

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

June 27, 2016 5:00 PM
Municipal Building Assembly Chambers

I. ROLL CALL

Kate Troll, Chair, called the meeting to order at 5:00 pm.

Members Present: Chair Kate Troll; Assembly members: Jerry Nankervis (telephonic participation), Debbie White, Mary Becker

Liaisons Present: Carl Greene, Planning Commission

Liaisons Absent: Bob Janes, Docks & Harbors; Chris Mertl, PRAC

Staff Present: Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer; Rorie Watt, City Manager

II. APPROVAL OF AGENDA

The agenda was approved as amended.

III. APPROVAL OF MINUTES

A. June 6, 2016 Minutes

The June 6, 2016 minutes were approved as amended.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. CBJ Involvement in Housing

Mr. Ciambor addressed the Lands Committee with the CBJ Continuum of Housing PowerPoint presentation.

Manager Watt emphasized that Lands Committee members should have more conversations with staff on this topic. Mr. Ciambor added that the CBJ could host information regarding the City's role in housing on its website to create a centralized area for housing.

Ms. White commented she was surprised to see that Juneau has the most affordable housing opportunities than anywhere else in the state because the demand is so high for this type of housing, and wanted to know if there will ever be enough affordable housing for the Juneau community. Mr. Ciambor replied that the 2010 Housing Study calculated the affordable housing stock to be 8.8% of Juneau's overall housing but the general rule is to have 10% of housing in the low income category. The City has added affordable housing to the Juneau community, said Mr. Ciambor, but there is still a need

for chronic homeless and senior housing. Ms. White asked about the percent versus per capita data and Mr. Ciambor replied that data is from two different assessments, with the Needs Assessment looking at housing stock and the other looking at housing beds for the homeless in regards to population. Mr. Ciambor said his position needs to be able to provide this data consistently.

Mr. Nankervis commented that 10% is too high and that 10% of assisted housing means the City has too many residents that aren't making anything.

Mr. Greene asked to get to 10%, how much more housing does the City need and Mr. Ciambor replied as of now, he is unsure.

Ms. Becker asked if the Mobile Home Down Payment Program is ready and being used, and Mr. Ciambor replied it's still being developed between First Bank, Lands, and the Affordable Housing Commission. Chair Troll commented the Mobile Home Down Payment Program has been in the process of being developed for quite some time and Mr. Ciambor said he would follow up on the program's status.

Chair Troll asked if the policy outlined in the Juneau Affordable Housing Fund (JAHF) of 0-120% AMI is based on the Assembly's opinion or staff recommendation and Mr. Ciambor replied that the JAHF covers 0-120% AMI, which allows for more flexibility for items like the Mobile Home Down Payment Program and property tax exemptions. Chair Troll said she thought that was a good target range and noted that emergency shelters and transitional housing numbers are high, and said more emphasis should be placed in workforce housing. Mr. Ciambor replied within the Housing Action Plan, a lot of the research behind the plan was based on the workforce housing range and how to motivate that part of the market.

Ms. Becker asked if there is any housing started for special needs, youth, or senior housing and Mr. Ciambor replied it's one of his goals to have this information available in the future on the Affordable Housing Commission website. Mr. Ciambor said currently for senior housing, there is the low-income, assisted living project at Vintage Park and for youth, nothing at the moment but Gastineau Human Services, the second phase of Volunteers of America's Douglas development, and Housing First are all in progress. Ms. Becker inquired about summer housing for families, specifically Mt. Jumbo, and Mr. Ciambor replied that there are a bunch of churches organizing a Family Promise model, which would recruit families to host homeless families for a short period amount of time, but as of now, no one has approached the City regarding Mt. Jumbo.

Mr. Greene asked about the success of municipal tools like the accessory apartment grant or subdivision property tax abatement and Mr. Ciambor replied 10 accessory apartment grants are in the process of being utilized and 2 are under review. Both the Affordable Housing Commission and Mr. Ciambor believe this is a really good program to get units out on the ground immediately and should be continued in the future. As for the property tax abatement ordinance legislation, Mr. Ciambor said the legislation did not go through this session, but the State and the Anchorage Economic Development

Department are going to continue efforts to make adjustments to state law. Mr. Ciambor said he could provide this information to the Committee, and Chair Troll requested all members be kept up to date on this topic.

Chair Troll said she is uncomfortable with government vouchers and rentals but she does like that targeted outreach like the accessory apartments or housing above commercial properties downtown. Ms. White said when the City is starting to effect market rate housing and where individuals have investments, that is when the City should draw the line.

Mr. Greene referred to the subsidized housing potential of the Renninger Subdivision-PDG project and Mr. Ciambor replied this project would take the CBJ to a much higher level of involvement in housing, and that the CBJ's role was not clear. Mr. Greene asked what were the risks associated with PDG and Mr. Ciambor replied both the CBJ becoming a project sponsor, property manager, and requiring the City to have guaranteed income. Chair Troll asked for confirmation that the CBJ is still working with PDG's proposal and Mr. Ciambor confirmed it so. Mr. Nankervis expressed the same discomfort and sentiment as the Lands Committee on this topic.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on agenda item A.

B. 2nd and Franklin Property Update

Mr. Ciambor reviewed the memo submitted to the Committee on this topic. Mr. Ciambor shared that there was a letter of interest from a developer that was submitted recently for this property, and it was suggested that a negotiated sale would be most efficient in disposing of this property.

Ms. Becker stated she did not know the City was still considering the disposal of this property and asked if the City is interested in moving forward with the property's disposal and Mr. Ciambor replied yes through recommendations in the Land Management Plan and capable staff to move forward.

Mr. Green inquired about parking in the area and Mr. Bleidorn replied that previously, parking was a requirement in the letters of interest for the property, and it's currently being used for parking now. Mr. Bleidorn wasn't sure if this is the direction the City wants to move in now, and the first request for letters of interest regarding this property were unsuccessful with parking being a requirement for the property. Chair Troll recalled the Assembly was interested in housing but had concerns regarding parking, and that there was consideration of utilizing the adjacent State land to address this challenge. Mr. Bleidorn replied that the State expressed disinterest in combining their lot with the City's North Franklin lot.

Mr. Greene asked how many spots would the City lose with the disposal of this lot, and Mr. Bleidorn replied he wasn't sure and estimated 25. Mr. Greene then asked if purchased, the developer would control the price set for the parking spaces and Mr. Bleidorn confirmed it so.

Chair Troll inquired about the process for a negotiated sale, specifically: if parking was still a concern by the Assembly, and there is no longer a lease for the property (therefore no site control), would the City still be okay with including a parking component in the letters or interest. Mr. Ciambor cautioned the Committee to keep in mind that this is still a land sale, and the more constraints the City puts on the land, the less of a chance housing and mixed use will be developed.

Ms. Becker said the future purchaser would be required to put parking in for their own apartments and expressed concern for the parking in lieu option and Mr. Ciambor said the guidelines that would be followed would either be included parking or a parking in lieu option.

Mr. Nankervis stated "I say do it," recounted the failed attempts the City has made in the past for this property, and was supportive of a fair market purchase of the property in order to put housing downtown.

Ms. Becker asked if purchased, would the developer be required to put housing there and Mr. Bleidorn confirmed it so. Mr. Ciambor emphasized all the ground work has been conducted for what the City would like done for the property and recruitment for a developer would consider this history. Mr. Watt said that the Assembly has identified housing as one of its top priorities and the recently adopted Land Management Plan recommends the disposal of this property. Mr. Watt cautioned the Committee in trying to guide the outcome of this project and instead should support a future purchaser's interest in providing housing downtown. Mr. Watt said the longer the City waits to dispose of this property, the less likely there will be a housing component on the property.

The Lands Committee unanimously moved to forward to the full Assembly approval for Staff to go into a negotiated sale for the disposal of the North Franklin Parking Lot.

PUBLIC PARTICIPATION ON AGENDA ITEM B

There was no public participation on agenda item B.

Chair Troll asked Mr. Watt to confirm that the next step is to solicit letters of interest and that any further sales would come back before the Lands Committee and Mr. Watt agreed.

C. Film Opportunities

Ms. Friedlander updated the Committee on a meeting Lands Staff had with Travel Juneau regarding film opportunities in Juneau.

Ms. White commented that fees should only be charged for site control and exclusive access and if a producer is only planning on being in the sites briefly, fees should not be assessed and Ms. Friedlander confirmed this practice is currently followed.

Chair Troll said the City has decided to focus on coordination support as opposed to creating additional regulations, and that the partnership with Travel Juneau is moving in the right direction.

PUBLIC PARTICIPATION ON AGENDA ITEM C

There was no public participation on agenda item C.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member reports.

VIII. ADJOURNMENT

The meeting was adjourned at 5:39 pm.