern. The public purpose for 9290 Hurlock Avenue property fills a vital need for our community and deserves this specific designation.

Again, I stand in full support of 9290 Hurlock Avenue remaining zoned for the public purpose of providing safe housing for our homeless youth. Gunalchéesh/Háw'aa, thank you for your consideration. Please feel free to reach out should you have any questions, rpeterson@ccthita-nsn.gov or 800.344.1432.

Sincerely,

Richard J. Peterson
President