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

April 25, 2016, 5:00 PM.
Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. April 4, 2016

IV. PUBLIC PARTICIPATION

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

V. AGENDA TOPICS

A. Staff Presentation about Letters of Interest Concerning Proposals to Develop Lots in the Renninger Subdivision (Please see the COW packet for Chief Housing Officer Memo regarding Renninger Subdivision)

VI. STAFF REPORTS

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. 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 MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES
April 4, 2016 5:00 PM
Assembly Chambers

I. ROLL CALL

Kate Troll, Chair, called the meeting to order at 5:00 pm.
Members Present: Chair Kate Troll; Assembly members: Mary Becker, Jerry Nankervis, and Debbie White
Liaisons Present: Christopher Mertl, PRAC; Carl Greene, Planning Commission
Liaisons Absent: Bob Janes, Docks & Harbors
Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Mila Cosgrove, Deputy City Manager; Rorie Watt, Director of Engineering & Public Works, Incoming City Manager; Laurie Sica, City Clerk

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

A. February 22nd, 2016
The minutes of the February 22nd, 2016 Lands Committee meeting were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. An update on progress constructing improvements in the Renninger Subdivision
Mr. Chaney gave a brief overview of Renninger subdivision. There is only one street in the subdivision, and that is Jackie Street, which has been cleared and roughed in. The structures, or 'man holes,' will be installed next and then sewer and water lines will be put in. Development is on schedule, said Mr. Chaney. Mr. Nankervis asked who gets the trees and Mr. Chaney replied the trees are a part of the contractor's bid.

B. An update on outreach efforts requesting Letters of Interest for housing development proposals for the Renninger Subdivision
Mr. Chaney let the committee know that there has been a "request for Letters of Interest" published in the Juneau Empire multiple times, and that 150+ letters were sent out to general and service contractors. Mr. Chaney also stated that he has gone on Juneau afternoon, and has been calling people. There has been a mild response so far, and nothing new has come up. Mr. Chaney said he anticipates people will begin to submit proposals closer to the due date.

C. A verbal update on known interests to date for each Renninger lot
Mr. Chaney said the Educational Home Builder program wants Lot 3, Pacific Development Group (PDG) has expressed interest in Lots 2,3,4 (and mentioned that they will get in touch with the school so that they do not have overlapping proposals), and that the Alaskan Housing Development Corporation want Lots 6 and 7 at fair market value.

Chair Troll asked if PDG has done soil sampling and Mr. Chaney replied he has not heard directly from them and that when the road was being constructed, the contractor dug some pits and found good material. Mr. Chaney said he would be happy to let people do testing.

D. 2016 Land Management Plan Update

Mr. Chaney said the next step will be that the Land Management Plan is on to the Assembly. Lands is finalizing the ordinance, which means it will be on the May 2nd agenda for introduction and up again for public hearing and approval on May 23rd, said Mr. Chaney.

E. An update about the Lands Division's current CBJ Lena Land Sale

Mr. Chaney said there has been quite a lot of interest on the 5 Lena lots up for sale. Chair Troll asked what the level of interest is and Mr. Chaney replied there haven't been any bids yet and that usually this happens towards the last day that bids are open.

VI. STAFF REPORTS

Mr. Chaney said Lands came up with a draft of the Mobile Home Down Payment Assistance Loan Program proposal, where the CBJ would provide up to $10,000 in a 50/50 match in the form of a low interest loan. Lands took the draft to a lending agency to ask if they had questions regarding the proposal. Ms. Becker asked if the mobile homes have to be new or used and Mr. Chaney replied the CBJ down payment assistance would apply to any mobile home that the lending agency would give a loan to. Ms. Troll asked if there were any additional banks interested in the program and Mr. Chaney replied not that he's aware of.

Mr. Chaney then introduced the new CBJ Chief Housing Officer Scott Ciambor. Mr. Ciambor said he's excited about this opportunity.

Mr. Chaney also introduced the public GIS Parcel Viewer to the Lands Committee. Ms. White volunteered to give feedback on the Parcel Viewer. Mr. Nankervis asked if JPD and Fire have access to the parcel viewer and Mr. Chaney replied he's pretty sure it's been implemented internally. Mr. Mertl asked if the program uses 5 foot accuracy and Mr. Chaney confirmed it so. Mr. Mertl then asked if the areas that are more accurate than others would be tagged since the public will be used this as a planning tool and Mr. Chaney replied by showing an example of the program's accuracy and the limitation of the program's device. The only thing that isn't available to the public yet is topography since it takes a lot of computer power to do. Ms. White said staff resources aren't needed for the topographic aspect of the program and to let the public know that staff can help if they need further this information and Mr. Chaney replied hopefully topography will be available to the public without too much staff time. Chair Troll then volunteered to test the Parcel Viewer herself.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Mertl gave a quick update on what's been happening with Parks and Resources. Savviko Park may have an earlier closure of 11 pm for the parking lot and shelters at Sandy Beach; the 20 year old Parks and Rec Comprehensive Plan will be updated; there are two construction projects at Cope Park, including utilities improvements and making the playground accessible.

VIII. ADJOURNMENT

The meeting was adjourned at 5:30pm

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 Rowcroft
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.

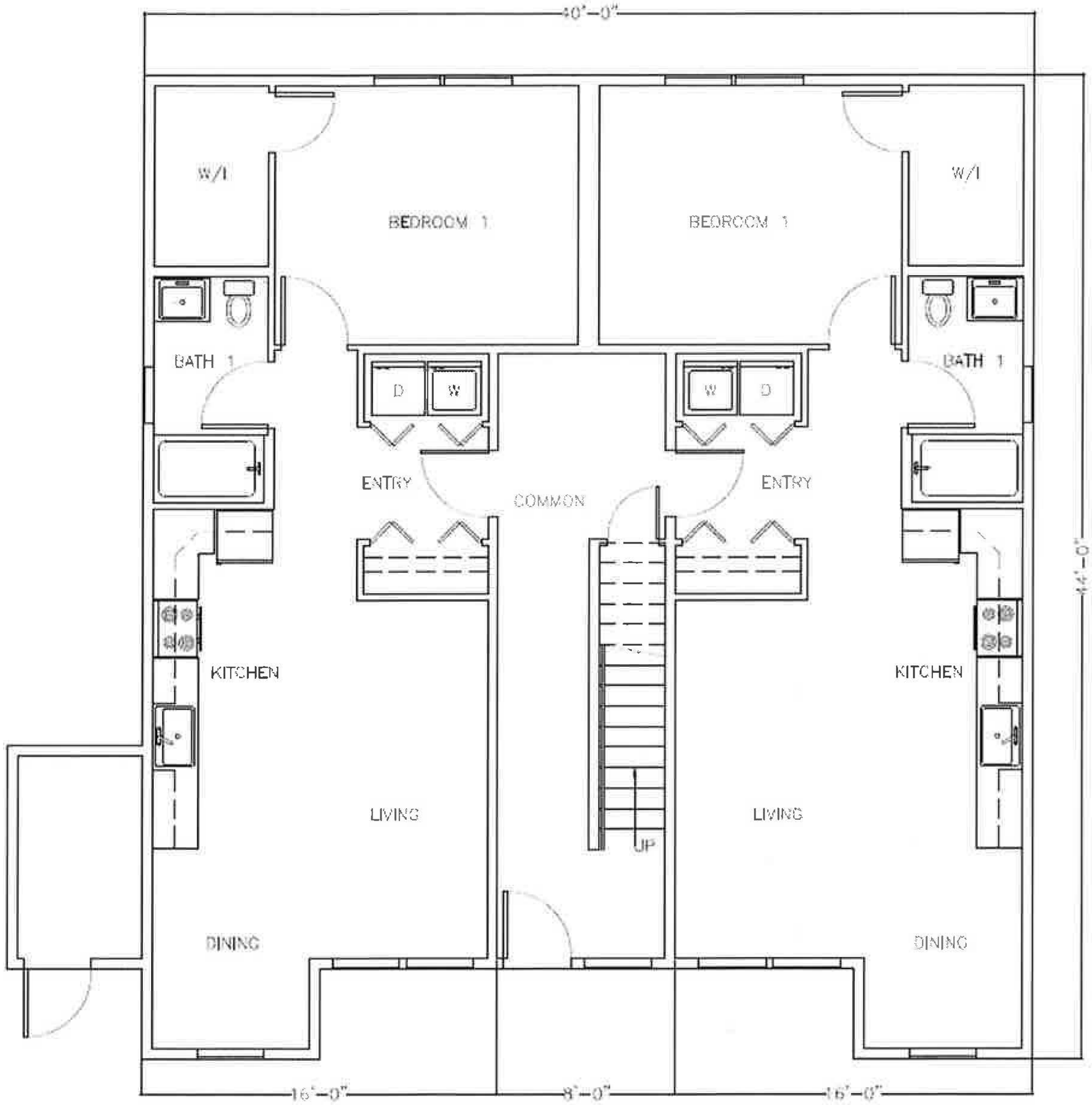
We are proposing to build approximately 16 units on each lot for a total of thirty-two (32) one bedroom apartments, with the possibility of several two bedroom units in the mix.

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.



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.

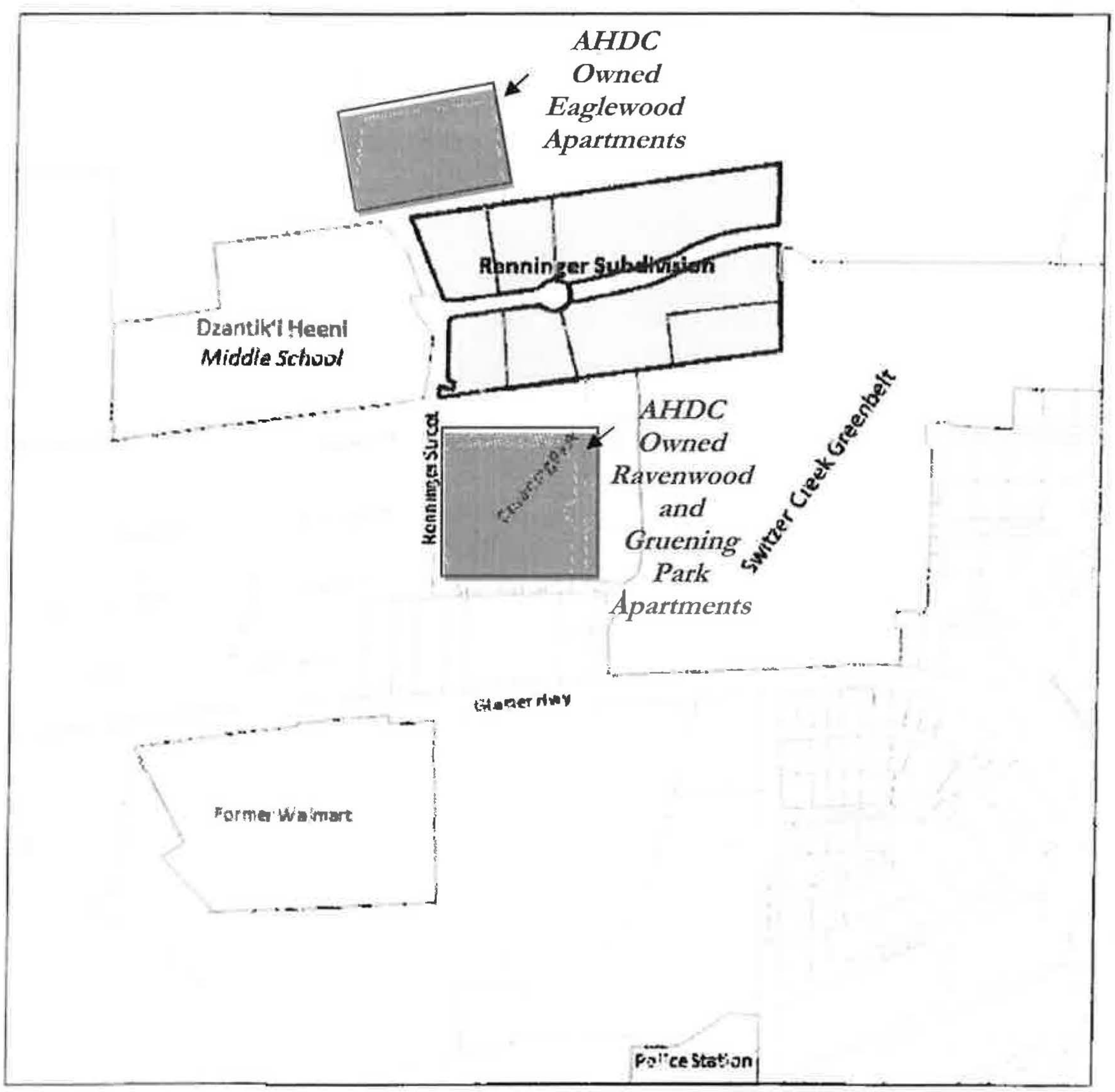
Community Presence

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

Development Activity	Scheduled Date
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

Development Activity	Scheduled Date
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

2016 APR 15 AM 10:40

FINANCE PURCHASING DIV.

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

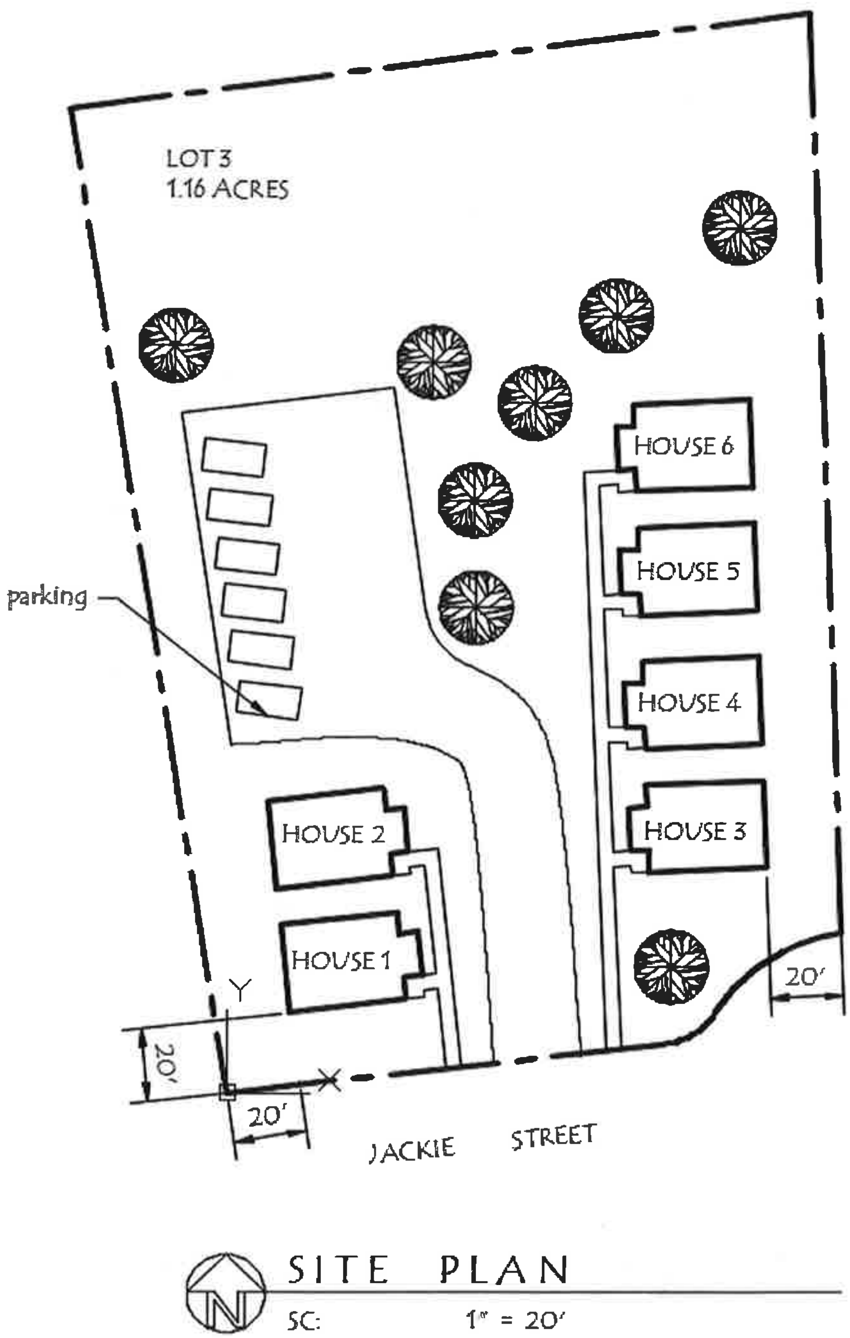
The House Build homes are developed through the Juneau Housing Trust (JHT). The JHT applies for grant funding to purchase the building sites for this program, typically at a reduced price for initial acquisition. This is particularly important in communities like Juneau, where the cost of land and site 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.

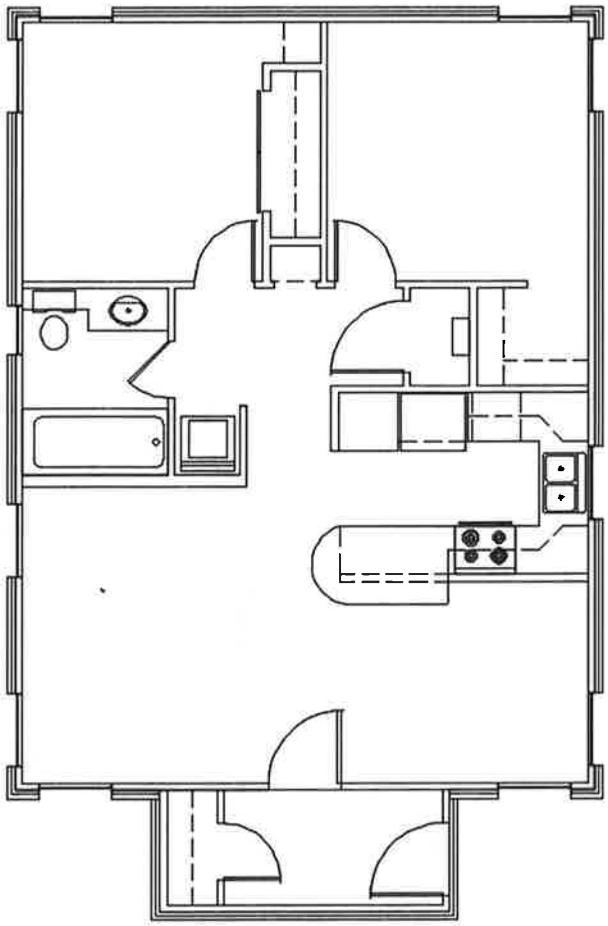
CONCEPTUAL DIAGRAMS

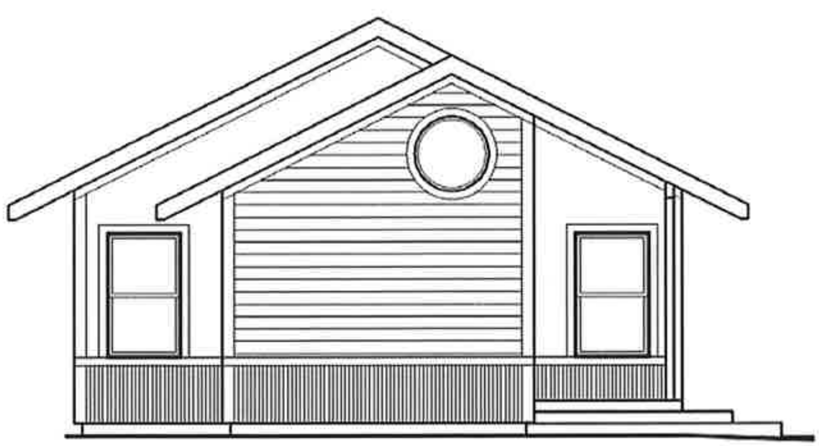
Land development concept



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).

6017 and 6019 Lund Street: 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

Pacific Development Group, JV

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

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

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

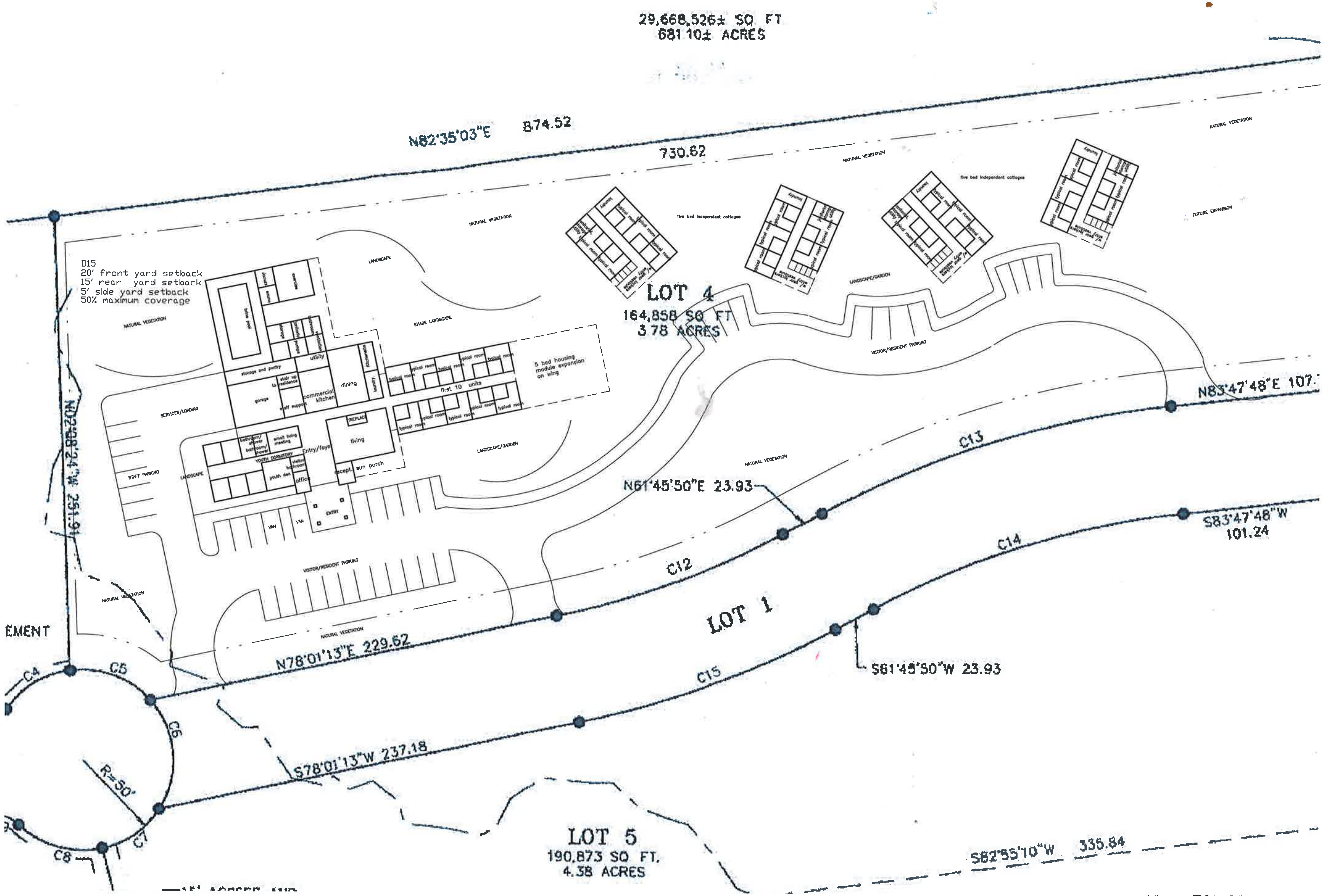
In 2015 drafted and requested funds from the Evelyn Y Davis Foundation and UnionBank Foundation Grant no awarded fundings

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.



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907.586.6150
Sean@NorthWindArch.com

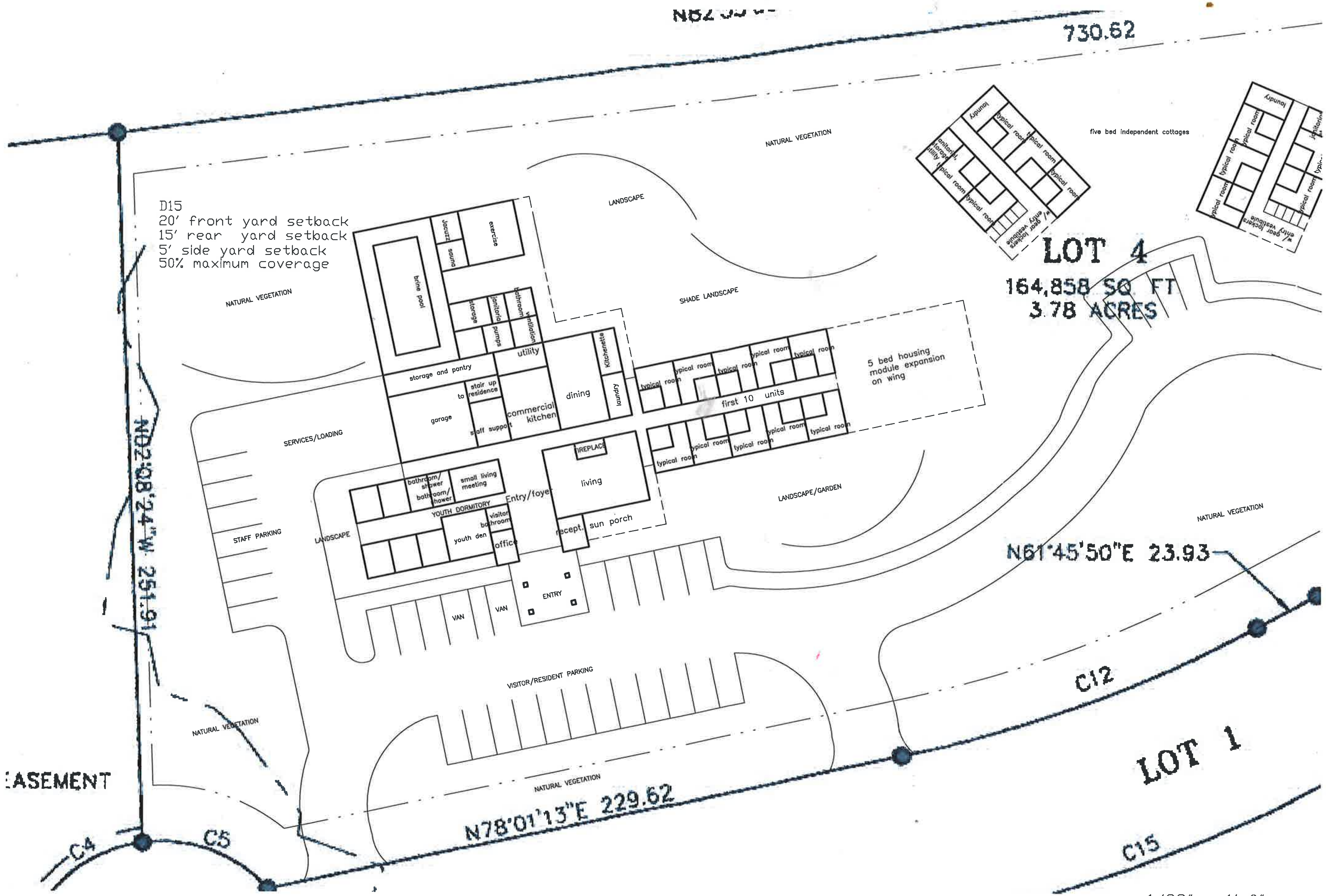
PRAMA Home Juneau

Juneau, Alaska

SHEET TITLE:
SITE PLAN OVERALL

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

SHEET #
A1.1



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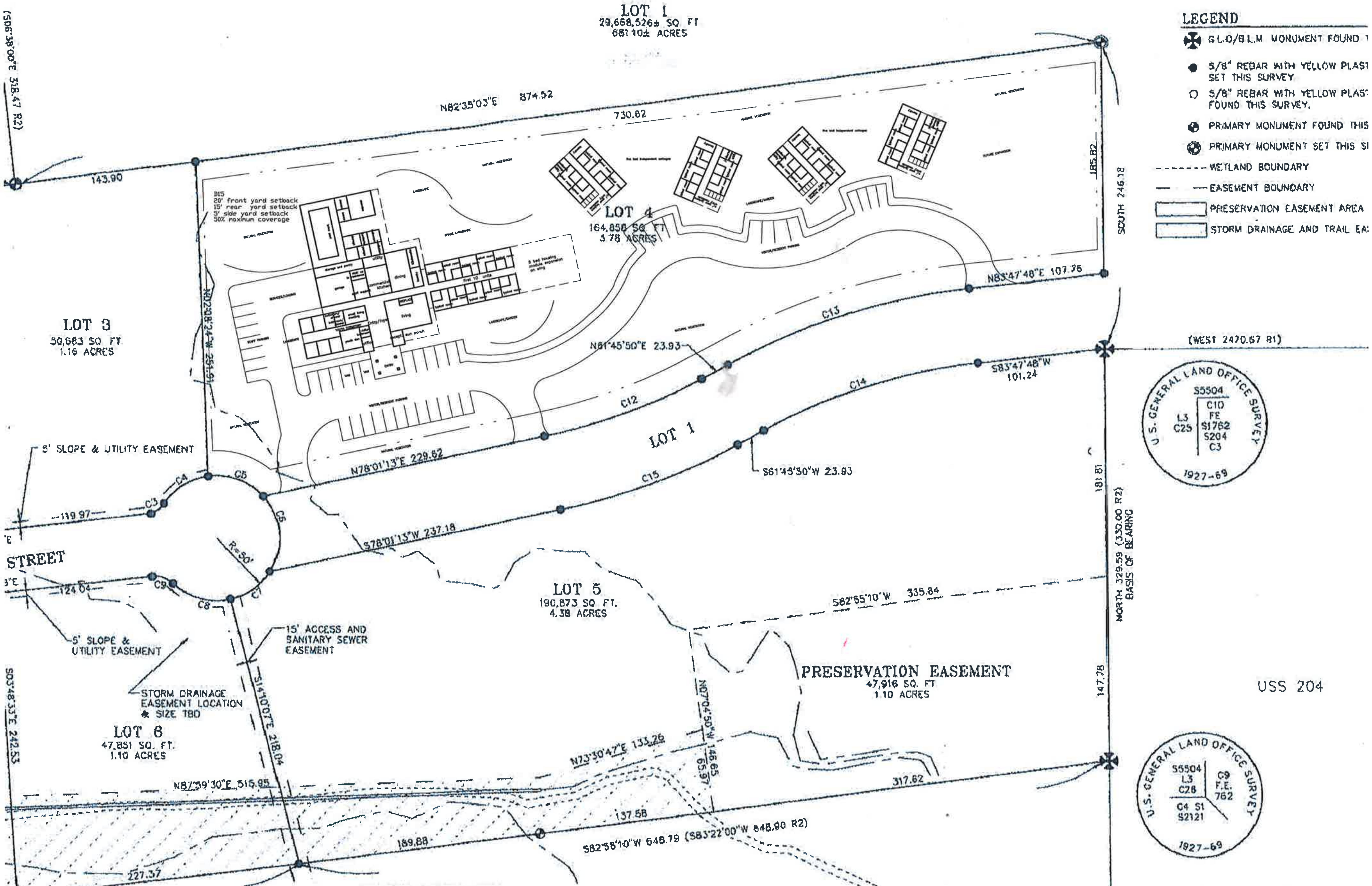
PRAMA Home Juneau

JUNEAU, ALASKA

SHEET TITLE:
SITE PLAN OVERALL

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

SHEET #
A1.2



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-1337 Wilson