Agenda

Planning Commission - Regular Meeting
City and Borough of Juneau

August 11, 2020
Virtual Meeting Only
7:00 PM

This virtual meeting will be by video and telephonic participation only. To join the webinar, paste this URL into your browser: https://juneau.zoom.us/j/91479438879. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 914 7943 8879.

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. July 14, 2020 Draft Minutes, Regular Planning Commission - APPROVED WITH MINOR CORRECTIONS

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

A. USE2020 0017: A Conditional Use Permit for Transitional Housing - APPROVED AS RECOMMENDED

B. USE2020 0018: A Conditional Use Permit for Transitional Housing - CONTINUED TO AUGUST 25, 2020 REGULAR PLANNING COMMISSION MEETING

C. PWP2020 0003: A Parking Waiver to reduce the number of required spaces from 13 to 4 - CONTINUED TO AUGUST 25, 2020 REGULAR PLANNING COMMISSION MEETING

D. USE2020 0016: A modification to a Conditional Use Permit (USE2016 0006) to include on-site consumption of edible marijuana products - CONTINUED TO SEPTEMBER 8, 2020 REGULAR PLANNING COMMISSION MEETING

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. SUPPLEMENTAL MATERIALS

A. Additional Materials Packet - August 11, 2020 Planning Commission Meeting

XIX. ADJOURNMENT

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

July 14, 2020 Draft Minutes, Regular Planning Commission - APPROVED WITH MINOR CORRECTIONS

ATTACHMENTS:

	Description	Upload Date	Type
	July 14, 2020 Draft Minutes, Regular Planning Commission	7/28/2020	Minutes

Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
July 14, 2020

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:04 p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Assistant Clerk; Dan Hickok; Weston Eiler; Josh Winchell; Erik Pedersen

Commissioners absent: Ken Alper

Staff present: Jill Maclean, CDD Director; Laurel Christian, CDD; Emily Wright, LAW; Allison Eddins, CDD; Irene Gallion, CDD;

Assembly members: Greg Smith

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

III. APPROVAL OF MINUTES

A. June 9, 2020 Draft Minutes – Planning Commission Committee of the Whole Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission June 9, 2020, Planning Commission Committee of the Whole Meeting minutes.*

The motion passed with no objection.

B. June 9, 2020 Draft Minutes – Regular Planning Commission Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission June 9, 2020, Regular Planning Commission Meeting minutes.*

The motion passed with no objection.

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION –
Mr. LeVine explained the rules and process for public participation and explained that due to the number of people wanting to testify, their time might be limited to accommodate everybody.

Ms. Maclean spoke to inform members of the public that the chat box function is not used for public comments.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- None

VI. ITEMS FOR RECONSIDERATION- None

VII. CONSENT AGENDA

In order to move on item **ADP2020 0001**, Mr. LeVine adjourned the Planning Commission PC and reconvened as the Board of Adjustment at 7:09 p.m.

ADP2020 0001:	An Alternative Development Permit to reduce the front yard setback from 20 feet to 10.52 feet for an addition
Applicant:	Northwind Architects
Location:	923 A Street

Staff Recommendation

Staff recommends the Board of Adjustment adopt the Director's analysis and findings and **APPROVE** the requested Alternative Development Permit. The Permit would allow for the reduction of the front yard setback from 20 feet to 10.50 feet for an addition that contains living space.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve ADP2020 0001.*

The motion passed with no objection.

Mr. LeVine adjourned the Board of Adjustment and reconvened as Planning Commission at 7:11 p.m.

VIII. UNFINISHED BUSINESS – None

IX. REGULAR AGENDA

Prior to presentation of **USE2020 0012**, Mr. Arndt declared a potential conflict as he was notified as one of the property owners in the area. He stated he has no interest in the project and feels he can be fair and unbiased. There was no objection so he will remain on the Commission for this item.

USE2020 0012:	490 square foot expansion of alcohol retail area and the installation of a drive-through coffee window
Applicant:	Jack & Tom Manning
Location:	9951 Stephen Richards Memorial Drive

Staff Recommendation

Ms. Eddins presented **USE 2020 0012**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of a 490 square foot expansion of the Duck Creek Market, including a re-designed entryway and installation of a drive-through window.

The approval is subject to the following conditions:

1. Prior to issuing a Temporary Certificate of Occupancy, circulation arrows for the drive-through pattern shall be painted in the parking area.

2. Prior to issuing a Temporary Certificate of Occupancy, the applicant must paint the striped pedestrian way and install pedestrian lighting.

3. Prior to issuance of a Temporary Certificate of Occupancy, the applicant must install a bear-resistant litter can near the building entrance or near the pedestrian walkway.

Questions from Commissioners to Staff:

Mr. Voelckers asked about the measurements for the vehicle queueing. Ms. Eddins answered Staff used a measurement of ten- to twelve-feet for cars. Using that measurement, there would be room for about ten vehicles in the queue.

Mr. Dye asked whether this was the only lot in the convenience store overlay district that is bigger than the district it is in. Ms. Eddins confirmed that it is.

Mr. Dye asked about how the average daily trips (ADT) was calculated. Ms. Eddins explained the challenges experienced when trying to determine ADT for a convenience store with a drive thru and the process staff used to come to their estimate.

Applicant Presentation:

Tom Manning spoke to explain the remodel and expansion plan for the Duck Creek Market store. They are looking to expand the store to include an enlarged alcohol section and add a drive thru window.

Jack Manning explained the building is aged and needs an upgrade and described the planned changes.

Questions from Commissioners to Applicant:

Mr. Voelckers asked if they were comfortable with the 18-space parking lot. Jack Manning answered the only day each year that the parking lot is filled is on Juneau community clean-up day when they do a hot dog feed.

Public Comment - None

Questions for Staff:

Mr. Voelckers asked about the calculated parking requirement and asked if it needs to be added as a condition. Ms. Eddins explained the regulations state they are required to have one space for every 250 square feet of floor space. As a result, it is not required as a condition.

Mr. Dye spoke for the record his concerns with the calculated ADT estimation stating he was concerned that the written staff report did not clearly state that the estimate was not based on a real number but was actually more of an educated guess.

MOTION: *by Mr. Voelckers to accept staff's findings, analysis and recommendations and approve USE2020 0012.*

The motion passed with no objection.

AT EASE: 7:54 p.m. to 8:00 p.m.

USE2020 0008:	Conditional Use Permit for an emergency shelter and social services office building
Applicant:	Southeast Alaska Independent Living & The Glory Hall
Location:	West of 8617 Teal Street

Staff Recommendation

Ms. Gallion presented **USE 2020 0008** and **PWP 2020 0002.**

Staff recommends the Planning Commission adopt the Director's analysis and findings and

APPROVE the requested Conditional Use Permit. The permit would allow the development of an Emergency Housing Shelter and social services office building.

The approval is subject to the following conditions:

1. ~~Prior to issuing a building permit, the applicant shall submit a site plan that includes sidewalks along the full length of the lot on Teal Street and Alpine Avenue. Sidewalks will be a minimum of five feet wide.~~
2. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture. Racks shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.
3. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
4. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.
5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
6. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included in the development. The plan will include storm water best management practices to infiltrate and treat storm water runoff. ~~through:~~

    a. ~~Conveying all rooftop runoff to the native soil and groundwater table by way of rain gardens, infiltration trenches or similar, and~~

    b. ~~Conveying all parking lot runoff into bio-retention BMPs that infiltrate and treat runoff before the runoff enters the native soil and groundwater table.~~

~~No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.~~

PWP2020 0002:	Parking Waiver to reduce required parking from 56 spaces to 48 spaces
Applicant:	Southeast Alaska Independent Living & The Glory Hall
Location:	West of 8617 Teal Street

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested parking waiver. The permit would waive total parking required from 56 to ~~48~~ *42* off-street parking spaces. Of the ~~48~~ *42* proposed off-street parking spaces, 10 (1 ADA) off-street parking spaces would be oriented toward the Emergency Housing Shelter, and ~~38~~ *32* (2 ADA) off-street parking spaces would be oriented toward the social services office building.

~~The approval is subject to the following conditions:~~

1. ~~Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included in the development. The plan will include storm water best management practices to infiltrate and treat storm water runoff by conveying all parking lot runoff into bio-retention BMPs that infiltrate and treat runoff before the runoff enters the native soil and groundwater table.~~

2. ~~Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces; and all necessary ADA striping and signage will be installed.~~

3. ~~Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.~~

4. ~~Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).~~

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Questions from Commissioners to Staff:

Mr. Dye mentioned one of his employees is on the housing first board and has been involved in this project but he feels he does not have a conflict. He was allowed to remain.

Mr. Voelckers asked about the requirement regarding sidewalks and asked if there are any sidewalks currently in the area and asked for clarification on how CBJ deals with incremental growth in an area. Ms. Gallion explained the CBJ treats these on a case by case basis. She added the property owners in this area were not comfortable entering into an L.I.D. related to this project.

Commissioners discussed the sidewalk requirements and the bus stop pull out.

Mr. Arndt asked, in regard to condition number 6 relating to drainage, if the Southeast Alaska Watershed Coalition is a regulatory body. Ms. Gallion explained they are not but they work with regulatory agencies. Mr. Arndt asked why did Staff use the comments of a non-regulatory agency to make conditions rather than using the comments of the Engineering department. Ms. Gallion explained and added that the applicants are in agreement with this condition.

Applicant Presentation:

Maria Lovachek, Executive Director, Glory Hall introduced the applicant team.

Mark Pusich, PDC Engineers, spoke to Condition #1 requiring sidewalks. Mr. Pusich stated the sidewalk condition is cost prohibitive and unnecessary and would create a hardship for the applicant. Mr. Pusich spoke to the calculation for the ADT and felt it was overstated. Mr. Pusich explained adding a sidewalk adds costs for surveying, drainage, curbing, etc, and will be overly costly.

Travis Miller, UHS group, spoke in support of the parking waiver. He also felt a sidewalk was not necessary as the majority of clientele would be arriving to the location via automobile, taxi, or bus rather than on foot.

Joan O'Keefe, Executive Director, SAIL spoke to the advantages of locating the facility in this location and the benefits the facility would provide to the community.

Questions from Commissioners to Applicant:

Mr. Eiler asked the applicant to expand why they feel the sidewalk would be a detriment to the facilities.

Ms. Lovachek explained that while she is not opposed to sidewalks in general, she is opposed to this particular sidewalk and explained her reasoning. Ms. Lovachek felt potential risks included people mistaking the sidewalk for public property and using it to store their belongings or for camping.

Mr. Dye asked whether they felt the shelter would add to crime in the area. Ms. Lovachek explained that homeless shelters can be equated with increased crime if they are not managed well and don't offer proper services. However, the multiple services that would be collocated to this facility will mitigate the perceived risk of increased criminal activity.

Mr. Winchell asked how to educate the neighboring businesses in crime avoidance. Ms. Lovachek said that crime is on the rise throughout Juneau and would not necessarily be related to this project.

Mr. Voelckers asked about the plans for the parks in the area and about the thinking that most clientele will utilize taxis, possibly more than buses. Mr. Miller explained that the park areas will encourage people to exercise, and be engaged in nature and will not encourage camping. Mr. Miller also spoke to relocating the bus stop nearer to the facility. He stated that the bus stop is currently a distance for clients to walk. By locating it closer, it would lessen the hardship on less able clientele. Ms. Lovachek added the downtown Glory Hall garden project has definitely helped to foster a feeling of community for their clientele.

Mr. LeVine asked for clarification whether the Glory Hall would be relocating to the new location or would there be two locations. Ms. Lovachek said they are relocating and would be only the one in the new location.

Public Comment:

Mr. Maclean read an email received from Kay Gray against moving the Glory Hall. Ms. Gray felt moving the services out of downtown would move the services far from those who need them and would spread crime.

Steve Allwine – Mr. Allwine, co-owner Mendenhall Auto Center, spoke in support of sidewalks in the area. Mr. Allwine felt strongly that sidewalks are necessary but they should be added by the City and not pushed onto the applicants.

Bret Connell, Downtown – Mr. Connell spoke in support of the project stating the homeless population would benefit from the proposed campus.

Mr. Dye asked Mr. Connell if he sees a need for sidewalks in the whole area or just at the project location.

Sioux Douglas, Juneau – Ms. Douglas spoke in support of the project and said to refuse it just for a lack of sidewalk would be a shame.

Millie Ryan, Downtown Flats – Ms. Ryan spoke in support of the project and thinks bringing the services together will be beneficial for people with disabilities and seniors.

Jeanette Lacey, Twin Lakes – Ms. Lacey spoke as a board member of Juneau Housing First and the director of case management at Bartlett Regional Hospital. Ms. Lacey spoke in support of the permit saying bringing these services together will benefit clients.

Heather Parker, Downtown – Ms. Parker is the supervising attorney for the Southeast offices of Alaska Legal Services. She spoke in support of the project stating co-location of the services will benefit the people it serves.

Dr. Heidi Brocious – Dr. Brocious, Housing First project program evaluator, spoke to the positive impacts of providing the proposed services and housing for at risk persons. She said one fear is that crime will increase around the proposed campus but the data does not support that. The outcomes she has seen with Housing First has been a decrease in crime activity among their clients.

Beth Chapman – Ms. Chapman is an owner of Faulkner Banfield Law Firm spoke in support of the project saying the project is compatible with the neighborhood and will provide services to citizens.

Mr. Dye asked about the need for sidewalks and whether they are needed throughout the area or only around this proposed project. Ms. Chapman felt they are needed in the entire area.

Chuck Collins, Bartlett Ave – Mr. Collins spoke in support of the project. He agrees sidewalks are needed throughout the area and feels it is unfair to condition it on this applicant when they are not anywhere else in the area.

Dave Ringle, Meadow Lane – Mr. Ringle, General Manager of St. Vincent de Paul, spoke in support of the project and looks forward to having the services located nearer to his clients. Mr. Ringle said a problem with the proposed sidewalks are they go nowhere.

Mandy Cole, Back Loop – Executive Director Aware, Ms. Cole spoke in support of the project stating this plan is the result of meticulous thought about what is best for the clients as well as for the community.

Kate Glover, Downtown Flats – Ms. Glover used to live in the area of the project and spoke in support of the project stating it will improve and beautify the area with the green spaces proposed. Additionally, the co-location of services will help to improve public safety in the area.

John Blasco, Riverbend Court – Mr. Blasco works in Alaska Brewing and the Housing First is in their neighborhood. He spoke in support of the project stating that there has been no increased criminal activity as a result of the Housing First project.

Mr. LeVine asked if there had been any increase in crime since the Housing First project has come to their area. Mr. Blasco said he has not seen any increase.

Gus Marx – Mr. Marx is co-chair of the Juneau Coalition on Housing and Homelessness. He spoke in full support saying this is going to be a success stating this will provide people privacy and dignity.

Mr. Dye asked Mr. Marx for comments on the sidewalks in the area. Mr. Marx said the entire area should be side-walked.

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Meilani Schijvens, Flats – Ms. Schijvens works for Rainforest Data and spoke of the economic benefits of this project including the increase in property taxes that could be collected if the old Glory Hall location was to move to private ownership, the financial impact of the construction of the project, and the impact on hospitals that would be reduced by having this facility people could go to.

Renee Dull, Juneau Aurora Neighborhood – Ms. Dull spoke with concerns regarding the impacts of nuisance crimes if this project moves forward. When the warming shelter was in the area, there was in increase in loitering, intoxicated persons and panhandlers. She added the area is dangerous without sidewalks.

Wayne Stevens, Side Court – Mr. Stevens is the President, CEO, United Way of Southeast Alaska. Mr. Stevens spoke in support of the joint services facility stating they are committed to being good neighbors and while he understands neighbors' concerns, he feels this will be a good thing.

Marla Berg – Ms. Berg, Chair, Glory Hall Board, spoke in support of the project explaining the current location is not adequate especially with the requirements due to COVID. She feels the co-location of services will be a real help to clients.

Hilary Poole, Airport Area – Ms. Poole spoke with concerns that the new project will bring an increase of up to 200% in police calls. She agrees the services are needed but has concerns that this will bring an increase in crime activity.

Mark Troupin, Pioneer Ave – Mr. Troupin is co-owner at Mendenhall Auto Center. Mr. Troupin spoke with concerns that this project will put people into a dangerous situation taking into consideration the lack of lighting and lack of sidewalks and the number of persons that will come with this facility.

Additional Comments from Applicant:

Ms. Lovachek said they really strive to be a good neighbor and look forward to working with the neighborhood.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve USE2020 0008 striking the sentences "Staff anticipates an increase in nuisance crimes for neighbors in the area of the proposed Emergency Housing Shelter. Staff anticipates improved safety and well-being of patrons due to improved facilities and co-located services." from finding #4, striking all of Condition #1 and striking all verbiage in Condition #6 after the words 'water runoff'.*

Mr. Voelckers and Mr. Arndt spoke in support of the motion and spoke in support of getting sidewalks into that area but thought it should be a CBJ CIP project rather than a requirement of the applicant.

Mr. Winchell spoke in support of the motion. He understands the concerns regarding crime increases and appreciates the applicant's willingness to work with neighbors to mitigate this.

The motion passed with no objection.

MOTION: *by Mr. Arndt to accept staff's findings, analysis and recommendations and approve PWP2020 0002 striking all of the conditions and reflecting the changes in the correction memo from 48 to 42 parking spaces.*

Mr. Dye spoke in support of the motion.

The motion passed with no objection.

X. BOARD OF ADJUSTMENT – None

XI. OTHER BUSINESS – None

XII. STAFF REPORTS –

Ms. Maclean reported

- She will work by the end of the week to get a Title 49 meeting scheduled in August
- She would like to work with the commission regarding amending the rules governing public comments up to the time of the meeting – Mr. LeVine suggested she talk with Mr. Voelckers as he is the Chair of the Rules Committee
- Next meeting is July 28th
- July 20th Lands Committee meeting has been cancelled
- August 10th Lands and Public Works & Facilities Committee meetings

Mr. Arndt asked about the status of the FEMA project discussed at the last meeting. Ms. Maclean reported it is still in the works.

XIII. COMMITTEE REPORTS – None

XIV. LIAISON REPORTS – Mr. Smith reported on Assembly activities. The ADOD has been approved.

Mr. Winchell asked about the masking ordinance. Mr. Smith said an ordinance requiring face coverings in certain indoor settings has been forwarded to the Committee of the Whole to be heard Monday, July 20th.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

XVI. **PLANNING COMMISSION COMMENTS AND QUESTIONS** – Mr. LeVine thanked the commissioners for their time and participation in tonight's meeting. Mr. Arndt asked about the proposed joint Planning Commission - Assembly meeting. Ms. Maclean said it is on the radar but it has not yet been added to a schedule.

XVII. **EXECUTIVE SESSION** – None

XVIII. **ADJOURNMENT** – 10:56 p.m.

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PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

USE2020 0017: A Conditional Use Permit for Transitional Housing - APPROVED AS RECOMMENDED

AGENDA ITEM:

Case No.: USE2020 0017
Applicant: Northwind Architects, LLC
Location: 6205 Alaway Avenue
Proposal: A Conditional Use Permit for Transitional Housing

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow the development of Transitional Housing located at 6205 Alaway Avenue in a General Commercial Zoning District.

The approval is subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a revised parking plan meeting parking & circulation standards in CBJ 49.40.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes
4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.
5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

ATTACHMENTS:

Description	Upload Date	Type
Staff Report for USE2020 0017 - Part 1	7/31/2020	Staff Report
Staff Report for USE2020 0017 - Part 2	7/31/2020	Staff Report
Presentation for USE2020 0017	8/11/2020	Presentation
Notice of Decision for USE2020 0017	8/17/2020	Notice of Decision

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2020 0017
HEARING DATE: AUGUST 11, 2020

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

STAFF RECOMMENDATION:

Staff recommends approval with conditions.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

This is a quasi-judicial decision and requires five (5) affirmative votes for approval.

DATE: July 31, 2020

TO: Planning Commission

FROM: CBJ Community Development Department

BY: Laurel Christian, Planner II

THROUGH: Jill Maclean, Director, AICP

PROPOSAL SYNOPSIS: Applicant requests a Conditional Use Permit for Transitional Housing located at 6205 Alaway Avenue in a General Commercial Zoning District.

SUMMARY OF KEY CONSIDERATIONS:

- Transitional housing is a residential use allowed in the General Commercial Zoning District with a Conditional Use Permit
- Parking requirements are met
- Project site borders a D15 zoning district
- A resident manager will live on site
- Project includes supportive programming for residents

GENERAL INFORMATION	
Property Owner	R&M Engineering Inc.
Applicant	Northwind Architects, LLC
Property Address	6205 Alaway Avenue
Legal Description	USS 2121 TR E
Parcel Number	5B1301070020
Zoning	General Commercial
Land Use Designation	Commercial
Lot Size	73,181 square feet (1.68 acres)
Water/Sewer	Public
Access	Alaway Avenue
Existing Land Use	Former Office Building
Associated Applications	N/A

***49.15.330(a) Conditional Use Permit Purpose**. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.*

SITE FEATURES AND ZONING

SURROUNDING LAND USES	
North	Glacier Highway – Residential – D5 abutting D15
South	Vacant – GC
East	Eagles Edge Mobile Home Subdivision – D15
West	Vacant – GC

SITE FEATURES	
Anadromous	Switzer Creek to the West
Flood Zone	AE and X – Building is located in Zone X
Hazard	N/A
Hillside	N/A
Wetlands	Along Switzer Creek

Note: A zoning map can be found in Attachment E.

ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign
Attachment C	Agency Comments
Attachment D	Public Comments
Attachment E	Zoning Map and Land Use Designation Map
Attachment F	Neighborhood Meeting Materials and Notes
Attachment G	*Offender Profile 2019* - Alaska Department of Corrections

Item	Description
Attachment H	*Out of Reach, The High Cost of Housing 2020* – National Low Income Housing Coalition
Attachment I	*Does Working Reduce Recidivism?* – Alaska Department of Labor and Workforce Development
Attachment J	May 2019 Wages in Alaska – Alaska Department of Labor and Workforce Development
Attachment K	*Non-Congregate Approaches to Sheltering for COVID-19* – Center for Disease Control

AGENCY REVIEW

CDD conducted an agency review comment period between July 7 and July 22, 2020. Agency review comments can be found in Attachment C.

Agency	Summary
Capital City Fire & Rescue	No fire code or fire department concerns for with this project.
Juneau Police Department	No issues with the project.
Engineering & Public Works	No further comments than what is in the pre-application conference report (found in Attachment A).
Alaska Department of Transportation & Public Facilities	No objections or issues with the project identified. Does not anticipate this project will have an impact on the Glacier Highway improvement project.
CBJ Assessor	Found no evidence that transitional housing causes a negative impact on nearby residential or commercial property values when well managed.

PUBLIC COMMENTS

CDD conducted a public comment period between July 9 and July 27, 2020. A neighborhood meeting was held on July 23, 2020 via Zoom. Public notice for the public hearing and neighborhood meeting was mailed to property owners within 500 feet of the subject parcel. A public notice sign was posted on site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in Attachment D.

Approximately 39 community members attended the neighborhood meeting; nine people spoke in support of the project and one person spoke in opposition. Materials and notes from the neighborhood meeting can be found in Attachment F.

Name	Summary
Daniel Nore	Concerns about property values, homelessness, and substance abuse.
Carlene Nore (2 comments submitted)	Concerns about property values and would prefer to see the project somewhere else.
K.J Metcalf	Supports the project, believes there is a need for safe, affordable housing for former inmates transitioning back into the community. Believes this project provides an advantage because on-site programs are in place.
George Partlow & Linda McCargar	Supports the project, states the criminal justice system has a huge recidivism problem and believes adequate housing is an effective way to solve the problem. Finds support programs and supervision are important for success of returning citizens.

Name	Summary
Shawn Willie	Does not believe the proposed use should be located near a high density neighborhood with many children. Does not believe the use is appropriate per the Land Use Code and would like to see it in a different location.
Tom Wagner	Supports the project, identifies barriers to housing and employment that formerly incarcerated individuals face. Believes this is a comprehensive program providing a foundation for successful reentry.
Wayne Stevens	Supports the project, believes the program will provide a healthy foundation for successful reentry. Finds the location with proximity to support services, employment, and public transportation will be successful for the development.
Deana Barajas	Expresses concerns for families and children living in the area. States there is a school bus stop abutting the property and does not believe this is safe. Believes Lemon Creek area needs more jobs, not poverty and low income housing. Expressed concerns about the neighborhood meeting format and doesn't feel the neighbors were heard from. Does not believe the location is suitable.
Mandy Cole	Submits a letter in support of the project. States AWARE strongly supports the project.
Alex & Ray Pastorino	States that research shows recidivism rate is lower for those who have stable, supportive housing. Discusses restorative programs for reentry and believes the program will be a quality program for those who are attempting to re-establish themselves into the community.
Steve Johnson	Is supportive of the concept, but concerned about the neighborhood location and thinks that the overflow beds are going to fill up quickly so he is concerned that they are misrepresenting the numbers.
Rev. Faith McClellan	Provides support for the project. Believes successful reentry requires access to affordable housing. States there is an overwhelming community need that this project fills.
Linda S. Miller	Is in support of the project, states these are desperately needed projects and they will be well supervised.
Don Gotschall	Supports the project, believes the project will help reentrants become integrated into the community.
Joshua A. Decker	Supports the project, believes that people released from prison are less likely to reoffend if they have stable, secure, supportive housing and cultural support. Believes this project will shrink the footprint of the prison system.
Heather Parker	Provides support for the project and believes that the programs will be of benefit to the community at large. States access to housing is a huge barrier for many individuals in the Juneau community and the proposed project fills a significant need.
Sheryl Weinberg	Supports the project. Finds the project is a comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry.
Chloe Papier	Is in support of the project, believes there is not enough low income, low barrier, or supportive housing for people exiting incarceration.

Name	Summary
Tammy Ashley	Provides support for the project. Believes providing a comprehensive program for reentrants will increase public safety.
Dave Ringle	Writes in support of the project. States he has personal experience with reentry housing and describes the challenges one faces upon reentry. Believes this project will benefit the complex needs of the specific population it serves as well as the community as a whole.
Ron Weethee & Keri Weldon	Has concerns with the public process and a "fast tracked" timeline. Does not agree with the proposed location for the facility. States the Eagles Edge neighborhood is filled with families and children and does not believe formerly incarcerated individuals should live near these high-density family neighborhoods.
Ed Sasser	Provides support for the project, believes sober, transitional housing has an impact on returning citizens and recidivism.

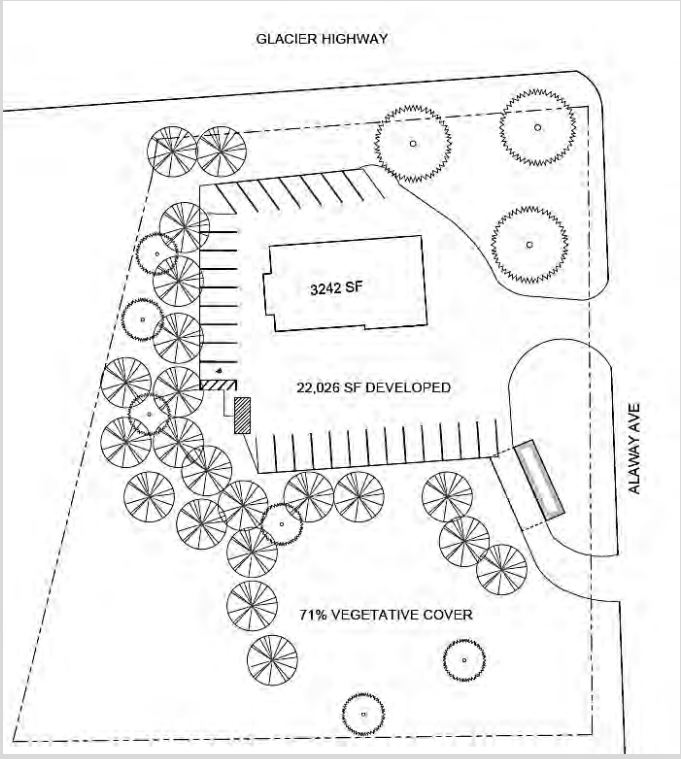
ZONING REQUIREMENTS

The site is located in the General Commercial (GC) Zoning District. The applicant will renovate the existing building; the existing building meets dimensional requirements for the GC Zoning District. The footprint of the building will primarily remain the same. The exterior staircases will be enclosed and covered entries may be added; setbacks and dimensional standards will be verified during building permit review.

Standard		Requirement (GC)	Existing (No Change)	Code Reference
Lot	Size	2,000 sq. ft.	73,181 sq. ft.	49.25.400
	Width	20'	300'	49.25.400
	Depth	60'	241'	49.25.400
Setbacks	Front (E)	10'	11' to carport 80' to building	49.25.400
	Rear (W)	10'	70'	49.25.400
	Side (S)	10'	200'	49.25.400
	Street Side (N)	10'	58'	49.25.400
Lot Coverage		No maximum	5%	49.25.400
Height	Permissible	55'	Unknown – building is two-stories	49.25.400
	Accessory	45'	Unknown	49.25.400
Maximum Dwelling Units (50/Acre)		84 maximum	18	49.25.500
Use		1.610 Miscellaneous, rooms for rent situations	1.610 Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, **transitional housing**,	49.25.300

Standard	Requirement (GC)	Existing (No Change)	Code Reference
		and temporary residences. Owner or manger must live on site.	

SITE PLAN AND PHOTOS



DISCUSSION

Background Information – The applicant requests a Conditional Use Permit for the construction of Transitional Housing. A similar development using the Harbor Inn downtown was approved under USE2018 0023. Subsequently the property acquisition fell through, requiring alternative accommodations.

The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
Plat 84-50	The subject parcel was platted in 1984. According to the plat, there is a 20-foot utility easement that runs along the southern property line. No work is planned for this area.
CSP2019 0011	In 2019, the Planning Commission reviewed a State project for improvements on Glacier Highway (CSP2019 0011). Relevant improvements include sidewalks on both sides of the street in the project area and a pedestrian refuge median at the intersection of Alaway Avenue and Glacier Highway (discussed further below).

Project Site – The project site is located on the corner of Glacier Highway and Alaway Avenue, in the Lemon Creek area. The footprint of the building will remain the same; some exterior work will be reviewed through the building permit process. The applicants intend to enclose an exterior staircase and covered entry ways may be added. Preliminary drawings and a site plan can be found in Attachment A.

The site is bordered on the south and west by two vacant parcels, zoned GC. The parcel to the west contains Switzer Creek. Across Alaway Avenue to the east is the Eagles Edge Subdivision and the Creekside Mobile Home Park, zoned D15. Also located on Alaway Avenue, to the south, is the Juneau Police Department. The site is approximately one-half mile walking distance to the Dzantik'i Heeni Middle School.

Condition: None recommended

Project Design – This project is funded through tribal CARES funds, which need to be completely expended (not just obligated) by December 31, 2020. This project qualifies for CARES funds under the auspices of reducing crowding in homes. Under the CARES Act, funds cannot be used for new construction, but can be used to remodel or renovate existing buildings.

This project proposes (CBJ 49.80, "Definitions"):

> *Transitional housing*: A residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although Department of Corrections approval may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.

Any project that is not a minor development is considered a major development. A minor development is [19.25.300(c)(3)(D)]:

> *Commercial and mixed use districts: A residential development containing* ***12 or fewer dwelling units,*** *12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total. (Emphasis added)*

As noted in the Central Council of the Tlingit and Haida Indian Tribes of Alaska (CCTHITA) neighborhood meeting presentation (Attachment F), transitional housing reduces pressure on congregate shelters, where spacing requirements for management of COVID-19 impact capacity. The Centers for Disease Control recognize that facilities available, funding available, and staffing influence a pandemic response. Shared spaces with adequate spacing are good, individual rooms with semi-private facilities are better (as in this proposal), and individual rooms with bathrooms are the best (Attachment K). The subject proposal balances funding and resources available, adaptive reuse, and best practices.

The existing building on the site is approximately 6,484 square feet and two stories. The existing building will be renovated to accommodate:

- Office space for program staff
  - Three offices in the building for staff that support the transitional housing and reentry programs.
  - At least one licensed case manager will be on site to provide case management to the residents; this office will be the primary office for the case manager.
- Commercial kitchen
- Common spaces including a common room, computer room, family room, and an overflow room

  - The overflow room will be used as flexible common open space for dining, activities, and programming. It may be used to increase social distancing for house members. The overflow room will only be used for residents of the facility.
- Quarantine Suite and Decontamination Area
  - Areas provide temporary accommodations when quarantine is required.
  - The decontamination room may be used as a carving studio in the future.
- One (1) ADA accessible suite
- 16 single resident rooms
- One (1) live-in resident manager suite as required by Code
- Shared bathrooms and laundry

The proposed facility will function as a communal space with common bathrooms, kitchen, and living space provided while individual bedrooms are provided to each resident. The on-site, live-in resident manager will have their own suite with a kitchen, living, and bedroom area. One ADA accessible suite, including an accessible kitchen and bathroom, is also provided in the case that a resident requests these accommodations. The maximum number of residents will be 18.

It should be noted that the associated office space does not require a conditional use permit per CBJ 49.25.300 Table of Permissible Uses. However, office space is being evaluated in this staff report for parking and traffic generation, so that the cumulative impacts of the project are considered.

As discussed in the project narrative, the proposed facility will provide peer-driven, sober living for those reentering society from incarceration, with a goal to reduce recidivism (Attachment A).

Programs available on site include foundational supports for behavioral health and wellness, workforce development and employment opportunities, training and education, cultural and peer support, and life skills development (Attachment A). These programs aim to increase self-sufficiency to prepare an individual to transition fully back into the community.

Condition: None recommended

Traffic – CBJ 49.40.300(a)(2) states that a traffic impact analysis is not required when a development is projected to generate less than 250 average daily trips (ADT). A traffic impact analysis is not required for this development.

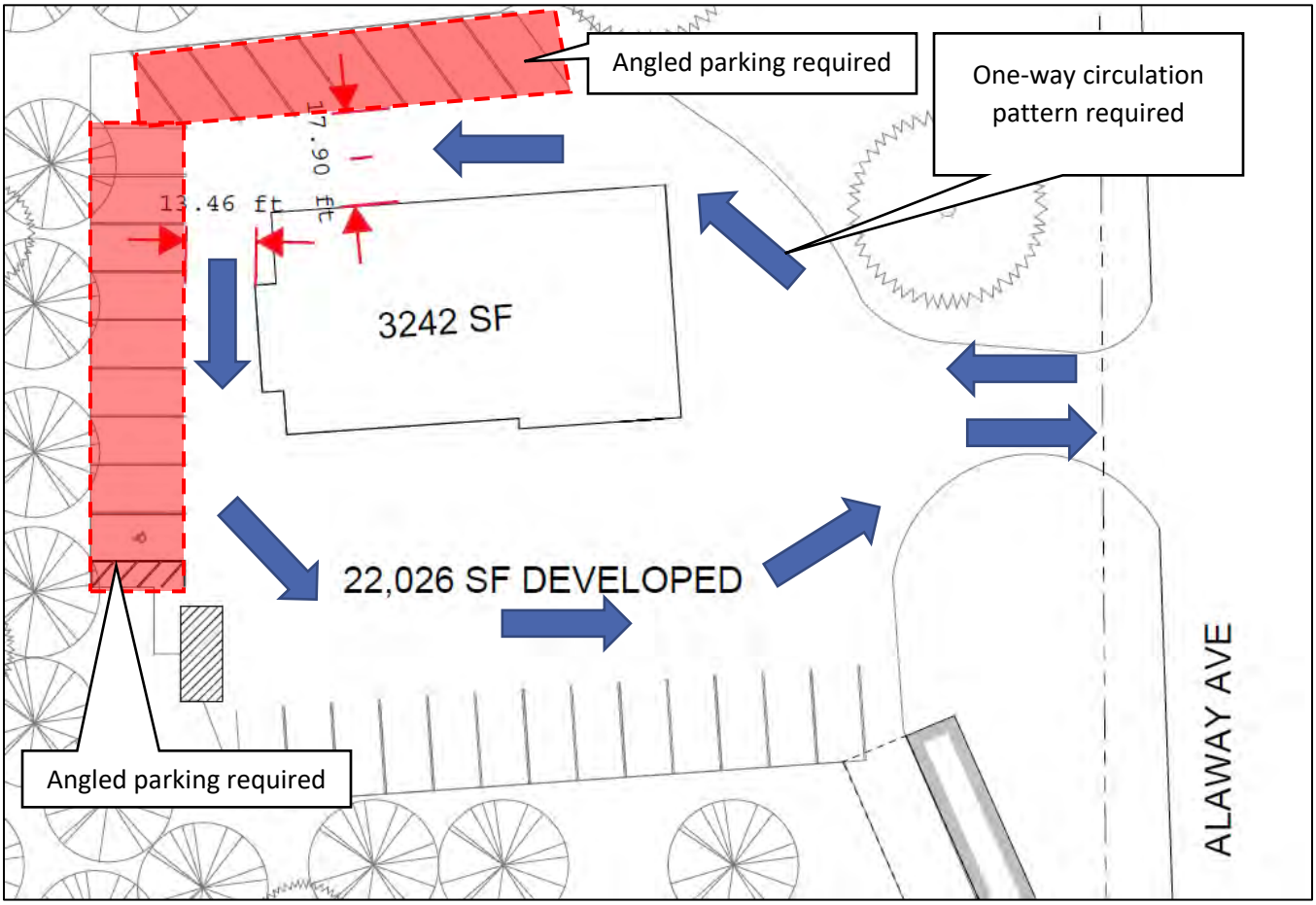
Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	18	2.02 Per Unit	36.36
Office	368 sq. ft.	11.03 per 1,000 sq. ft.	4.05
		Total ADT:	**40.41**

A “Congregate Care Facility” provides independent living developments with centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services (such as nursing or dental) may be provided. Vehicle ownership levels are low. Employees or services provided most of the trips to the site (page 507). For clarification, *Congregate Care Facility* is the phrasing used by the Institute of Traffic Engineer’s Trip Generation Manual, and this category best fits the proposed project classified as *transitional housing* in the Land Use Code.

Condition: None recommended.

Vehicle Parking & Circulation – Residents for this project will be allowed to have a car. However, residents are generally dependent on public transportation and non-vehicular transportation. The applicant is required to provide 19 off-street parking spaces, including one ADA van accessible space. According to the applicant's site plan, there is room for 29 parking spaces on site; including one ADA accessible space. This count may be reduced with the required angled parking, discussed below. The parking area is currently paved, but no striping, wheel stops, or ADA signage is in place.

There is no circulation pattern currently in place. The aisle widths require a one-way traffic pattern around the building, as shown on the below image. Additionally, angled parking is required. CBJ 49.40.230(b)(2) requires a an aisle width of 24 feet for two-way traffic with a parking angle of 90 degrees. For one-way traffic and a parking angle of 45 degrees, a 13-foot aisle width is required. The aisle width on the north side of the building is approximately 18 feet and the aisle width along the western side of the building is approximately 13 feet. The applicant will be required to submit a revised parking plan that meets parking and circulation standards in 49.40.230, prior to the issuance of a building permit.



Condition: Prior to the issuance of a building permit, the applicant shall submit a revised parking plan meeting parking & circulation standards in CBJ 49.40.

Condition: Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

Condition: Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Office space	1 per 300 sq. ft.	368 sq. ft.	1

Glacier Highway – Sidewalks on one side of the street

Non-motorized Transportation – The site is bordered by two right-of-ways, Alaway Avenue and Glacier Highway. Alaway Avenue has sidewalks on one side (western) of the street that abuts the site. Currently, Glacier Highway has sidewalks on one side (northern) of the street. Bike lanes are provided along both sides of Glacier Highway.

In 2019, the Planning Commission reviewed and recommended approval of CSP2019 0011, for improvements on Glacier Highway. Relevant improvements include the addition of sidewalks on both sides of the street in the improvements area along Glacier Highway, and a pedestrian median at the intersection of Glacier Highway and Alaway Avenue. There is currently a cross walk in this location. At this time, these improvements are planned pending obligation and funding, according to the Alaska Department of Transportation and Public Facilities (ADOT&PF).

Bicycle lanes are provided on both sides of Glacier Highway; Alaway Avenue is not striped. There are currently no provisions for users arriving by bicycle, and the Comprehensive Plan and Non-Motorized Transportation plan

recommend such provisions. It is recommended that covered bike racks be placed on-site, since users may be dependent on public transit and non-motorized transportation.

Condition: Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

Glacier Highway has sidewalks on one side of the street (North)

Alaway Avenue has sidewalks on one side of the street (West)

Bike lanes are provided on both sides of Glacier Highway

There is a cross walk on Glacier Highway near its intersection with Alaway Avenue

Capital Transit bus stops are shown with the bus icon

Proximity to Transit – Glacier Highway is a transit corridor. There are bus stops near the intersection of Glacier Highway and Alaway Avenue, as shown on the above aerial. A cross walk on Glacier Highway is provided for access between bus stops on each side of the street. Residents may rely heavily on public and non-motorized transportation, and will be allowed to have vehicles.

Condition: None recommended

Noise – The proposed use is residential. Noise is not expected to be out of character with the existing neighborhood, which contains a mix of commercial and medium density residential zoning districts.

Condition: None recommended

Lighting – A lighting plan will be submitted with the building permit. According to 49.40.230(d), parking areas shall be suitably lit. All proposed fixtures shall be full cut-off design. The building permit application requires a lighting plan for CDD review and approval. This requirement is a recommended condition of approval.

Condition: Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

Vegetative Cover & Landscaping – The applicant's site plan shows that approximately 70% of the parcel is vegetated. The minimum vegetative cover requirement is 10%.

Condition: None recommended

CDD staff can stake the 50-foot no development buffer at request of the applicant.

At this time, no development near the buffer is proposed.

Habitat – Switzer Creek runs through the adjacent parcel to the west of the proposed development. Switzer Creek is classified as an anadromous waterbody; development buffers apply. The 50-foot streamside "no development" buffer runs along the western side of the site. No proposed development is within the buffer at this time. According to the Juneau Wetlands Management Plan, there are also wetlands on the parcel and along the boundaries of Switzer Creek. Management authority of these wetlands lies with the Army Corps of Engineers. At this time, no development within the wetlands area is proposed.

Condition: None recommended

Drainage – No drainage issues have been identified. Exterior changes are not anticipated to impact drainage. General Engineering will review final drainage plans during building permit review.

Condition: None recommended

Hazard Zones – According to the 2013 Flood Insurance Rate Maps, Panel 02110C1532D, the site is within the AE and X Flood Hazard Areas. The building is within zone X; no flood zone construction standards apply. The AE flood zone is a special flood hazard area inundated by 1% annual chance of flood. Any construction within the AE flood hazard area will be required to meet Flood Zone Construction standards. Flood hazard construction provisions are reviewed during the building permit process.

Condition: None recommended.

Public Health or Safety – Some Neighbors have expressed concerns about safety in the area as there are families in the surrounding neighborhoods. Per the public comments received, neighbors do not feel it is safe to have formerly incarcerated individuals congregated in the area. As discussed below, studies have shown that supportive programs can reduce recidivism, which in turn reduces crime and increases public safety.

This transitional housing program is expected to reduce participant recidivism by approximately 50 percent, considering publicly available data. The proposed transitional housing project models off of the nationally-recognized Delancey Street project, which experiences recidivism from 30-35%, depending on the year (Sturt, 2016). Alaska Department of Corrections experiences a recidivism rate of 66.41%, two thirds of whom return to prison within the first six months of release (ADOC 2018). In their neighborhood meeting presentation, CCTHITA shared a statewide recidivism rate of 60 percent (Attachment F).

According to the Alaska Department of Corrections, Alaska Natives make up 39% of incarcerated adults (ADOC 2019, excerpt Attachment G). American Indians, or Alaska Natives, make up 18 to 20 percent of Alaska's population (AFN 2020; ADOL 2016). CCTHITA cited comparable numbers at the neighborhood meeting.

It is worth taking a step back to understand the need for transitional housing for residents re-entering the community after incarceration, and understand possible housing impacts on recidivism.

In Juneau, the Fair Market Rent for a two-bedroom apartment is $1,482. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn $59,280 annually. Assuming a 40 hour work week, 52 weeks a year, this level of income translates into $28.50 per hour, or 2.8 full time jobs at the minimum wage of $9.89. The statewide rate for a one-bedroom unit is $1005, requiring 1.9 full-time jobs at minimum wage (NLIHC, 2020, Attachment H). The Alaska Housing and Finance Corporation (AHFC) Southeast Region has a waiting list of 63 individuals for one-bedroom apartments in Juneau, which become available infrequently.

A re-entrant has financial obligations to meet after leaving incarceration. They may need to pay for their legal representation, they may need to pay restitution to their victims, and they may need to pay child support. Financial obligations are taken out of the re-entrant's paycheck before any of the re-entrants living expenses are paid.

A re-entrant looking for a job has challenges finding work, especially if convicted of a felony. The table below shows the most common occupations and wages for re-entrants within two years of release from prison (Attachment I and J).

First occupation within two years after release[A]	Derived percentage of re-entrants[B]	Mean Hourly Wage[C]	Standard Occupational Classification[C]
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry, and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

A: *Does Working Reduce Recidivism? Alaska Economic Trends, June 2017. Alaska Department of Labor. Accessed electronically at: http://labor.alaska.gov/trends/jun17.pdf*
B: *Derived from table on Page 7 of Alaska Economic Trends, June 2017. = (re-entrants working in the field) / (total number of re-entrants)*
C: *May 2019 Wages in Alaska – Alaska Statewide. Alaska Department of Labor. Accessed electronically at: https://live.laborstats.alaska.gov/wage/*

Other factors to consider:

- In 2018, the Juneau Reentry Coalition estimated 30 re-entrants a year are released into homelessness. The Prison Policy Initiative says, "Formerly incarcerated people are almost 10 times more likely to be homeless than the general public….Formerly incarcerated people are most likely to be homeless in the period shortly after their release." (PPI 2018).
- Re-entrants with homes in smaller communities have to stay in Juneau due to probation officer location.
- Per AHFC, approximately 25% of affordable housing units are *available* to felons (not reserved for).
- A Housing Office survey in October of 2018 found less than a 5% vacancy rate with landlords of apartment buildings.
- Felons may not live together outside of approved programs.

In short, CCTHITA intends to create viable options for re-entrants doing the right thing upon reentry. They start with reasonably priced housing in a supportive environment that encourages accountability. Participants in the program cannot use drugs or alcohol. Cameras and an on-site manager will monitor the premises. The program includes nationally-vetted programming to assist with money management, behavioral modifications, and employment evolution. The program includes CCTHITA work opportunities to buttress a resume and work on job skills. Cultural programs will help re-entrants reconnect with the community and their heritage. The minimum participation will be for six months, this being the most vulnerable time for re-entrant recidivism. The maximum participation is for two years, after which point they provide continuing community-based support.

Condition: None recommended.

Property Value or Neighborhood Harmony – The area is a mix of multi-family and commercial development. Across Alaway Avenue is the Eagles Edge mobile home subdivision, and down Alaway Avenue is the Juneau Police

Department headquarters, and a sand and gravel extraction operation. Along Glacier Highway is a mix of single- and multi-family development.

Neighbors have expressed concerns over neighborhood harmony and property values being affected by the proposed development. No evidence of reduced property values or lack of neighborhood harmony have been submitted. CBJ's Assessor's Office stated they found no evidence that transitional housing causes a negative impact on nearby residential or commercial property values when well managed (Attachment C).

As discussed above, the proposed development includes programming that supports individuals' reentry into the community. While residents will have a criminal record, on-site staff including a live-in manager, and security help monitor activity on the site; and the communal living model allows residents to feel a sense of pride in their home and feel like a part of a community. The Juneau Police Department is also a neighbor to the proposed development and has stated they have no concerns with the project.

Condition: None recommended.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, 2015 Juneau Economic Development Plan, 2018 Lemon Creek Area Plan, 2008 Juneau Coastal Management Program, and the Juneau Wetlands Management Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36	Policy 4.1	Policy calls for facilitating the provision of safe, sanitary, and affordable housing for CBJ residents. Standard Operating Procedures include securing transitional housing.
	4	37	Policy 4.2	Policy recommends facilitating the provision of housing of various types to accommodate all economic groups.
	11	148	Land Use Designation	Complies with the Commercial Land Use Designation, which allows residential development.
	11	182	Subarea Guidelines	Guideline 2 for Subarea 5 calls for providing medium to high density housing in areas with access to arterial roadways. Additionally, Guideline 2 calls for providing housing for single-adults.
	13	212	Community Services	CBJ provides services for adults in crisis. Continued provision of quality services is an important community goal.
2015 Juneau Economic Development Plan	5	94	Initiative	Initiatives within the Juneau Economic Development Plan identify housing affordability and availability as a key driver in economy. The proposed development promotes housing initiatives in the plan.

PLAN	Chapter	Page No.	Item	Summary
2016 Housing Action Plan	Executive Summary	2	Goal	The plan identifies a key goal of 1,980 newly constructed housing units for all housing types by 2046. The proposed development supports this objective and provides 18 affordable units for those transitioning from incarceration.
2018 Lemon Creek Area Plan	4	30	Cost Burdened Households	Households spending more than 30 percent of their gross income on housing costs are “cost-burdened”, more than 50 percent are “severely cost-burdened”. Lemon Creek has a higher proportion of households that spend more than 30 percent of their gross monthly income on housing expenses when compared to the borough as a whole. People whose housing costs exceed these thresholds are likely to struggle to pay for other basic needs, forcing difficult tradeoffs.
	4	37	Goal 1	The subject parcel is not within an identified neighborhood boundary according to Chapter 4. However, it abuts the Creekside Neighborhood boundary (across Alaway avenue). Goal 2 of the plan calls for creating viable, safe, and diverse neighborhoods that work together.
	4	38	Goal 2	Goal 2 of Chapter 4 calls for designating land along transit corridors for residential uses at densities that can produce affordable housing for all economic groups.
2008 Juneau Coastal Management Plan Volume 2, Juneau Wetlands Management Plan	Appendix II-C	8	Map	According to the Juneau Wetlands Management Plan, there are wetlands on the subject parcel; these wetlands are associated with Switzer Creek. At this time, no development within identified wetlands areas is proposed.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested conditional use permit complete?***

   Analysis: No additional analysis.

   Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for Transitional Housing. The use is listed at CBJ 49.25.300, Section 1.610 for the General Commercial zoning district.

   Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: The proposed site design, with recommended conditions, complies with parking, lighting, vegetative cover, and dimensional requirements for the General Commercial Zoning District.

   Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, and vegetative cover.

4. ***Will the proposed development materially endanger the public health or safety?***

   Analysis: The project is expected to reduce recidivism by 50 percent, improving public safety. Transitional Housing is a residential use. The proposed project includes on-site staff, a resident manager, security, and programming for residents.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the requested transitional housing, in a General Commercial Zoning District, will materially endanger the public health or safety.

5. ***Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

   Analysis: Transitional housing is a residential use. Similar uses in the area include a mix of residential uses at varying densities and commercial and vacant lots.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the requested Transitional Housing, in a General Commercial Zoning District will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: The proposed development supports policies in plans that support housing, especially for vulnerable populations and single adults. The proposed development is also in an area of mixed development that is along a transit corridor.

Finding: Yes. The proposed transitional housing, with the recommended conditions, will be in general conformity with the Comprehensive Plan, Housing Action Plan, Juneau Economic Development Plan, Lemon Creek Area Plan, and the Juneau Wetlands Management Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow the development of Transitional Housing located at 6205 Alaway Avenue in a General Commercial Zoning District.

The approval is subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a revised parking plan meeting parking & circulation standards in CBJ 49.40.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes
4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.
5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

CITATIONS

Sturt, David. *5 Leadership Lessons from Ex-cons*. May 5, 2016, “Success.” https://www.success.com/5-leadership-lessons-from-ex-cons/

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PPI. *Nowhere to Go: Homelessness among formerly incarcerated people.* August, 2018. Prison Policy Initiative. Available at: https://www.prisonpolicy.org/reports/housing.html

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
6205 GLACIER HIGHWAY, JUNEAU, ALASKA 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
USS 2121 TR E

Parcel Number(s)
5B1301070020

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner
TLINGIT AND HAIDA CENTRAL COUNCIL

Contact Person
TALIA EAMES

Mailing Address
320 W. Willoughby Ave., Suite 300, Juneau AK 99801

E-mail Address
teames@ccthita-nsn.gov

Phone Number(s)
907 500 5531

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X J Mark Pierson Owner — 7-02-20
Landowner/Lessee Signature — Date

X
Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant
NORTHWIND ARCHITECTS, LLC

Contact Person
SHANNON CROSSLEY

Mailing Address
126 SEWARD STREET, JUNEAU, ALASKA 99801

E-mail Address
SHANNON@NORTHWINDARCH.COM

Phone Number(s)
540 229 9452

X Shannon Crossley — 7/1/2020
Applicant's Signature — Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials	
LEC	
Case Number	Date Received
USE20200017	7/2/2020

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

PLEASE SEE ATTACHED DOCUMENTS

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 1.610

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ○ YES – Case # _____ ○ NO

UTILITIES PROPOSED **WATER:** ☑ Public ☐ On Site **SEWER:** ☑ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 73,181 square feet Total Area of Existing Structure(s) 6,484 square feet

Total Area of Proposed Structure(s) N/A square feet

EXTERNAL LIGHTING

Existing to remain ◉ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ◉ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☑ How the proposed use complies with the Comprehensive Plan

☑ **Plans including:**

- ☑ Site plan
- ☑ Floor plan(s)
- ☑ Elevation view of existing and proposed buildings
- ☑ Proposed vegetative cover
- ☑ Existing and proposed parking areas and proposed traffic circulation
- ☑ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$750			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$50			
Pub. Not. Sign Deposit	$100			
Total Fee	$900			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE20200017	LEC 7/2/2020

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from $350 to $1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
   A. Site plan, floor plan and elevation views of existing and proposed structures
   B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
   C. Proposed traffic circulation within the site including access/egress points and traffic control devices
   D. Existing and proposed lighting (including cut sheets for each type of lighting)
   E. Existing and proposed vegetation with location, area, height and type of plantings
   F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11” X 17” or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing $50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NorthWind
Architects, LLC

ALAWAY AVE TRANSITIONAL HOUSING PROJECT

1. Development Permit Application
2. Allowable/Conditional Use Permit Application
3. Project Narrative
    a. Description and Size
    b. Operation
    c. Habitat
    d. Flood
    e. Noise
    f. Lot Size and Development Size
    g. Zoning and Set-Back Requirements
    h. Compliance with Comprehensive Plan
    i. Vegetative Cover
    j. Parking and Traffic Circulation:
    k. Proposed Lighting
    l. Proposed Vegetation
    m. Existing Physical Features
4. Pre-App Meeting Notes
5. Site Context Map
6. Site Images
7. Site Plan
8. Floorplans & Elevations
9. Artistic Renderings

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

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Project Narrative

According to the Juneau Reentry Coalition, there are approximately 150 people returning from incarceration to the Juneau community each year and about 1/3 of those do not have a home to return to. In addition, the National Low-Income Housing Coalition states that the hourly wage required to afford the average two-bedroom apartment in Juneau is $27.42, or 2.8 full-time jobs at minimum wage. After restitution, legal fees, and child support, many reentrants struggle affording an apartment. It is also understood that the challenges in securing housing are likely to increase further as a result of the economic impacts of Covid-19.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison, if they have stable, secure, sober housing. Understanding the limitations of providing services to a returning citizen without supportive housing, Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is proposing an innovative project to provide supportive supervised housing and space for related programming. This project's objective is to increase public safety by reducing recidivism. It will also mitigate the spread of Covid-19 by keeping homeless returning citizens out of congregate housing and it will also provide space for traveling employees that need to quarantine. This provides great benefit to the community as a whole. The project also has the potential to drastically improve the look and feel of the neighborhood given the planned improvements to the existing structures and grounds.

Use of Property:

The current structure at 6205 Glacier Hwy is the identified location for the Alaway Avenue Transitional Housing Project. The legal property description is Tract E, a Fraction of U.S. Survey 2121, Plat No. 84-50, Juneau Recording District, First Judicial District, State of Alaska.; it is a 6,024 square foot building on a 1.68-acre lot current zoned General Commercial. We are requesting the proper permitting to operate as a Transitional Housing Facility, currently allowed in the General Commercial Zone, according to the 6/2015 amendment to CBJ 49.25.300, Table of Permissible Uses. There are 29 designated parking spaces on site, although many will likely go unused as the population this project is targeting do not typically have vehicles. It is anticipated that the project will actually reduce traffic to the area.

The Alaway Avenue Transitional Housing Project would modify the existing structure to provide individual living spaces for up to 15 residents, a two-room suite for traveler quarantine, and a small apartment for a resident manager. This person will be a successful returning citizen with extensive recovery experience and will be present on site to monitor activity at the property. Residents will also

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Juneau, AK 99801

p.907.586.6150
f.907.586.6181

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be remotely monitored using technology, cameras and a central monitored entrance and exit to the building. Those with convicted sex crimes will not be allowed residency in the housing.

In addition to individual living spaces, a commercial kitchen and the requisite number of toilets and showers for residents will be developed. A space will also be designated for a carving shop, to be developed at a later date. The building will have 3-5 offices for employees, as well. These employees include a licensed residential case manager who will assist in meeting residents' needs in order to be successful contributors to the community, increasing public safety for all.

This location is the ideal environment to house those coming out of incarceration who would otherwise be experiencing homelessness. The building is adjacent to public transit with a convenience store in close proximity. It is the ideal dual-use transition between residential and commercial zoning with the Juneau Police Department as neighbors, which provides ample opportunity for relationship building and mentorship.

We believe the peer-driven, sober living facility will be a good addition to the area. One of the biggest challenges in keeping vulnerable populations housed and out of re-incarceration is supportive services to help them with day-to-day life. Tlingit & Haida's program provides practical living skills and sober support, improving the likelihood of success for our neighbors reentering our community.

Description and Size

The existing two-story building was built in 1973 for an engineering firm and used as commercial space until recently. The existing building footprint will remain, and the design team is proposing to enclose the primary staircase because it is more appropriate for a residential use. The total square footage for the building is 6,484 SF.

Operation

The proposed transitional housing campus will be home to an onsite resident manager and persons transitioning into permanent housing. Due to the global pandemic, the need for housing with single room occupancy dwelling units, clinic grade interior finishes and properly designed gathering spaces became more urgent in the community. Many design features will be utilized on site to respond to the additional precautions necessary for shared spaces in a group home, such as the interior and exterior gathering areas will allow for enough space for social distancing, and the proposed new finishes and equipment will allow the campus to maintain a safer environment for the residents.

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Habitat

There are wetlands on the property, and at this stage of site development, the paved footprint on site will not be expanded. All proposed construction will occur in the existing paved area.

Flood

A portion of the site is mapped for a 0.2% chance of annual flooding, and the rest of the site is categorized as AE, or a flood zone with an elevation of 23 feet. See attached maps with pre-app notes.

Noise

No exceptional noise is expected from a residential use.

Lot Size and Development Size

The property is 73,181 SF, according to the CBJ parcel map. The total existing developed area is 22,007 SF.

Zoning and Set-Back Requirements

The property is General Commercial (GC). Transitional housing is permitted according to the table of permissible uses 49.25.300 1.610, and states an owner or [resident] manager must live on site. The front, rear and side setbacks are 10'-0". There is a salmon stream to the west of the site, and no additional development is proposed in that direction.

Compliance with Comprehensive Plan

The following excerpts have been copied from the 2013 Comprehensive Plan for the City and Borough of Juneau, with bold and underlined passages that apply specifically to the project:

- Homelessness
  - The CBJ accepts and uses the Housing and Urban Development (HUD) definition of Homeless. HUD defines homeless in four broad categories:
    - People who are living in a place not meant for human habitation, in emergency shelter, in **transitional housing**, or exiting an institution where they temporarily resided.
    - People who are losing their primary nighttime residence, which may include a hotel or motel within days and lack the resources to remain in housing.
    - Families with children or unaccompanied youth who are unstably housed and likely to remain in that state.
- POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS.
  - 4.1 - SOP1 Fund, or assist in securing funding for, emergency shelters, transitional housing, permanent supportive housing, and appropriate supportive services for people who are homeless or near homeless or rent

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p.907.586.6150
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overburdened, particularly families and unaccompanied youth, and an increasing aging population.

- o 4.1 – IA7 Facilitate the provision of special needs and **adaptive housing and supportive services in residential neighborhoods that are readily accessible to public transit, shopping, public amenities and supportive services.**
- o 4.1 – IA9 Assist in the establishment and maintenance of an effective integrated client assessment and referral system for homeless and near-homeless residents that links all housing, medical and social service providers to develop greater efficiencies, client tracking and program funding and evaluation tools. [Please also see 13.3 - IA2]

- POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.
  - o 4.2 - SOP4 Explore and develop methods to foster participation by private developers in the creation of affordable and workforce housing.
- POLICY 13.3. TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.
  - o 13.3 - IA2 Establish and maintain an integrated near-homeless and homeless client assessment and referral system linking all housing, medical and social service providers, to develop greater efficiencies, client tracking and program funding and evaluation tools.

Subarea 5: Switzer Creek, Lemon Creek, & Salmon Creek (Maps G, H, & K)

2. Provide for additional medium- to high density residential development in areas with access to arterial roadways from collector streets. **Encourage the efficient use of land by allowing non-family housing, such as for students, single-adults** or seniors, in mixed use districts within shopping centers 2013 CBJ Comprehensive Plan Update 183 Chapter 11 or malls. Increase building height limits and decease or eliminate parking requirements for such residential developments where adequately served by public transit.

Vegetative Cover

There is a minimum of 10% veg lot cover for the property and the existing vegetative cover is 53,706 SF, or 71%.

Parking and Traffic Circulation

The existing parking lot accommodates 29 vehicles with one ADA parking space. The required parking for 15 single occupancy rooms, one ADA suite, one quarantine room, one resident manager suite, and four additional offices equals (potentially) 22 required parking spots for the proposed site program.

Proposed Lighting

The housing project is still in the design stages, and a lighting plan will be submitted with the permit application with a focus on safety and sustainability.

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Juneau, AK 99801

p.907.586.6150
f.907.586.6181

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Proposed Vegetation

10% vegetation is required for the site, and without including the proposed landscaped courtyard, the proposed landscaped area will be approx. 4,938 SF.

Existing Physical Features

See site images.

Attached:

Site Context Map
Site Images
Site Plan
Floorplans
Elevations
Artistic Renderings

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Reentry & Recovery Department
324 Village Street • Juneau, Alaska 99801

July 21, 2020

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

RE: Tlingit & Haida's Reentry Housing Projects CUP Applications, USE20-17 & USE20-18

Applicant Programming Information

Tlingit & Haida's Reentry & Recovery department was recently awarded $748,584 from the Bureau of Justice Assistance (BJA) to develop and support transitional housing programs which will provide sober, supportive housing, support services, and workforce development to those returning from incarceration. Utilizing community resources, other Tlingit & Haida programs and services, and the cultural support of elders, the project will provide a supportive environment to increase self-sufficiency, foster healthy relationships, and create a cohort of peer support. This funding has been used to hire a full-time licensed Case Management Specialist for intensive case management and a full-time Housing & Reentry Coordinator to oversee housing and reentry programming. It will also be used to pay for materials and teachers/ elders to work with residents on projects such as carving, regalia making, language, song and dance, harvesting and preparing traditional foods, and to develop other such cultural programming.

•**NARR Alignment:** The Alaway Avenue and Allen Court transitional housing projects programming are in development following the evidence-based best practices of the National Alliance for Recovery Residences (NARR). Although they are not recovery residences by definition, the department recognizes the value in following these guidelines as closely as possible and is working in consultation with those that are NARR certified. As the program develops, these guidelines will be further defined, and future NARR certification is anticipated.

•**Behavioral Health and Wellness**: One of the biggest barriers returning citizens face is engaging in a community where needed resources are difficult to access due to stigma, and mental health/substance use disabilities. The program will prioritize behavioral health and wellness for every resident utilizing an "adjustment period" where other priorities such as employment, education, and training) are set aside until foundational supports are established. These projects will work closely with established community partners to provide direct access to services. The department's Case Management Specialist will assist in this process.

•**Workforce Development/ Employment:** Tlingit & Haida began reentry work with the inception of the Second Chance Reentry Program in 2015 (which resulted in a dedicated Reentry & Recovery department in 2019). This program was built on the basis that meaningful

employment can reduce recidivism. From this work and agency collaborations in reentry, the new department has gathered extensive experience working with returning citizens to find employment and will continue to use this experience in assisting residents in workforce development. Furthermore, Tlingit & Haida's for-profit enterprises are working with this project to provide immediate training and employment opportunities within. The Reentry & Recovery department is also in the process of creating job opportunities specific to reentrants within the department and through community partnerships.

•**Training and Education:** The Second Chance Reentry Program spent four years providing training opportunities to returning citizens using grant funding but also took advantage of many low-cost/no-cost education and training opportunities through community partners. Second Chance staff worked very closely with Tlingit & Haida's Employment & Training programs and the Reentry & Recovery department continues to have the support of this network and access to funding resources.

•**Cultural Support:** Participation in cultural activities is a protective factor for the development of negative outcomes. A 2018 University of Montana study found "Self-reported levels of cultural connectedness represented a resiliency factor for non-recidivism…[this study] suggested that a one unit increase in self-reported level of cultural participation was associated with a 36% decrease in likelihood for recidivism…This finding supports intervention efforts geared toward inclusion of cultural activities and increased access to cultural resources and elders." Traditionally Tlingit's and Haida's have a restorative system that emphasizes balance and the importance of "righting wrongs." Those released in Southeast Alaska from nearby villages often remain in Juneau to meet probation/parole requirements, and these displaced tribal citizens often no longer have cultural village supports that could assist in reentry. This lack of cultural support for those returning from incarceration results in an under-developed foundation for identity and services. Tlingit & Haida is poised and connected to provide extensive cultural support and education in traditional art, practices and subsistence.

•**Family Support:** Recognizing the importance of family in rehabilitation, the Reentry & Recovery department will work with the Tribal Family & Youth Services Department to ensure residents are able to attend family groups such as the Red Road Drumming Circle, Native Craft Nights, Fatherhood is Sacred and other important programs. The Alaway project has also designed a family room to provide a safe and welcoming space for fathers to interact with their children and other close family members.

•**Peer Support:** The facilities will be homes where each resident supports one another in their self-sufficiency and successful reentry. These relationships will be fostered by house meals, house meetings and other relationship-building activities. These aspects of the projects have so much potential as the size of the housing is small enough that a cohort can be built into a "family" and residents will learn to be accountable to each other and the community. Peer support is being recognized as a best practice in recovery and behavioral health supports, and as the State of Alaska moves forward in developing its Peer Support Certification, the department anticipates expanding its involvement.

•**Life Skills Development**: In addition to formal education and training, the residents will work on developing life skills such as financial management/ budgeting, cooking, healthy relationships, parenting and much more. The department is also developing an "employment sponsorship" program to work closely with the employers of house residents to identify soft skills that need improvement and to address them in weekly group meetings. These skills may include things such as timeliness, professionalism, hygiene, etiquette and other skills that improve not only employment longevity but also lead to a more productive life.

•**Room and Board:** All rooms will be furnished, and initial basic hygiene essentials will be provided but all residents will be required to pay rent, complete house chores and provide mandatory service to the community. Food will be provided for regularly scheduled house meals, but residents will otherwise be expected to provide and prepare their own meals in the provided kitchen.

•**Miscellaneous:** There are several community members who have already offered their unique skills to assist the residents in their successful recovery and reentry. This potential programming includes offerings such as classes in fitness, martial arts, storytelling and foraging. It is anticipated that as knowledge of the program grows these opportunities will increase in both number and diversity.

Laurel Christian

From: Talia Eames <teames@ccthita-nsn.gov>
Sent: Tuesday, July 28, 2020 1:02 AM
To: Shannon Crossley; Laurel Christian; Natasha McClanahan
Cc: Irene Gallion
Subject: RE: USE20-17 Floor Plans

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello all,

I talked to Laurel today (in person!) and I explained these uses, as well.

The decontamination room will also be used for extended quarantine space in case the house is hit with Covid.

The overflow sleeping area is another common room, to be used for dining, activities and programming, and additional space in case we need to increase social distancing.

As Shannon mentioned, all spaces will be used for resident programming once the primary Covid uses are not necessary, but this will not increase resident numbers in the home.

Hope that clarifies things further!

Gunalchéesh, Háw'aa / Thank you,

Talia Eames
Manager
Reentry & Recovery Department
Phone 907.500.5531

From: Shannon Crossley <shannon@northwindarch.com>
Sent: Monday, July 27, 2020 3:06 PM
To: Laurel Christian <Laurel.Christian@juneau.org>; Natasha McClanahan <nmcclanahan@ccthita-nsn.gov>; Talia Eames <teames@ccthita-nsn.gov>
Cc: Irene Gallion <Irene.Gallion@juneau.org>
Subject: RE: USE20-17 Floor Plans

Laurel,

Thank you for reaching out about those spaces, they were labeled such while we were diagraming the program spaces needed for the campus, and it was evident that the rooms should be given secondary names indicating how they would be used.

Overflow sleeping area: The overflow sleeping area is now the overflow sleeping area/cultural activity space, it will be used as a flexible, common room for all the residents.

Decontamination Room: The decontamination room/carving shop is a large room that will be used for personal possessions waiting to be cleaned before coming into the communal residence and as a carving area when decontamination isn't necessary.

Please let me know if you have any more questions,

Shannon

Sent from Mail for Windows 10

From: Laurel Christian
Sent: Monday, July 27, 2020 12:30 PM
To: Shannon Crossley; Natasha McClanahan; Talia Eames
Cc: Irene Gallion
Subject: USE20-17 Floor Plans

Good afternoon all,

Can you please describe what the overflow sleeping area and decontamination room will be used for?

Thanks,

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

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

July 16, 2020

Greetings Neighbor!

Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) would like to invite you to participate in a neighborhood meeting on July 23, 2020 to learn more about our proposed Alaway Avenue Transitional Housing program that will provide transitional housing to people reentering the community of Juneau after incarceration.

I understand that you may have questions about the program, and we would be happy to address those at our public meeting:

Virtual Neighborhood Meeting: Alaway Avenue Transitional Housing Program
Thursday, July 23, 2020 • 6:00 - 7:30 PM on Zoom
To join the Neighborhood Meeting Webinar, visit: http://juneau.zoom.us/j/94528397989. The Webinar ID is: 945 2839 7989. Or call: 1 (346) 248-7799 or 1 (669) 900-6833 or 1 (253) 215-8782 or 1 (312) 626-6799 or 1 (929) 436-2866 or 1 (301) 715-8592 and enter the associated Webinar ID.

Finding affordable housing in Juneau is a struggle for many and this can be exacerbated for those who have a criminal background. This issue oftentimes results in increased homelessness and crime. Tlingit & Haida is dedicated to turning the tide on these societal concerns and one way we are uniquely positioned to do that is by providing supervised, *sober*, accessible housing and employment opportunities for those reentering the community after incarceration. This project will also help mitigate the spread of COVID-19 by keeping returning citizens experiencing homelessness out of congregate housing (shelter). The property located at 6205 Glacier Highway in Juneau, Alaska has been identified for the project.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison, if they have stable and supportive housing and employment. The program will increase public safety by providing a healthy foundation built on culturally responsive services for participants, as well as direct channels to resources necessary for successful reentry. While it is important to make crime unappealing, Tlingit & Haida believes that providing an accessible path for those who have served their time and want to change their lives is the best way forward.

Below is information on the project you may find helpful:

- The project will modify the existing structure to provide individual living spaces for up to 16 residents, a two-room suite for traveler quarantine, and a small apartment for a resident manager.
- There will be a full-time manager onsite and residents will be remotely monitored using technology, cameras and a central monitored entrance and exit to the building.
- Approval from the Department of Corrections will be required.
- Those with sex offenses **will not** be accepted into the program.
- The program will include employment opportunities through Tlingit & Haida's social enterprises such as the Sacred Grounds Café or Sacred Shine Auto Detailing.
    - This will also create opportunities for residents to pay back legal fees, restitution, and child support, while simultaneously becoming hard-working, tax-paying citizens.
- All residents will provide mandatory community service to increase accountability for past offenses.

I look forward to hearing from you and hope you can join us for our neighborhood meeting. In the meantime, please enjoy a coffee on Tlingit & Haida by using the enclosed coupon which is good for one (1) free espresso beverage of your choice at any of our Sacred Grounds Café locations. If you have questions or concerns, I encourage you to contact Tlingit & Haida's Reentry & Recovery Manager, Talia Eames, at teames@ccthita-nsn.gov or 907.500.5531.

Gunalchéesh, Háw'aa,

Richard J. Peterson *(Chalyee Eesh)*
President

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Alaway Ave Transitional Housing

Case Number: PAC20200038

Applicant: Central Council of Tlingit & Haida Tribes of Alaska

Property Owner: Tlingit and Haida Regional Housing Authority

Property Address: 6205 Alaway Avenue

Parcel Code Number: 5B1301070020

Site Size: 73,181 Square Feet

Zoning: General Commercial

Existing Land Use: Vacant office building

Conference Date:	June 17, 2020

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Shannon Crossley	Applicant, Northwind Architects	Shannon@northwindarch.com
Armando DeAsis	Applicant, Northwind Architects	
Tammy Jablonski	Applicant, Tlingit & Haida	tjablonski@ccthita-nsn.gov
Rachel Lokke	Applicant, Tlingit & Haida	
Irene Gallion	Planning	Irene.Gallion@juneau.org
Laurel Christian	Planning	Laurel.Christian@juneau.org
Charlie Ford	Building	Charlie.Ford@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Adrienne Scott	Permit Tech	Adrienne.Scott@juneau.org

Project consists of renovation of an existing office building into transitional housing. The plan is for:

- 15 single-room occupancies (SROs) with shared facilities.
- 1 caretaker unit with private facilities
- 2 traveler/quarantine SROs with shared facilities
- 1 Americans with Disabilities Act SRO quarantine unit
- Overflow sleeping area with eight beds

Single-Room Occupancy with private facilities means a dwelling unit composed of a private bathroom and a combined kitchen, living, and sleeping area, designed for occupancy by a single person.

Single-Room Occupancy with shared facilities means living and sleeping space for the exclusive use of one occupant, with shared sanitary and/or food preparation facilities for all occupants of the development.

Transitional housing means a residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although approval by the Department of Corrections may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.

Any project that is not a minor development is considered a major development. A minor development is [19.25.300(c)(3)(D)]:

*Commercial and mixed use districts: A residential development containing **12 or fewer dwelling units**, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total. (Emphasis added)*

As a major development, this project requires a Conditional Use Permit. A pre-application conference (today's meeting) is required before application for the Conditional Use Permit.

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.
The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division

1) **Zoning** – This project is proposed in a General Commercial (GC) zoning district. Transitional housing is a permitted activity according to the Table of Permissible Uses [49.25.300, 1.610). An owner or manager must live on site.
2) **Setbacks** –
    a) **Front: 10 feet**

Lot line, front, means the property line separating the lot from a street right-of-way, other than an alley.

b) **Rear: 10 feet**

Lot line, rear, means the property line opposite and most distant from a front lot line, except in the case of a corner lot.

c) **Side: 10 feet**

Lot line, side, means any property boundary line not a front or rear lot line.

d) **Street side: 10 feet**

Lot line, street side, means the property line separating the lot from a street right-of-way, other than an alley or the front lot line.

3) **Height** – Maximum height for a permissible use is 55 feet, for an accessory use is 45 feet.

Accessory use and accessory structure mean a use or structure customarily subordinate or incidental to and located on the same lot as an existing principal use, building or structure. The terms "accessory use" and "accessory structure" include signs, garages, required parking areas, boathouses, smokehouses and storage sheds.

4) **Access –** Alaway Avenue via Glacier Highway

5) **Parking & Circulation**– 1 parking spot per bedroom is required [49.40.210(a)], for a total of 19 spots. One parking spot must be accessible [49.40.210(b)(3)]. This project would qualify for a parking waiver if [49.45.210(d)(6)]:

a) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;

b) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;

c) Granting the waiver will not result in adverse impacts to property in the neighboring area; and

d) The waiver will not materially endanger public health, safety, or welfare.

The waiver must be requested in writing.

6) **Lot Coverage –** There is no maximum lot coverage in General Commercial.

Lot coverage means the percentage of horizontal lot area that is occupied by all buildings on the lot, each measured at the outside of those exterior walls of the floor having the greatest horizontal dimensions. Think, "Buildings with rooves."

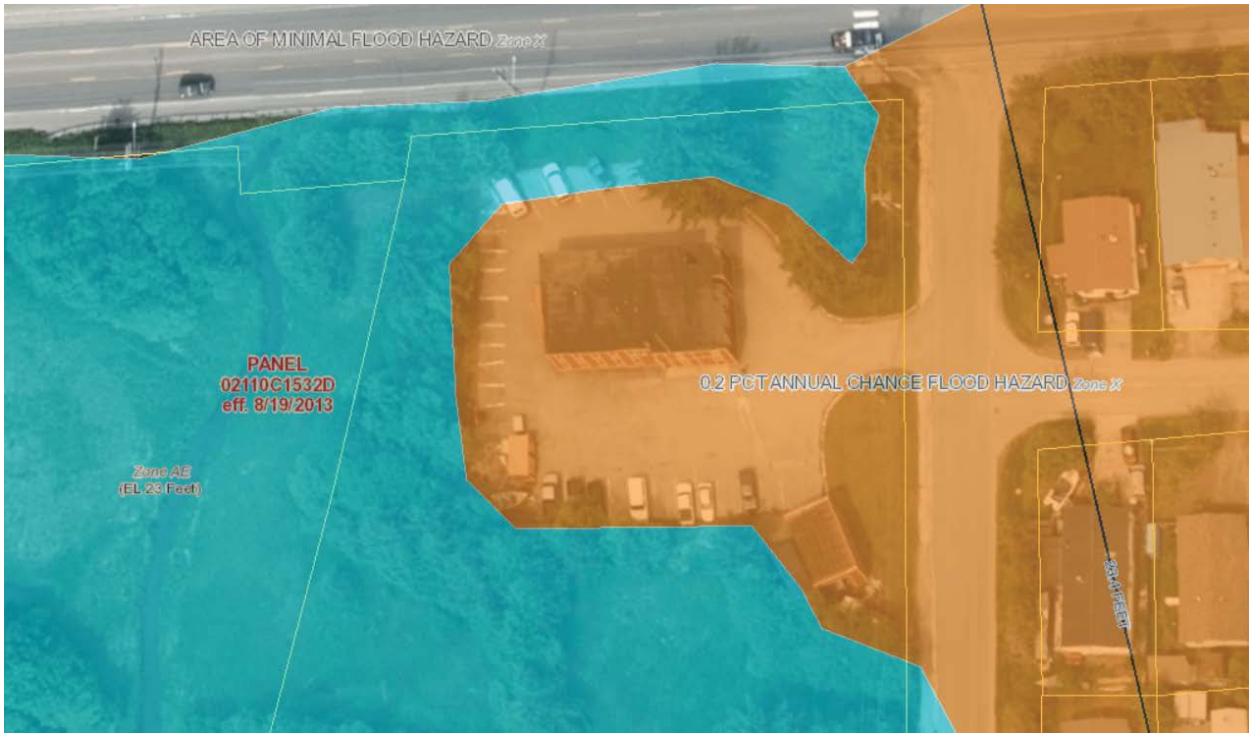
7) **Vegetative Coverage** – 10% vegetative cover is required.

8) **Lighting** – Applicant should provide a lighting plan. Parking lots should be suitably lit and lighting should not shine onto neighboring properties or the adjacent right-of-way. Any lighting fixtures must be "full cut-off design."

9) **Noise** – No exceptional noise is anticipated from this residential use.

10) **Flood** – The existing building and parking lot are in an area that is mapped for a 0.2% chance of annual flooding (orange coloring in image below).

The rest of the lot is in an "AE" flood zone with an elevation of 23 feet (blue coloring in image below). This means that this "special flood hazard area" are inundated with a 1% annual chance of flood. Any structures (residential or otherwise) built in this area could result in increased flood insurance, regardless if they meet building code.



11) **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The lot is not in a hazard zone, and does not require a hillside endorsement since slopes are less than 18%.

12) **Wetlands** – Aerial imagery indicates that the site has wetlands. If proposed development plans affect this area of the property, contact the U.S. Army Corps of Engineers at 790-4490 regarding wetland delineations and wetlands permits. Please be advised that a grading permit from CBJ may also be necessary.

13) **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.

    A salmon stream is on a neighboring lot to the west. Setbacks from this stream may impact development on the subject lot. Using aerial imagery it appears that a 50 foot setback from the stream could extend approximately 10 feet into the subject property's west property line. The subject property has a 10 foot setback required by zoning, so this may not end up being an issue. A stream setback delineation should be requested from the Community Development Department in advance of development plans.

14) **Plat or Covenant Restrictions** – None.

15) **Traffic** – A traffic study is not required.

    Anticipated traffic uses "Congregate Care" as the closest land use for this facility. It is our understanding that few if any residents will have vehicles. A "congregate care" land use is an independent living development that provides centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Vehicle ownership levels are low at these facilities; the facilities' employees or resident service providers generate the majority of the trips to the site. The Institute of Transportation Engineer's Trip Generation Manual (Volume 2, page 508) estimates 2.02 trips per dwelling unit, for a total of 38.38 trips a day for this project. A traffic study is not triggered until the number of trips a day is 250 [49.49.40.300(a)(2)]. Note that if we use the "Apartment" categorization for each SRO, the traffic movements are 126.35, still well below the trigger for a traffic study.

16) **Nonconforming situations** – The structure on this lot appears to have been built around 1973-1974. There are no known features that do not comply with today's code.

Building Division

17) **Building** – Will be addressed at time of building permit application. Reminder of ADA requirements.

18) **Outstanding Permits** –
BLD1996-00118: Remodel office: replace 4 windows, install 5 windows, finish sheetrock, storage lot
BLD-1179401: Re-roof main office building
BLD-0809301: Remove garage, make lab, build a carport

General Engineering/Public Works

19) **Engineering** – NA

20) **Drainage** – NA

21) **Utilities** – (water, power, sewer, etc.) Signed mechanical engineer plans must be submitted and must include the following:

    i) Domestic water line size, water meter size, and water meter location

    ii) Count of Drainage Fixture Units (DFU) of sanitary sewer fixtures

    Attached to this report is the water as-built. It appears the water line and service are 1”. If you are required to have a larger line size for fire protection submit a construction plan for the water upgrade. The existing water service will need to be removed to the mainline and the mainline plugged. The following is required for this work:

    i) **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water main, water service installation, removal of existing water service, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.

    Once within the private property the following utility permits are required:

    ii) **Water Utility permit** – for the water/fire line to be installed to the new structure. The line sizing is determined by the mechanical engineer. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. See the attached CBJ Standard Detail 420, Meter Installation, for meter clearances and conduit installation requirements for the remote read-out (MIU) installation. The meter installation and conduit installation is the responsibility of the applicant. A water assessment will need to be paid and will be determined after sizing of meter and domestic line are identified.

Fire Marshal

2) **Fire Items/Access** – Will require sprinklers and alarms

Other Applicable Agency Review

3) DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections…

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application

   https://beta.juneau.org/index.php?gf-download=2019%2F12%2FDPA.pdf&form-id=22&field-id=11&hash=81202ef96484e0b859d1c4855a6b7ae4b18cb229e8824059dbb0d96082e74d6d

2. Allowable/Conditional Use Permit Application

   https://beta.juneau.org/index.php?gf-download=2019%2F07%2FUSE-Allowable-Conditional-Use.pdf&form-id=22&field-id=11&hash=1f4082f939f72daa29a17b66188d1bf0f634352cc2ca2397485edbab5a3d366d

3. Parking Waiver Application

   https://beta.juneau.org/index.php?gf-download=2019%2F12%2FPWD_PWP-Parking-Waiver-Application.pdf&form-id=22&field-id=11&hash=1233d8ef5ec4911f906bd0df42ce8dff0fc7b318c82a2d1eaa677f131261dcd1

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit: Class III, $750
2. Parking Waiver: $320 if filed with the Conditional Use Permit
3. Public Notice Sign: $150, $100 refundable if the sign is returned by 4:30pm by the Monday after the Planning Commission meeting.
4. Water Utility Permit (work within private property):
   a. Water assessment fee based on the domestic line size and will be determined during plan review. Covers the cost of permit issuance, issuance of meter, and MIU installation. If the existing meter and MIU is returned to CBJ Water Meters the previous assessments paid for the property will be subtracted from the cost of upgrade.
   b. $750.00 -Fire Line. Covers the cost of inspection and testing.
5. Sewer Utility Permit (work within private property):

   a. Based on DFU and will be determined at time of plan review. Previous assessments paid for the property will be subtracted from the cost of increased DFU's.
   b. $60.00 per inspection or trip, will be determined at time of construction plan review.

6. ROW Permit (work within the ROW):
   a. $10 permit fee
   b. Inspection fees - $60 per inspection trip or hour, will be determined at time of construction plan review
   c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
   d. Bond fee – dependent on type of bond payment.

7. Building permit fees will be determined at time of building permit application.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application
You must submit your application(s) in person with payment made to:

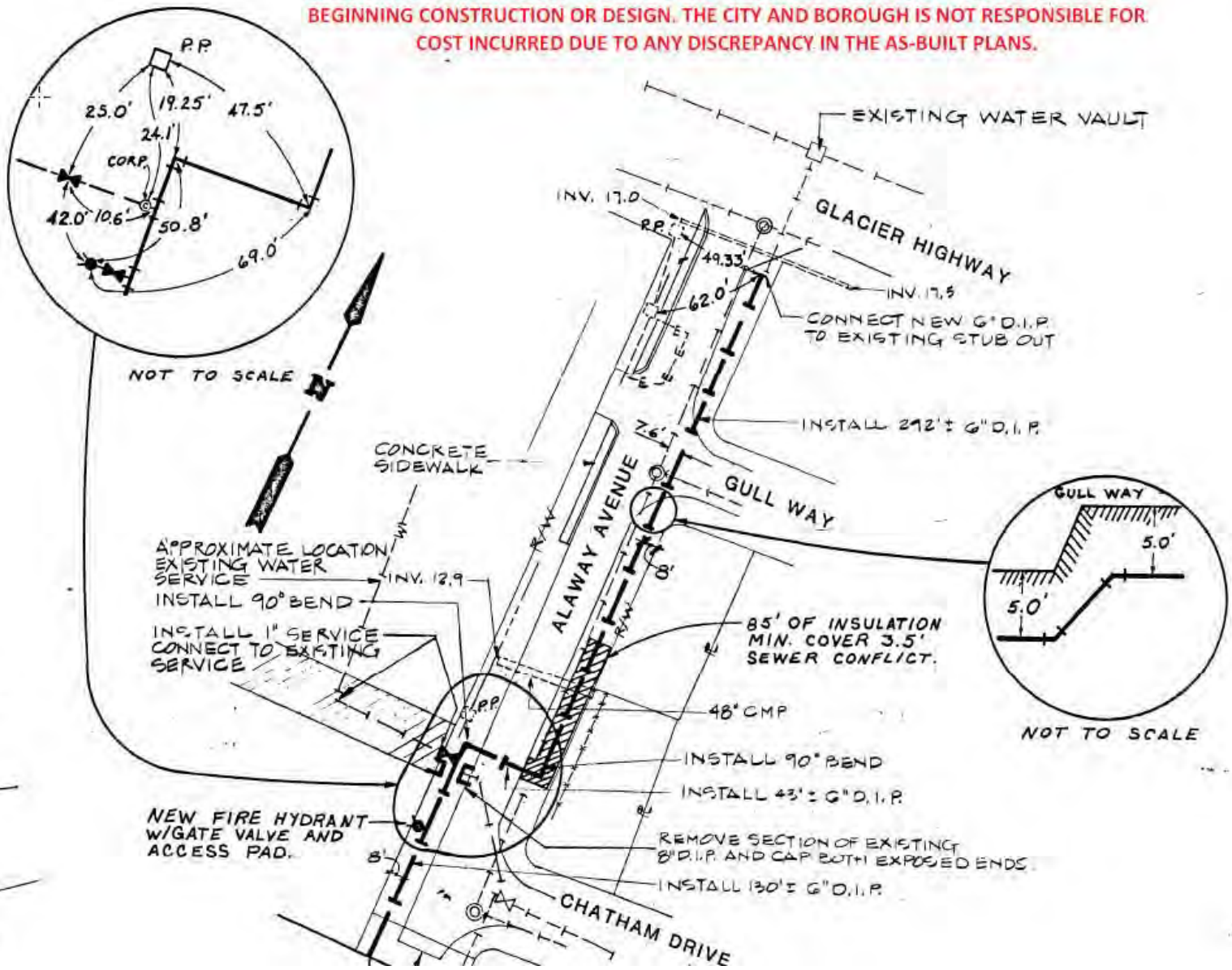
City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

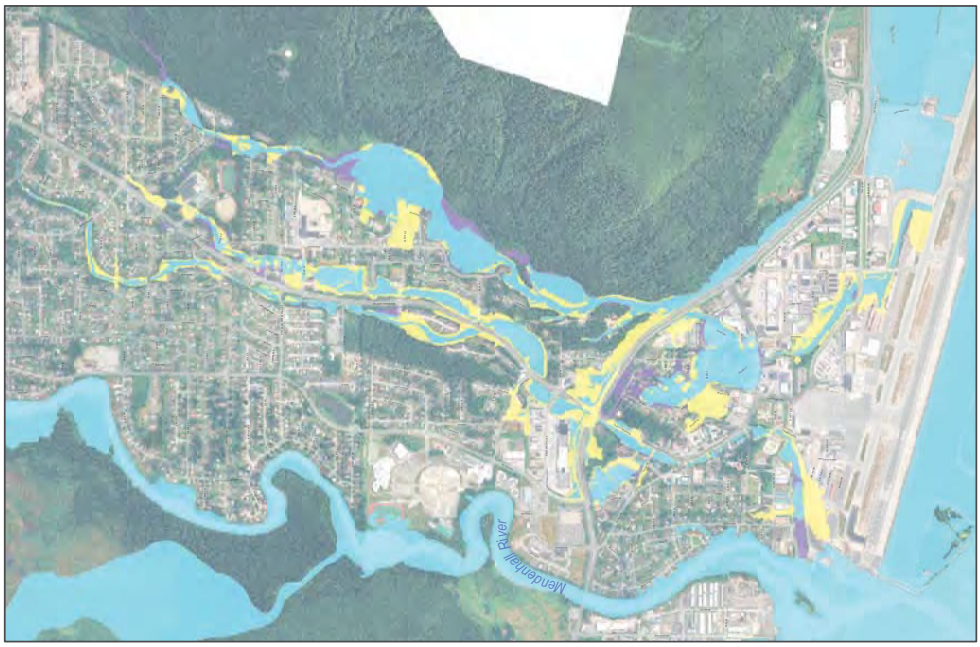
Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

Attachments:
Utility Asbuilt
49.15.330, "Conditional use permit."

CAUTION

AS-BUILT PLANS ARE PREPARED FROM THE BEST AVAILABLE INFORMATION AND MAY NOT REFLECT THE ACTUAL UTILITY LOCATION. THE APPLICANT MUST LOCATE THE UTILITY BEFORE BEGINNING CONSTRUCTION OR DESIGN. THE CITY AND BOROUGH IS NOT RESPONSIBLE FOR COST INCURRED DUE TO ANY DISCREPANCY IN THE AS-BUILT PLANS.




Mendenhall River

Auke Lake
Auke Bay

Invitation to Comment

Neighborhood Meeting & Planning Commission Public Hearing

Your Community, Your Voice

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for Transitional Housing** located at **6205 Alaway Avenue** in a **General Commercial Zoning District**.

Neighborhood Meeting: **July 23, 2020, 6:00 P.M.**— Opportunity to ask questions and comment.
To join the **Neighborhood Meeting** Webinar, visit: **http://juneau.zoom.us/j/94528397989**. The Webinar ID is: **945 2839 7989**.

Planning Commission Meeting: **August 11, 2020, 7:00 P.M.**— Opportunity to testify.
To join the **Planning Commission Meeting** Webinar, visit: **http://juneau.zoom.us/j/91479438879**. The Webinar ID is: **914 7943 8879**.

Both the Neighborhood Meeting and the Planning Commission meeting will be by video and telephonic participation only.
To join either meeting by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 and enter the associated Webinar ID.

Staff Reports expected to be posted **Monday, August 3, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes, and more here as well.

Now through July 27	July 28 — 12 noon, August 7	August 11, 2020, 7:00 P.M.	August 12
Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	Planning Commission hearing date and time.	The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed July 9, 2020

Case No.: USE2020 0017
Parcel No.: 5B1301070020
CBJ Parcel Viewer: http://epv.juneau.org

Attachment B - Abutters Notice & Public Notice Sign

Laurel Christian

From: Talia Eames <teames@ccthita-nsn.gov>
Sent: Tuesday, July 28, 2020 12:46 AM
To: Irene Gallion; Natasha McClanahan; Shannon-Professional; James Bibb
Cc: Laurel Christian
Subject: RE: USE20-17&18: Don't forget the signs!
Attachments: Alaway 1.jpg; Alaway 2.jpg; Allen Court 1.jpg; Allen Court 2.jpg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Here are the pictures of the signs posted earlier today. Thanks!

Gunalchéesh, Háw'aa / Thank you,

Talia Eames
Manager
Reentry & Recovery Department
Phone 907.500.5531

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Fire

STAFF PERSON/TITLE: Daniel Jager, Fire Marshal

DATE: July 8, 2020

APPLICANT: Northwind Architects, LLC

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for transitional housing on Alaway Avenue in a General Commercial Zoning District

LEGAL DESCRIPTION: USS 2121 TR E

PARCEL NUMBER(S): 5B1301070020

PHYSICAL ADDRESS: 6205 Alaway Avenue / 6205 Glacier Highway

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

There are no fire code or fire department concerns for this project.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Engineering & Public Works

STAFF PERSON/TITLE: Autumn Sapp, Business Manager

DATE: July 7, 2020

APPLICANT: Northwind Architects, LLC

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for transitional housing on Alaway Avenue in a General Commercial Zoning District

LEGAL DESCRIPTION: USS 2121 TR E

PARCEL NUMBER(S): 5B1301070020

PHYSICAL ADDRESS: 6205 Alaway Avenue / 6205 Glacier Highway

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

"I don't have any further comments than what is in the Preapp report."

(see attached email)

Laurel Christian

From: Autumn Sapp
Sent: Tuesday, July 7, 2020 12:47 PM
To: Laurel Christian
Subject: RE: USE20200017 - 5B1301070020 - USE Permit for Transitional Housing on Alaway Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

I don't have any further comments than what is in the Preapp report.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Laurel Christian <Laurel.Christian@juneau.org>
Sent: Tuesday, July 7, 2020 11:22 AM
To: Dan Jager <Dan.Jager@juneau.org>; Autumn Sapp <Autumn.Sapp@juneau.org>; Mary Grant <Mary.Grant@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; 'Verne.Skagerberg@Alaska.gov' <Verne.Skagerberg@Alaska.gov>
Subject: USE20200017 - 5B1301070020 - USE Permit for Transitional Housing on Alaway Avenue

Good morning,

We have received an application for a Conditional Use Permit for transitional housing located at 6205 Alaway Ave (also has an address of 6205 Glacier Hwy). The applicant proposes to convert the old PDC building into transitional housing. Please see the attached application packet and return your comments to me by July 22, 2020.

Thank you for your time.

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

Laurel Christian

From: Autumn Sapp
Sent: Tuesday, July 7, 2020 12:47 PM
To: Laurel Christian
Subject: RE: USE20200017 - 5B1301070020 - USE Permit for Transitional Housing on Alaway Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

I don't have any further comments than what is in the Preapp report.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Laurel Christian <Laurel.Christian@juneau.org>
Sent: Tuesday, July 7, 2020 11:22 AM
To: Dan Jager <Dan.Jager@juneau.org>; Autumn Sapp <Autumn.Sapp@juneau.org>; Mary Grant <Mary.Grant@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; 'Verne.Skagerberg@Alaska.gov' <Verne.Skagerberg@Alaska.gov>
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Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
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Fostering excellence in development for this generation and the next.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Juneau Police Department

STAFF PERSON/TITLE: David Campbell, Deputy Chief

DATE: 7/8/2020

APPLICANT: Northwind Architects, LLC

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for transitional housing on Alaway Avenue in a General Commercial Zoning District

LEGAL DESCRIPTION: USS 2121 TR E

PARCEL NUMBER(S): 5B1301070020

PHYSICAL ADDRESS: 6205 Alaway Avenue / 6205 Glacier Highway

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

"JPD has no issues with this project."

See attached email.

Laurel Christian

From: David Campbell
Sent: Wednesday, July 8, 2020 9:22 AM
To: Laurel Christian; Dan Jager; Autumn Sapp; Mary Grant; Charlie Ford; Ed Foster; Dan Bleidorn; 'Verne.Skagerberg@Alaska.gov'
Subject: RE: USE20200017 - 5B1301070020 - USE Permit for Transitional Housing on Alaway Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

JPD has no issues with this project.

From: Laurel Christian
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Subject: USE20200017 - 5B1301070020 - USE Permit for Transitional Housing on Alaway Avenue

Good morning,

We have received an application for a Conditional Use Permit for transitional housing located at 6205 Alaway Ave (also has an address of 6205 Glacier Hwy). The applicant proposes to convert the old PDC building into transitional housing. Please see the attached application packet and return your comments to me by July 22, 2020.

Thank you for your time.

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

Laurel Christian

From: David Campbell
Sent: Wednesday, July 8, 2020 9:22 AM
To: Laurel Christian; Dan Jager; Autumn Sapp; Mary Grant; Charlie Ford; Ed Foster; Dan Bleidorn; 'Verne.Skagerberg@Alaska.gov'
Subject: RE: USE20200017 - 5B1301070020 - USE Permit for Transitional Housing on Alaway Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

JPD has no issues with this project.

From: Laurel Christian
Sent: Tuesday, July 7, 2020 11:22 AM
To: Dan Jager <Dan.Jager@juneau.org>; Autumn Sapp <Autumn.Sapp@juneau.org>; Mary Grant <Mary.Grant@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; 'Verne.Skagerberg@Alaska.gov' <Verne.Skagerberg@Alaska.gov>
Subject: USE20200017 - 5B1301070020 - USE Permit for Transitional Housing on Alaway Avenue

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We have received an application for a Conditional Use Permit for transitional housing located at 6205 Alaway Ave (also has an address of 6205 Glacier Hwy). The applicant proposes to convert the old PDC building into transitional housing. Please see the attached application packet and return your comments to me by July 22, 2020.

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CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: ALASKA DOT&PF

STAFF PERSON/TITLE: Joanne Schmidt, Planner III

DATE: 07/22/2020

APPLICANT: Northwind Architects, LLC

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for transitional housing on Alaway Avenue in a General Commercial Zoning District

LEGAL DESCRIPTION: USS 2121 TR E

PARCEL NUMBER(S): 5B1301070020

PHYSICAL ADDRESS: 6205 Alaway Avenue / 6205 Glacier Highway

SPECIFIC QUESTIONS FROM PLANNER:

No questions at this time.

AGENCY COMMENTS:

Pat Carroll, M&O: " have a project that will be going by this location and I believe we had some ROW involvement with this particular property. Not sure if this use would have any effect or impact on our project but the ROW team for the Lemon Road project and the Project manager Chuck Tripp should take a look at this."

Chuck Tripp, Design Manager, Lemon Road project: "I have looked at the permit application and I do not see the applications proposed modifications to property and the subsequent proposed use impacting the Glacier Highway Project. The developed footprint of the property including that of the building would remain essentially unchanged. At one point we were proposing acquiring an easement along the Alaway frontage but that is no longer the case. Our design stays within the existing easement that the Department has along the Glacier Highway frontage. As a result, we are not acquiring any easements, permanent or temporary, from this property."

Ben Storey, Environmental Manager: "No comment or objections from the Environmental Section."

CITY AND BOROUGH OF JUNEAU
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(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Finance/ Assessor

STAFF PERSON/TITLE: Mary Grant/ Assessor

DATE: 7/28/2020

APPLICANT: Northwind Architects, LLC

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for transitional housing on Alaway Avenue in a General Commercial Zoning District

LEGAL DESCRIPTION: USS 2121 TR E

PARCEL NUMBER(S): 5B1301070020

PHYSICAL ADDRESS: 6205 Alaway Avenue / 6205 Glacier Highway

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

I have found no evidence that transitional housing causes a negative impact on nearby residential or commercial property values when well managed.

From: Daniel Nore <bosndan@live.com>
Sent: Sunday, July 12, 2020 2:15 PM
To: PC_Comments
Subject: Transitional housing
Attachments: Screenshot_20200712-141058_Adobe Acrobat.jpg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

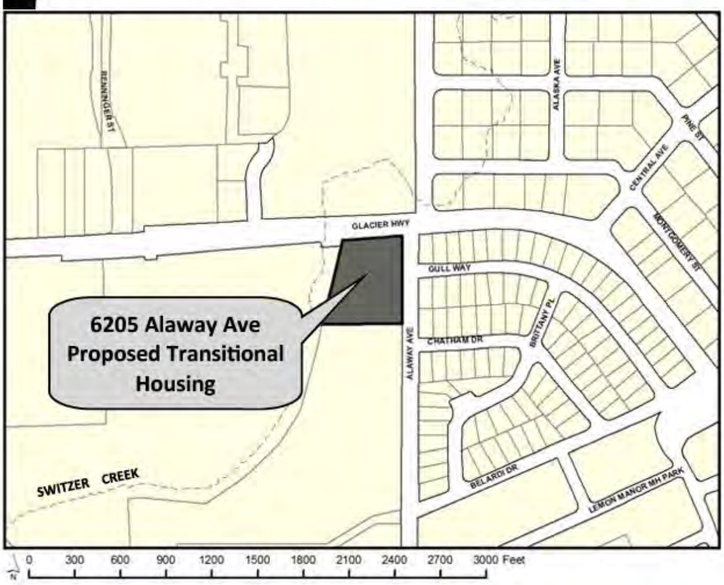
I live on pine street. I do not want lemon creek being the dumping ground for all of Juneau's problems. We already have the smell of the dump to bring down home values. We don't need homeless people with drug addictions living here too.

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution capable smartphone

Invitation to Comment

Neighborhood Meeting & Planning Commission Public Hearing

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Al

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Con**
Permit for Transitional Housing located at **6205 Alaway Avenue** in a **General Commercial Zoning Dist**

Neighborhood Meeting: **July 23, 2020, 6:00 P.M.**— Opportunity to ask questions and comment.
To join the **Neighborhood Meeting** Webinar, visit: **http://juneau.zoom.us/j/94528397989**. The Webinar ID is: **94**

Planning Commission Meeting: **August 11, 2020, 7:00 P.M.**— Opportunity to testify.
To join the **Planning Commission Meeting** Webinar, visit: **http://juneau.zoom.us/j/91479438879**. The Webinar ID is: **9**

Both the Neighborhood Meeting and the Planning Commission meeting will be by video and telephonic participat
To join either meeting by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 o
6799 or +1 929 436 2866 or +1 301 715 8592 and enter the associated Webinar ID.

Staff Reports expected to be posted **Monday, August 3, 2020** at **https://beta.juneau.org/assembly/assembl**
agendas Find hearing results, meeting minutes, and more here as well.

Now through July 27	July 28 — 12 noon, August 7	August 11, 2020, 7:00 P.M.
Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	Planning Commission hearing date and time.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed July 9, 2020

Case No.: USE2020 0017
Parcel No.: 5B1301070020
CBJ Parcel Viewer: http://epv.j

From: Carlene Nore <cnore@icloud.com>
Sent: Tuesday, July 21, 2020 5:23 PM
To: PC_Comments
Subject: Alaway Project

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I'm a resident of the Lemon Creek neighborhood and against the proposed housing project on Alaway.
There is already a variety of transitional housing in the commercial area around Costco. Quit trying to bring our property values down for this type of housing. It really effects the single family property owner.
The city already treats this area like the black sheep of Juneau neighborhoods.
No. Take it somewhere else.
Carlene Nore
Residential owner of 2 properties.

Sent from my iPhone

From: Carlene Nore <cnore@ccthita-nsn.gov>
Sent: Thursday, July 23, 2020 12:42 PM
To: PC_Comments
Subject: Alaway Ave. Project

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

This email is objection to the proposed Alaway Ave. project.
I live in the Pinewood neighborhood and strongly object to another halfway and or housing project in this area.
Housing of this nature should not be in a neighborhood. IF another housing project needs to be done, it should be over in the Costco area or in a more commercial area.
Lemon Creek homeowners don't need this housing project bringing down home values. We already have to put up with the City dump, which doesn't
Seem to have a plan to address this situation.
No. No. No.

Carlene Nore
723-6580

Confidentiality Notice: This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.

July 21, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits.

I'm acutely aware of the need for safe, affordable housing for former inmates transitioning back into community. As a Community Advocate for current and released inmates I find that the lack of appropriate housing is a major barrier to successful reentry.

To afford most available housing requires a renter earn the equivalent of two and half jobs at minimum wage. An almost impossible barrier for most transitioning out of prison.

The advantage of these proposed T&H proposals is that they are supervised and have supportive programs. We appreciate the due diligence that T&H has demonstrated, creating a safe facility for clients and adjacent neighborhoods.

Often there is opposition to having former inmates living adjacent to established neighborhoods. These are legitimate issues that require acknowledgement and constructive dialogue between all parties.

Juneau housing proponents have worked years to have funding and support for transitional housing, such as T&H is proposing. It is like a miracle to have these appear at a time of state-wide budget crisis amid the virus pandemic. It would be a tragedy to have these housing proposals not approved.

Sincerely,

K.J. Metcalf

K.J. Metcalf
PO Box 20221
Juneau, AK 99802

Residence, 405 N. Douglas
(907) 500-2894

From: George Partlow <pricerbumanto@hotmail.com>
Sent: Thursday, July 23, 2020 11:02 AM
To: PC_Comments
Subject: Letter of support for THCC transitional housing program conditional use permits

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

July 23, 2020

City and Borough of Juneau
Permit Center
230 S. Franklin Street
Juneau, AK 99801

We are writing in support for the application by Tlingit and Haida Central Council for conditional use permits for the Alaway Avenue and Allen Court Transitional Housing Program.

It is clear to us that Alaska's criminal justice system has a huge recidivism problem. It seems to us that our experience with Haven House shows that one effective way to deal with it is to provide adequate housing for those reentering civil society from the prison system. Since it takes around two and a half jobs at minimum wage to afford most of the available housing in Juneau, it's unlikely that an ex-offender is going to be able to pay for adequate housing even if able to find a job immediately. By not providing housing, we are setting them up for failure.

The THCC projects not only provide a roof overhead, but also supervision and support programs, especially substance-abuse counseling, which are so important to give some hope of success for returning citizens.

We realize that there will be questions from those in the surrounding neighborhoods. Their concerns need to be respectfully listened to and dealt with.

We hope the planning commission and the Assembly will take this seriously and do what needs to be done to make these projects a success.

Sincerely,

George Partlow
Linda McCargar
POB 240557
Douglas, Alaska 99824

Residence: 600 St. Anns Avenue Unit 3, Douglas
928-581-8146
971-241-0534

Laurel Christian

From: Laurel Christian
Sent: Thursday, July 23, 2020 2:38 PM
To: Laurel Christian
Subject: FW: Question about 6206 Glacier Hwy and T&H halfway house proposal

From: Wille, Shawn P (DOL) <shawn.wille@alaska.gov>
Sent: Thursday, July 23, 2020 2:11 PM
To: Laurel Christian <Laurel.Christian@juneau.org>
Cc: CDD_Admin <CDD_Admin@juneau.org>
Subject: RE: Question about 6206 Glacier Hwy and T&H halfway house proposal

Dear Planning Commissioners,
We are very concerned about the proposed transitional housing (halfway house) at 6205 Alaway Ave. It's just too close to our high density residential neighborhood. We have 88 homes in our subdivision and just about all of them have kids of school age. The school bus stop is right in front of the building and the city bus stop is located across the street. The crosswalk for the kids walking home from DZ is right in front of the commercial building. The Creek Side trailer park next to us has over 70 homes and there is another housing development next to it. (Kids everywhere) The neighborhood playground is a block away from the location. I've been living in the neighborhood for 20 years and we've never had so many kids under the age of 10 running the streets freely. It's heartwarming to see them running around on their bikes without a care in the world. It is a good safe neighborhood for now. It won't be if this plan is approved.
The proposal of housing 16 felons and one person keeping an eye on them right next to a high density residential neighborhood is not a good one. I understand the position of wanting to help them adjust back to society, but the location doesn't work. The opportunity for one of them to make a mistake at our expense is too great. I reviewed the CBJ land use code and could not find where you can take a general commercial zoned\building and convert it into a residential building, so there is another reason to question the proposal. Again I appreciate what they want to do, but not at that location. The proposal should enhance the neighboring neighborhood not hurt it. Please vote NO.

Thank you for your consideration
Respectfully
Shawn Wille
President
Eagles Edge Homeowners Association

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

I strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration. As a practicing lawyer for 39 years, I have focused on criminal cases, both as a prosecutor and a defense attorney, for more than twenty years. I have seen firsthand how the collateral consequences of incarceration can cripple an offender's housing prospects, job prospects, and economic prospects far beyond what may be an appropriate sanction for the crimes committed. These programs are designed to get people back on their feet and help them become contributing members of society.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has had difficulty in obtaining housing.

This is not simply a feel-good charitable approach. The United States in general, and Alaska and Juneau in particular, cannot survive in today's competitive world if we essentially throw away lives because of sometimes youthful mistakes. We must integrate people reentering society from prison into our social and economic life to prosper as a community.

Sincerely,

Tom Wagner

Tom Wagner, Lawyer
90 Spruce Street #104
Juneau, Alaska 99801
Phone 907-209-4666
Email: tomwagnerak@gmail.com

United Way of Southeast Alaska

3225 Hospital Drive, Suite 106
Juneau, Alaska 99801
tel 907.463.5530

unitedwayseak.org

LIVE UNITED
United Way

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

Members of the Planning and Zoning Commission:

United Way of Southeast Alaska is pleased to offer this letter of strong support for the Conditional Use Permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida), for the permitting of a transitional housing program for individuals returning from incarceration.

United Way of Southeast Alaska is an independently governed, non-profit organization, dedicated to strengthening lives, helping people, and improving community conditions in Southeast Alaska. United Way of Southeast Alaska and our partners work to create real, lasting change by addressing the underlying causes of problems within our communities.

We support community programs and initiatives that help those in need and also prevent problems from happening in the first place. United Way collaborates with communities and agencies across Southeast Alaska to strengthen and improve the Health, Education, and Financial Stability of all individuals. At United Way of Southeast Alaska, we believe that everyone should have the opportunity for a good life. Everyone deserves a quality education that leads to a stable job, enough income to support a family through retirement, and good health.

That's why our work is focused on the building blocks for a good life: education, income, and health.

Given the existing limitations of reentry programs without supportive housing, Tlingit & Haida is developing a state-of-the-art program to provide sober and supportive housing for returning citizens. Studies show that people released from prison are less likely to reoffend and less likely to go back to prison if they have stable, secure, and supportive housing. The program will provide a healthy foundation built on culturally responsive services for participants as well as direct channels to resources necessary for successful reentry.

The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members, to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community; however, the two proposed projects at the corner of Always Ave and Glacier Highway and the property at Allen Court are ideal for this use. The proximity to support services, employment and public transportation, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact me.

Your careful attention and thoughtful consideration of their conditional use permit application is genuinely appreciated.

Respectfully,

Wayne A. Stevens
President/CEO

From: Deana Barajas
To: PC_Comments
Subject: Case No: USE2020 0017 for Parcel No: 5B1301070020
Date: Thursday, July 23, 2020 8:50:52 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

Here are my comments for today's neighborhood meeting regarding the proposed transitional housing at 6205 Alaway Avenue:

My main concern is that there are lots of small children who live and play in this area. They cross the street at that crosswalk to get to and from their school bus stop. The school bus stop is right next to that property. Even if a resident has no convictions involving children, they could still have a history of unreported offenses. That puts all of these children at increased risk. No program is 100% safe.

Lemon Creek needs more jobs, not more poverty. There is already a neighborhood of halfway houses near Costco, as well as a new facility for homeless people. There is also low-income housing and lots of trailer parks. Surely there are other locations that aren't already over-represented with homeless, low-income, and transitional housing.

More people will be struck by cars. There will be more pedestrians walking to Breeze In, and the side everyone walks on does not have a sidewalk.

There are lots of rosy promises for how strictly residents will be monitored, but there is no guarantee that those restrictions will be permanent (or even that they will actually be implemented). There is also no guarantee that the residents will not commit crimes while living there.

There will be an overflow sleeping area in the lower area (that's what the 2nd lady said towards the end of her speech)? So there could be more than 16 residents? What is the true maximum number of residents including the overflow sleeping area?

Haven House is an all-female facility, which isn't comparable to an all-male facility. It also only houses 9 women, as opposed to the more than 16 men (counting the overflow sleeping area) this proposed facility would house. On average, men tend to commit more crimes, and more violent crimes, than women do. Men are especially far more likely to commit sex crimes, including crimes against children.

Just because someone hasn't been convicted of sex offenses doesn't mean they haven't

committed them. Why bring up the fact that there are already sex offenders in this neighborhood? Already having some in our area is not justification for adding more. Actually, that would be justification for denying the facility because we already have too many.

How does being near the police station make a difference? Is this difference in theory only, or is there hard evidence that placing a halfway house two blocks from a police station substantially reduces recidivism? The crime rate will most likely go up in our neighborhood, despite being near the police station.

While it's true that we don't know who in our neighborhood just got out of prison, we can be confident that there isn't guaranteed to be a large concentration of them right across the street who will be there forever.

Why are almost all of the people who spoke during the public comment period in support of the facility, and why are they all not home-owners who live in their homes in this area? That gives the impression that they were given an unfair advantage. Even having the right technology to speak during the meeting is an unfair advantage. If we had been allowed to type in the chat section, one of the moderators could have read our comments so those on the phone could hear. The opposition would have been heard during a live meeting. I felt like we weren't heard on this meeting. Maybe for future virtual meetings, the first half of the public comment period should be dedicated to people who live in the area.

While I support the idea of the facility, this specific location is not a suitable area for it. That building should be turned into either a daycare facility or something that creates jobs for the people who already live in this area. If it's necessary to place this transitional housing in Lemon Creek, it should be located next to Costco by the existing halfway houses. Ideally, though, it should be located either closer to downtown or else in the valley.

Thank you,
Deana Barajas

From: Mandy O"Neal Cole
To: PC_Comments; Talia Eames
Subject: Letter of Support- CCTHITA Housing
Date: Thursday, July 23, 2020 4:52:53 PM
Attachments: AWARE_CCTHITA Alaway_Allen LOS.pdf

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commission,

Please find AWARE's Letter of Support for CCTHITA Alaway and Allen Court Housing projects. We are enthusiastic supporters of the Tribe's efforts, and believe these programs will enhance our neighborhoods and community.

Thank you!

--
Mandy O'Neal Cole
Executive Director
AWARE, Inc.
586-6623

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

AWARE strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA) for the permitting of transitional housing programs for individuals returning from incarceration.

AWARE has been providing services for survivors of domestic and sexual assault for over 40 years in Juneau, and we value the leadership and initiative of CCTHITA in the area of re-entry and recovery. As a partner to CCTHITA in many services areas, AWARE recognizes the particular strength of combining cultural supports and housing in order to provide the best opportunity possible to those returning to our community after incarceration.

AWARE supports families as they choose safety and accountability. In the wake of abuse, families often have contact; some in an effort to reunify, while others work to establish firm boundaries. Many formerly incarcerated individuals co-parent children. We believe our community can be safer if we support everyone in making healthier choices as they learn new ways of being. We believe neighborhoods are enhanced by dignified, supportive housing opportunities.

AWARE is proud to support, hire and work with persons in recovery. We recognize their amazing contributions as peer navigators, educators and leaders within our community. We urge you to support the innovative work of CCTHITA in re-entry and recovery programming.

If you have any questions regarding our support for this program, please feel free to reach out. We look forward to hearing from you.

Sincerely,

Mandy Cole
Executive Director, AWARE Inc.

AWAREAK.ORG | 907-586-6623 | P.O. BOX 20809 | JUNEAU, AK 99802 | INFO@AWAREAK.ORG
ELFIN COVE, GUSTAVUS, HAINES, HOONAH, JUNEAU, KLUKWAN, PELICAN, SKAGWAY, TENAKEE SPRINGS, YAKUTAT

From: pastorino@gci.net
To: PC_Comments
Cc: Talia Eames
Subject: Letter of Support for Tlingit & Haida Transitional Housing Program
Date: Friday, July 24, 2020 9:34:22 AM
Attachments: Support Letter .docx

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Attached is a letter of support for Tlingit & Haida Transitional Housing Program.
Please let me know that you received this letter. Thank you, Alex Pastorino

July 24, 2020

CBJ Planning Commission

This letter is in support of Tlingit & Haida Alaway Avenue and Allen Court Transitional Housing Programs for individuals returning to the community from incarceration.

True justice focuses on restorative practices rather than retributive approaches that typically result in re-offenses and, thus, returning to prison, resulting in large costs to our communities and our State. Restorative practices focus on restoring individuals, repairing broken relationships, providing access to basic needs--affordable housing, employment, community, etc.—while, at the same time, holding those who caused harm accountable. Research shows that the recidivism rate for those who have stable, supportive housing and who have been participants of restorative practices is much lower.

Both Alaway Avenue and Allen Court Transitional Housing Programs are truly examples of restorative programs. They are carefully planned, comprehensive, state-of-the art, culturally responsive programs designed to provide healing, community building, and supports for re-entrants that are desperately needed for success. Providing supervised, sober housing, supportive services including a case manager and a resident manager on each site, affordable rent, kids rooms that encourage fathers to reconnect with their children and be fathers, and employment opportunities through Tlingit & Haida business enterprises address the basic needs of those returning to the community. Housing and employment opportunities will allow re-entrants to become self-sufficient and accountable, giving them the means to take care of themselves, restore their dignity, pay child support and restitution, and become productive members of society. Creating space for children provides the space for relationships to be mended and restored. Mandatory community service, emphasizes the importance for accountability. Embracing Alaska Native culture grounds Alaska Native reentrants in their roots and values, giving them a sense of belonging and identity and it offers non-native reentrants a rich experience of a restorative culture, that was here long before Alaska was a territory or a State.

The Department of Corrections, Re-Entry Unit--a new unit designed to work with re-entry programs, coalitions, etc. across the state to help inmates move successfully into alternative programs--is a restorative effort that is supported by the Governor. This is an example of a state-wide effort and illustrates restorative practices and programs are being taken seriously in our State. We have an opportunity in Juneau to provide two quality transitional opportunities for those who are attempting to re-establish themselves into our community. It is my hope that our community will embrace both the Alaway Avenue and the Allen Court Transitional housing programs and support this very important, restorative effort that has the potential for not only restoring and healing re-entrants and their families but also healing our entire community, as we participate in mending the web of broken relationships in our community and effecting systemic change in our justice system. It takes all of us to build a restorative community. These projects exemplify this effort.

Respectfully,

Alex & Ray Pastorino
Retired Educator and Psychologist &
Active Community Volunteers

Laurel Christian

From: Alexandra Pierce
Sent: Friday, July 24, 2020 12:51 PM
To: Laurel Christian
Subject: Steve Johnson comments

Hi! I just had a lengthy conversation with Steve about the Alaway project. Here are the main points.

Recognizes need for services, appreciates the use of CARES funding
Concerns about property value and another incarceration related facility in Lemon Creek.
Larger issue for Lemon Creek is that there are many young families with children, one of the few affordable neighborhoods. Concerned about kids.
Documentation says there are a needs for 150 housing units for people coming out of incarceration. Once the 30 beds are full, there will still be a need. Concerned that the numbers are false. Felt like it was misrepresented.
Thinks Housing First is great but not enough. Understands that the building and location are appropriate for the use.
Thinks it has a chance at success. Wants to see more research on the 2 year timeline.
Thinks the numbers are wrong and that they are going to be using overflow quickly.

In sum, he's supportive of the concept but concerned about the neighborhood location and thinks that the overflow beds are going to fill up quickly so he is concerned that they are misrepresenting the numbers.

Alexandra Pierce, PMP | Planning Manager
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0218 | Cell: 907.500.8677

Fostering excellence in development for this generation and the next.

400 West 11th Street • Juneau, AK 99801-1512
Phone 907-586-3131 • nluc@ak.net

Northern Light United Church

The United Methodist Church

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

July 21, 2020

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Northern Light United Church (NLUC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) to permit transitional housing programs for individuals returning from incarceration.

Juneau faces an affordable housing crisis. Successful reentry into our community by former inmates requires access to affordable housing. Therefore, NLUC has partnered with Tlingit & Haida financially to support the Allen Court conceptual architectural design concepts. Our involvement and support for both of these programs is a testimony to the serious lack of transitional housing to fill an overwhelming community need.

We view these projects as helping to fulfill restorative practices that can help promote healing and safety for Juneau. Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This, in turn, increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with our priorities.

If you have any questions regarding our support for this program, please do not hesitate to contact me

Sincerely,

Faith McClellan

Rev. Faith McClellan

The Mission of Northern Light United Church is
to make Disciples of Jesus Christ through God-centered Worship and People-centered Ministries

From: themillers@gci.net
To: PC_Comments
Subject: Transitional Housing Proposals
Date: Monday, July 27, 2020 12:20:39 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To CBJ Planning Commission,

It has come to my attention, as a member of Northern Light United Church Social Justice Committee, that Tlingit and Haida has applied to CBJ for Transitional Housing proposals:

- Permits to buy the Aloway Ave building
- Allen Court Project, to place several trailers, for reentry housing, near the Housing First projects in Lemon Creek area.

These are desperately-needed projects that I am confident will be well supervised. Please support these much-needed projects and grant required permits. Thank you for your work for our community!

Sincerely,
Linda S. Miller

July 23, 2020

CBJ
Community Development

Subject: T.H. proposal for developments at Allen Court & Alaway Ave

My Name is Don Gotschall
I Live at 7400 No. Douglas Hwy

- I support both the Allen court product and the Alaway Avenue Project.
- I have experience hiring the type of clients that will be occupying both housing products.
- Both projects will help friends getting out of Jail and becoming integrated into the Community.
- I worked with an initial funding of $15,000 from Northern Light United Church and helped get ~~archetectural~~ architectural, electrical, & mechanical, & plumbing cost estimates for ~~the~~ combining the trailer houses from Kensington. We raised the $15,000 outside the church budget & got that project into the construction phase.
- This is another good progressive product for us in Juneau.

Don Gotschall
Past civil engineer emeritis
Juneau Area.
Past treasurer for SESSI
That got the Assisted Living
85 unit housing project
into construction status.

586-3132
P.O. Box 20427, 99802

July 27, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801
by email only to: **pc_comments@juneau.org**

Re: ACLU of Alaska's support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

Dear City and Borough of Juneau:

The American Civil Liberties Union of Alaska strongly supports the conditional use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska for the permitting of transitional housing programs for people returning from incarceration.

People released from prison are less likely to reoffend, and are thus less likely to go back to prison, if they have stable, secure, and supportive housing,[1] and cultural support makes reentry housing more supportive. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to support this foundation for successful reentry.

Their success will make Juneau safer, decrease victimization, shrink the footprint of our prison system, and offer opportunities for a community that has traditionally had a hard time getting housing. And, in this time of a global pandemic, providing sober housing and supportive services reduces the spread of COVID-19 by keep people who are reentering out of crowded, congregate shelters where social distancing is difficult.[2]

---

[1] Council of State Governments Justice Center, *Reducing Recidivism: States Deliver Results Bureau of Justice Assistance*: https://bja.ojp.gov/sites/g/files/xyckuh186/files/Publications/CSG-ReducingRecidivism.pdf.

[2] Centers for Disease Control and Prevention, COVID-19 guidance for people experiencing homelessness: https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/homelessness.html.

AMERICAN CIVIL LIBERTIES UNION OF ALASKA FOUNDATION
1057 W. Fireweed Lane, Suite 207 | Anchorage, AK 99503 | Tel: 907.258.0044 | Fax: 907.258.0288
www.acluak.org | ACLUofAlaska | @ACLUofAlaska

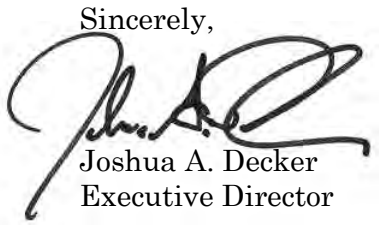
Alaska has long grappled with a persistently high recidivism rate: right now, 2 out of 3 Alaskans who are released from prison will reoffend again.[3] This rate will grow as the pandemic rages without an end in sight, and institutional programming that provides education and vocational opportunities, substance misuse treatment, mental health services, and in-reach opportunities from post-incarceration service providers is, in some cases, suspended indefinitely or substantially scaled back.[4] Service providers and formerly incarcerated people report that it's now harder to obtain basic government identification necessary for gainful employment and housing, and the knowledge to be absorbed by a workforce now heavily reliant on technological skills and tools necessary to work remotely, such as Zoom, Skype, and Microsoft Teams.[5]

Holistic programs, like those of Tlingit & Haida's Alaway Avenue and Allen Court transitional housing programs, not only help fill this growing gap of necessary services for returning citizens to be successful, but also provide alternative housing options outside of the private prison industry, which derive their corporate profits by warehousing and caging people,[6] and outside of the congregate emergency shelter model that is struggling during the ongoing worldwide health crisis.

Supporting this effort means supporting the Constitutional rights to rehabilitation and equal protection; it means supporting those returning to our communities in the midst of substance misuse recovery, and those with mental health illness; and it means the City and Borough of Juneau supports returning power to its tribal entity, while fighting against the same systemic racism that ripped tribal power away from indigenous people and disproportionality incarcerates Alaska Native people.[7]

Thank you for considering our views, and please let me know if you have any questions.

Sincerely,



Joshua A. Decker
Executive Director

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[3] Recidivism data provided by the Alaska Department of Corrections, which also explains that about 900 people release from state jails and prisons monthly: https://doc.alaska.gov/rehabilitation-reentry/faq.

[4] Alaska Department of Corrections, *FAQ-COVID19*, April 2, 2020: https://doc.alaska.gov/covid-19/docs/DOC%20FAQ.pdf.

[5] Issues discussed at the Anchorage Reentry Coalition Meeting: State of Reentry (Part 1).

[6] Justice Policy Institute, *The Problem with Private Prisons*: http://justicepolicy.org/news/12006.

[7] In Alaska, 39 percent of the prison population is Alaska Native/American Indian. Alaska Department of Corrections, *2019 Offender Profile*: https://doc.alaska.gov/admin/docs/2019Profile.pdf.

LSC | America's Partner for Equal Justice
LEGAL SERVICES CORPORATION

ALASKA LEGAL SERVICES CORPORATION
JUNEAU OFFICE

8800 GLACIER HIGHWAY, SUITE 228
JUNEAU, ALASKA 99801-1096
TELEPHONE (907) 586-6425
FAX (907) 586-2449
www.alsc-law.org

July 27, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

Re: Letter of Support

To Whom it May Concern:

We at Alaska Legal Services Corporation are writing to indicate our support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Programs.

We believe these programs will be of enormous benefit to the Juneau community at large. As we provide free legal services to low-income clients and elderly residents, with a priority for serving the most vulnerable populations in the community, we regularly see that access to housing is a huge barrier for many individuals in the Juneau community.

For over 50 years, Alaska Legal Services has offered legal aid to assist clients who are facing critical civil legal issues ranging from consumer law, family law, housing problems, public benefits, health care, and other areas specific to veterans or the elderly. In our office and throughout the state, we focus on serving vulnerable populations, including survivors of domestic violence, and those at risk of losing housing, health care, or family stability.

We believe the proposed project fills a significant need for the Juneau community and for our client population. Tlingit & Haida's comprehensive program for both Native and non-Native community members will provide an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing is directly aligned with the priorities of Tlingit & Haida's proposed program. We strongly believe that Tlingit & Haida's programs, as proposed, will be of enormous benefit to the Juneau community at large.

Please accept this letter of support.

Sincerely,

Heather Parker

Heather Parker
Southeast Supervising Attorney

SERRC
ALASKA'S EDUCATIONAL RESOURCE CENTER

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

SERRC, Southeast Regional Resource Center, strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

If you have any questions regarding our support for this program, please do not hesitate to contact me.

Sincerely,

Sheryl Weinberg

Sheryl Weinberg
Executive Director

www.serrc.org
ANCHORAGE JUNEAU
210 FERRY WAY, JUNEAU, ALASKA 99801 • PHONE: 907-586-6806 • FAX: 907-463-3811

THE GLORY HALL
247 S. Franklin St Juneau, AK 99801
(907) 419-7386 tghoutreach@gmail.com www.feedjuneau.org

July 21, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Glory Hall strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

The Glory Hall sees first-hand the need for these projects. There are not currently enough low income, low barrier, or supportive housing for people exiting incarceration, and so many people end up leaving jail or prison only to find themselves without a home for the first time or again. We see this cycle of incarceration and homelessness every day. Having people leave incarceration to end up homeless, living on the streets, and without any resources is pretty obviously not setting them up for success. We full heartedly support these projects.

If you have any questions regarding our support for this program, please do not hesitate to contact The Glory Hall and me specifically.

THE GLORY HALL
247 S. Franklin St Juneau, AK 99801
(907) 419-7386 tghoutreach@gmail.com www.feedjuneau.org

Sincerely,

Chloe Papier

Chloe Papier
Deputy Director
907-419-7386
The Glory Hall
247 S Franklin St
Juneau AK 99801

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Alaska Native Justice Center (ANJC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

ANJC is a non-Profit organization, formed in 1993 to serve the unmet needs of Alaska Natives within Alaska's civil and criminal justice system. Our mission is "Justice to Alaska Native People" and we strive to accomplish this through working with community and statewide partners. ANJC looks forward to a continued partnership in the shared goal of reducing recidivism as individuals' transition out of incarceration and back into our communities.

If you have any questions regarding our support for this program, please do not hesitate to contact Tammy Ashley at 907-793-3550 or tashley@anjc.net.

Sincerely,

ALASKA NATIVE JUSTICE CENTER

Tammy Ashley
Director of Operations

3600 San Jeronimo Drive, Anchorage, Alaska, 99508 • p: 907-793-3550 • f: 907-793-3570 • www.anjc.net

From: Dave Ringle <dave@svdpjuneau.org>
Sent: Monday, July 27, 2020 7:45 PM
To: PC_Comments
Subject: support for USE2020 0017 and 0018

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commission:

I am writing in support of the two proposed buildings for Tlingit and Haida's prisoner re-entry program, both the Mark Allen Drive proposal and the Alaway Street proposal. I support both these proposals on two levels, my professional role in the community and my personal role in assisting a felon re-enter society.

As the new General Manager of St. Vincent de Paul, I manage both emergency shelters and transitional housing. In my emergency shelter, we are often the first place a released prisoner seeks housing. This can be very problematic in this COVID environment, and we provide only limited services. We as a community have been fortunate that COVID spread among prison staff, but so far not among the prison population. Our shelter sleeps up to 60 people in a room with limited ventilation and this is a situation ripe for easy spread of any disease. Our shelter is only a bed with a roof for a night. There are many services that need to be provided for specific populations that are beyond the scope of our limited mission as an emergency shelter.

I see that also within my housing units. I manage 75 low income transitional housing units, and often a released prisoner will bring a voucher for housing that allow us to provide the individual a comfortable rented apartment. However, just a roof over a head does not provide all the services these individuals need, and often these individuals will reoffend, lose their voucher, and we will need to remove their belongings and re-rent the apartment.

The re-entry program provides both a place to stay and a program to support prisoners as they re-enter society. It fits the complex needs of this specific population and will benefit our community as a whole. Which brings me to the second reason I support this program.

For the last five years at my residence on Meadow Lane in the airport neighborhood, I have housed a young man since he left Goose Creek Correctional Facility after serving time for two felonies. This man has lost both parents, and we have known him since he was two. When he arrived at our home after two years incarcerated, I discovered how difficult it is to re-enter society as a felon. Unexpected things from the challenge of balancing limited job opportunities forcing all night work with random drug testing usually announced in the morning while he was sleeping to changing the social habits and language used to become appropriate outside of prison.

Living in a neighborhood, with support of people who can facilitate re-entry, is essential to break the 60% recidivism rate in Alaska. The first few months had moments where this young man came close to returning to jail, but with support he is now gainfully employed, contributing to our community and returning to a healthy lifestyle. There may be fears associated with putting such a facility in a neighborhood, but experiences such as Haven House, show such programs can exist safely within neighborhoods.

I strongly support these permit proposals.
Sincerely,
Dave Ringle
General Manager of St. Vincent de Paul
Resident of 2215 Meadow Lane

Dear CBJ Planning Commission,

The Tlingit and Haida Indian Tribes of Alaska filed an application on July 2, 2020 to construct transitional housing on Alaway Ave for formerly incarcerated individuals. Their application required a pre-application conference which apparently took place on June 17, 2020, yet a letter to the "neighbors" was not constructed until July 16, 2020, and then snail mailed to the Eagles Edge homeowners on July17, 2020. Notably, the Tlingit and Haida held the first public comment Zoom meeting on July 23, 2020, just one week after the construction of their letter, and just a day or two after most homeowners received the letter. And just 4 days later is the July 27, 2020 deadline for comments to be included as an attachment in the staff report for the August 11, 2020 CBJ Planning Commission meeting regarding the proposed ex-con housing.

The proposed facility is for 15 single-room occupancies, 1 caretaker unit with private facilities, 3 other SROs and an overflow sleeping area with 8 beds. Therefore, the proposed Alaway facility has available space for a constant flow of 26 people recently released from prison. That is a high density group facility that is frighteningly close to numerous high density neighborhoods. According to the Alaska DOC, the recidivism rate in Alaska (returning to custody within three years of release) is 66.41%, with 2/3 of those individuals being re incarcerated within 6 months of being released. This is the highest rate in the country! And, according to the Tlingit and Haida "Greetings Neighbor" letter, the only excluded formerly incarcerated individuals will be those that were convicted of sex offenses.

The application to construct a high density facility of formerly incarcerated individuals within just feet of numerous homes and within a short distance of multiple neighborhoods is absolutely improper and is a substantial interference to the use or enjoyment of private property in the local neighborhoods. Comments like "Tlingit and Haida believes"… or "Tlingit and Haida is dedicated to turning the tide"… are feel good statements. However, such comments are at best anecdotal stories and are not evidence, nor are they research data results. As noted on nij.ojp.gov randomized controlled trials of employment-focused reentry programs showed that "the bottom line is that we simply don't know enough about what works to help prisoners successfully integrate into society." What we do know though, is a constantly revolving 26 people with a 66.41% recidivism rate will be living nearby and moving about multiple high density neighborhoods if the Application is granted

Our Eagles Edge neighborhood is filled with families with children, many of which are very young. Children are often seen walking or riding their bikes in the streets and/or playing at the Eagles Edge playground. The transitional shelter should be in an industrial area that does not contain hundreds of homes of families within close proximity.

The Tlingit and Haida are trying to fast track their proposal. The nearby homeowners have mere days to try and stop their plans. Please do not allow the safety and quality of life of our neighborhoods to be destroyed by a revolving door of formerly incarcerated criminals in close proximity to multiple high density neighborhoods. Please deny the Application for the Alaway transitional shelter.

Sincerely,

Ron Weethee and Keri Weldon
Eagles Edge Homeowners

July 25, 2020
Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Re: Transitional Housing for returning citizens.

Dear Members of the Planning Commission;
As a retired correctional superintendent and substance use disorder counselor, I'm well aware of the importance of sober transitional housing for returning citizens and its impact on recidivism.

I wish to lend my support to the two transitional housing projects being developed by the Central Council, Tlingit and Haida Indian Tribes of Alaska.

I think we could all agree that offering returning citizens status in a therapeutic community with peer support is an investment society needs to be willing to make to reduce incarceration rates in our state.

V/R

Ed Sasser, MAT, CDC-1
Douglas, AK.

cc: Richard J. Peterson, President, Central Council, Tlingit and Haida Indian Tribes of Alaska
Don Habeger, Coalition Coordinator, Juneau Reentry Coalition

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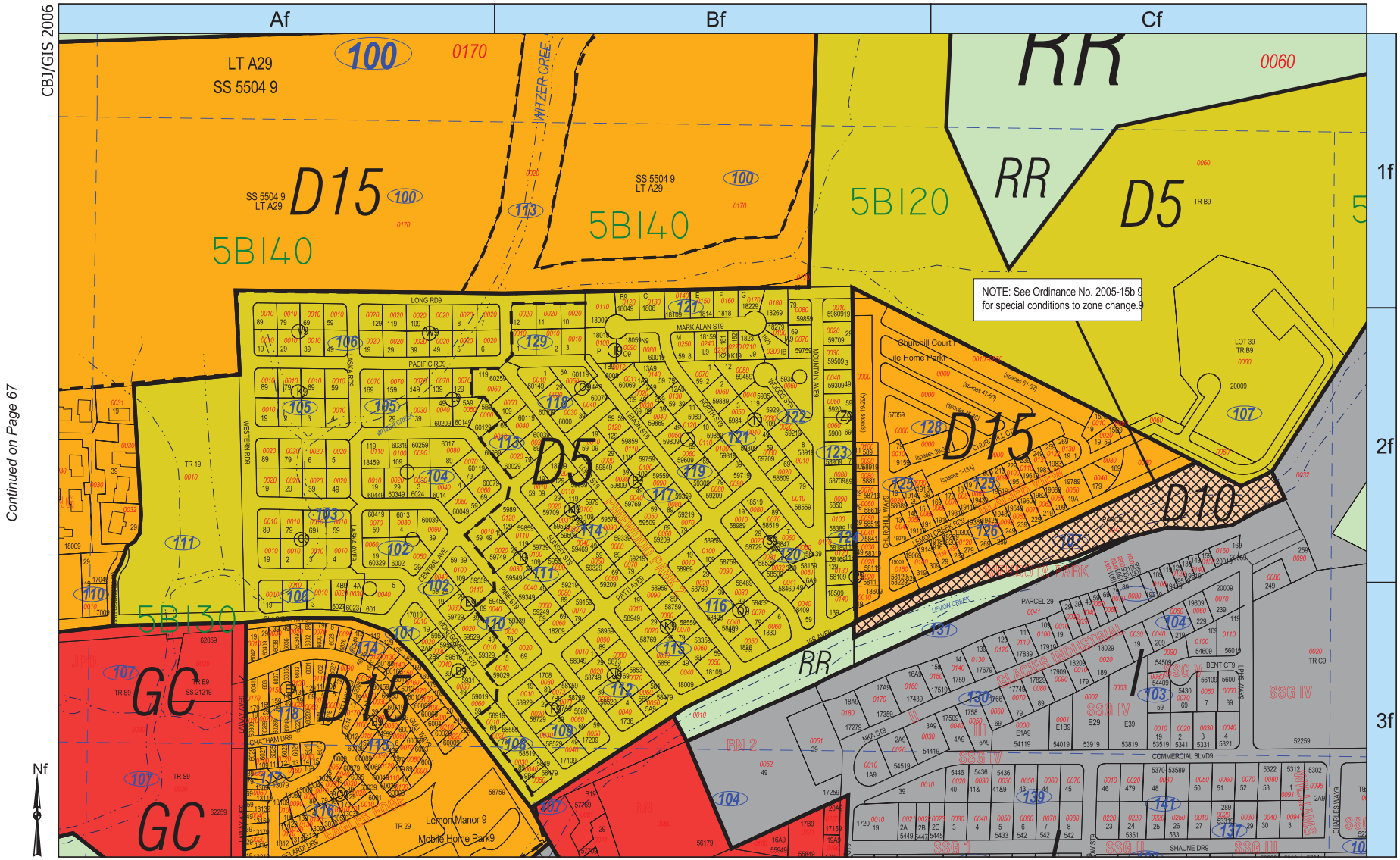
Continued on Page 77



Continued on Page 67

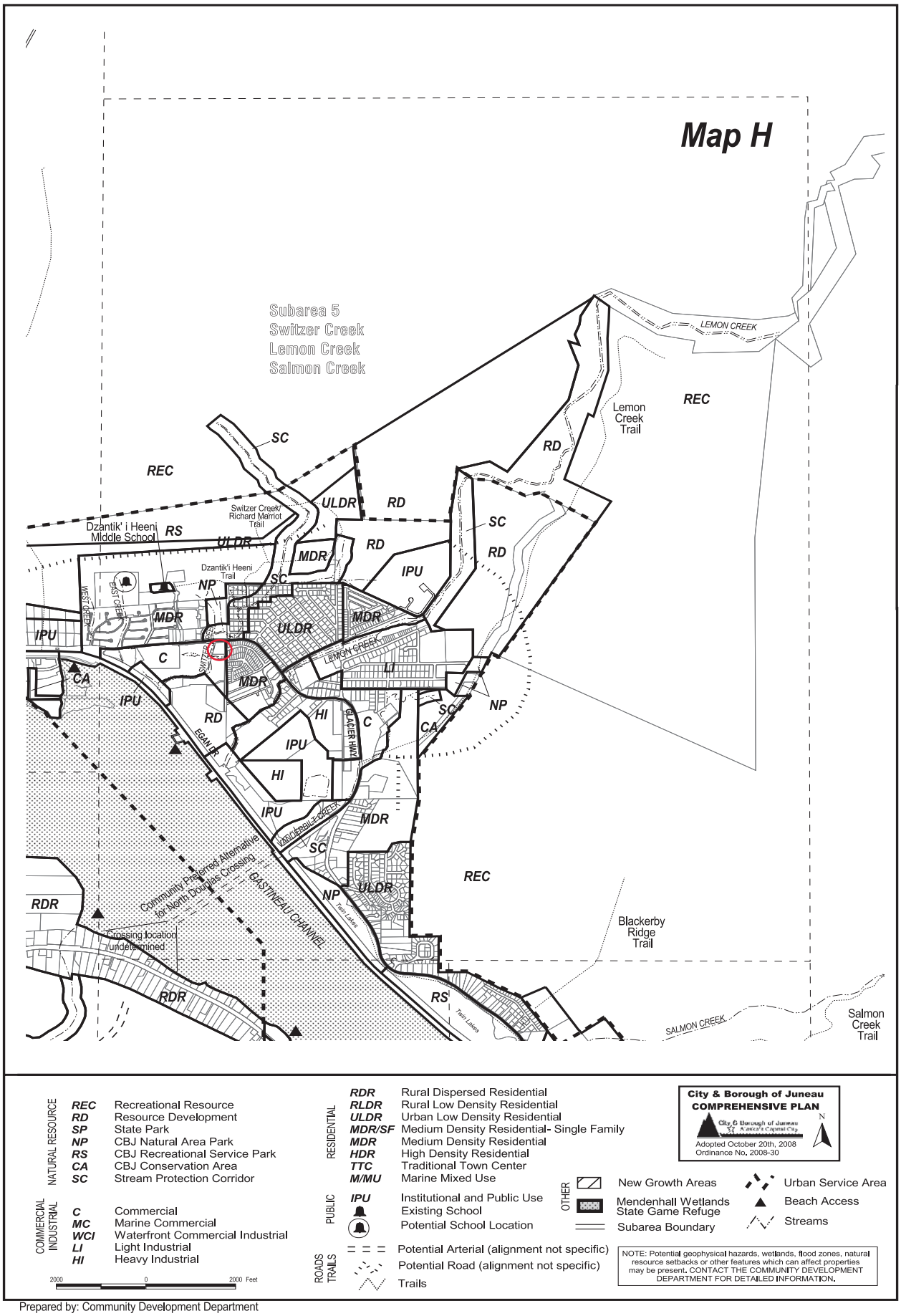
Continued on Page 80

Continued on Page 79

ssessor Tax Number Code9

6D090 Parcel Code Prefix9 | 102 Block 9 Number9 | 0030 Lot 9 Number9

Attachment E - Zoning Map & Land Use Designation Map



Map 11.9

Attachment E - Zoning Map & Land Use Designation Map

USE2020 0017 Neighborhood Meeting
7/23/2020 6:00 PM

- Staff presentation
- Sponsor statements
- Staff clarified that the ZOOM "chat" feature was not used in order to ensure that people on the phone had complete access to the discussions.
- Deputy Chief David Campbell listening and available for questions.
- Comments and questions (2 minute time limit)
    - + President Petersen (Valley) provided support for the project. Noted re-entrants were 10x more likely to be homeless due to fewer wrap-around services. Their case manager would be for re-entrants only. Sober, supportive environment makes success for reentrants more likely. Accountability with supports is a traditional value. This program will reunite families, providing a hand up to fathers, not a hand out. This program can break destructive cycles. Every person will be released, we want our neighbors to have success.
    - + Dave Ringle, SVDP (Airport area). Provided support for the project in two roles. One as the General Manager of Saint Vincent de Paul. They run a homeless shelter downtown, he knows there have been difficult decisions with COVID, but a cot and a roof are a band aid. Second role: Re-entrant from Moose Creek has been living with them for five years. An unsupported person has so many challenges, and for the first 6 months their re-entrant was one step away from recidivism. Now starting his own business, but it could have gone another way without support.
    - + Francis Andrews (North Douglas Bonnie Brae). Has had family that was justice-involved, and is the CCTHITA court administrator. Need education and cultural connection for re-entrant success. Wellness courts will serve these re-entrants, who will have a hard time without a supportive environment. Without this program they cannot get a job and have success.
    - + Tammy Jablonski (Valley). CCTHITA case manager for this project. Loves this world, proud of their program. She is from the Midwest, and her mom would say you can't build a home without tools, and knowing how to use them. We can't do it for them, but re-entrants will do the work, they need to be in the right mental place. The program improves safety, she is not concerned for her personal safety. Program provides a healthy do-over, she wants to see people survive and reduce recidivism. 110% belief in the program, she is ready to roll.
    - + Don Habeger (Valley) Juneau Re-entry Coalition Coordinator. They are a collaborative of individuals and agencies working towards success for justice-involved individuals, reducing recidivism. Housing is a difficult acquisition that is key to success, takes 4-6 months to find. This program would go a long way in ameliorating that need.
    - + Mandy Cole (Valley). Executive Director of AWARE, which serves those experiencing domestic violence. She supports this project, providing accountability to offenders, but also lifting them up. Offenders will come back into our community, they are fathers and brothers. We are lucky to have the cultural support and mentoring this program will provide. Thank you CCTHITA, this program will have ripple effects.
    - + Lacy Wilcox (Lemon Creek). Supports. Can be scary to welcome re-entrants, but think about what sort of neighbor you want to be. She wants to be a neighbor that holds up and pushes forward.

- Wayne Coogan (Valley). Heard commentary, most of those testifying are professionally involved. He agrees with them, the community has done a lot, seems there is never an end. He is all for it, but he suspects people testifying don't have re-entrants within 500 feet of their home. He was doing maintenance in Creekside, and a native lady expressed concerns and troubles with the project. With 60% recicivism, they were trying to raise children in the area. He acknowledges a noble goal, but there is another side. The Lemon Creek Plan does not allow this sort of development.
+ Mary Alice McKeen (Downtown). Will write a comment as well. President of Haven House board, the only location with a current conditional use permit for transitional housing for up to nine women. When Haven House was trying to open, neighbors were very worried. Since opening 50 women have gone through, no complaints of disturbance. Opponents have come around. Haven House has been a very good neighbor, very low recidivism, and none convicted while residing at Haven House. People will be happy with this project as a neighbor.
+ CCTHITA response to some concerns shared: It is good that this is a family neighborhood. Part of their goal is to reunite families and lift fathers up. It is good that it is next to a bus stop that re-entrants' children can use to visit. Sex offenders will not be living on the property. There are all ready several people with sex offenses living in the neighborhood. Would rather know these people are supported. To reduce recidivism, need supports. Most people have someone within 500 feet who was justice involved. Our people are family people, and they deserve success.
+ Dusty Dumont (Valley). DOC probation officer for 18 years. DOC supports this project, and the idea of having a place to live. For those with criminogenic needs, housing, education, relationship and structure are key to success. People don't change until they want to, and you don't know when that will be. That is why on-site supports, 24-hour presence and peer support are especially important in recovery. When people want to recidivate, they generally leave a structured environment. You don't know where current re-entrants are living. This will be a place to go that requires effort and buy-in.

Meeting end approximately 7:05 pm.

USE2020 0017

Proposal for Transitional Housing on Alaway Avenue in the General Commercial Zoning District

Neighborhood Meeting – July 23, 2020

Stand by for the meeting to begin!

Community Development Staff

Laurel Christian, Planner II

Jill Maclean, Director

Alix Pierce, Planning Manager

Irene Gallion, Senior Planner

Agenda

- Purpose of the meeting
- Where we are in the process
- Summary of project
- Brief sponsor statements
- How to comment
- Your comments and questions

We will take questions and comments and questions at the end – thank you!

The purpose of the meeting is YOU

Answer questions and collect comments

- How will they be collected?
  - Meeting notes
  - E mail
  - Mail
  - Phone

- How will they be used?
  - SUBMIT BY JULY 27th to be included in the staff report

More details on how to comment will be provided at the end of the presentation.

Process

- Application Received July 2, 2020
- Neighborhood meeting scheduled, noticed on July 9, 2020
- Neighborhood Meeting, July 23, 2020
- Planning Commission Meeting noticed on July 9, 2020
- Planning Commission Meeting August 11, 2020
- File an appeal within 20 days of the NOD

What can the Planning Commission do?

- Approve

- Approve with conditions
  - Schedule
  - Screening
  - Use
  - Drainage
  - Sound
  - Lighting
  - Traffic
  - Other

- Deny

The Commission has a list of “findings” their decision is based on.

A “Notice of Decision” (NOD) is filed with the clerk.

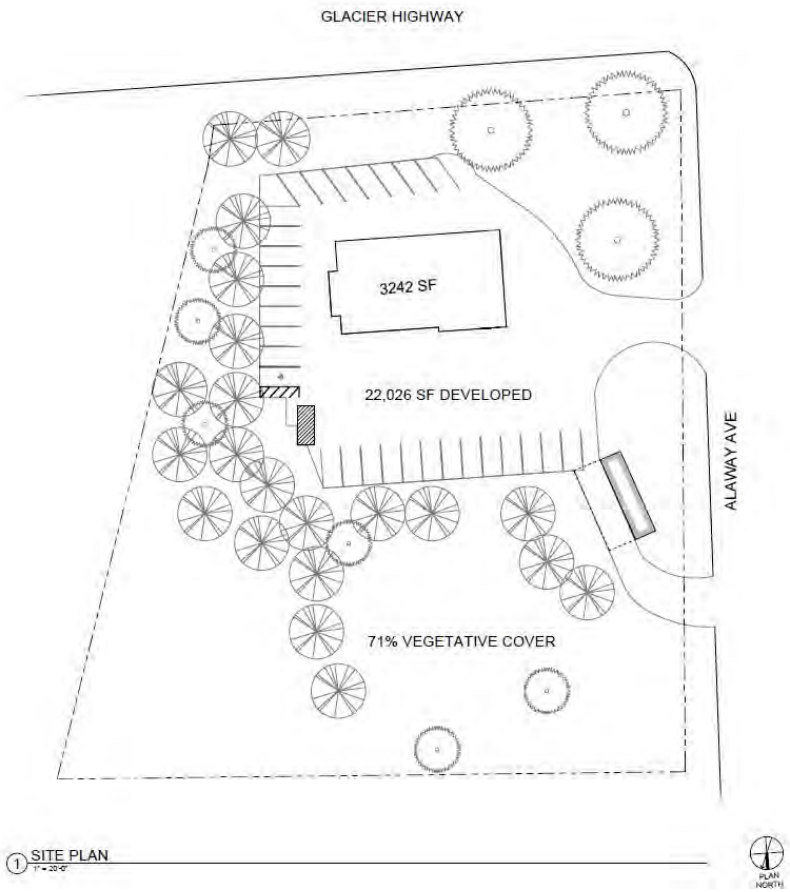
Project location

Proposed project – “Transitional Housing”

- Residential use
- Exiting correctional or similar facility
- Owner or manager must live on site.
- Residents not required to live there

- May be on probation or parole
- May require DOC approval

Site plan – “single room occupancy with shared facilities”



use the
ng

aces

Floor Plans – 1st Floor

1 FIRST FLOOR PLAN
1/4" = 1'-0"

Office Space for Program Staff

Common Spaces

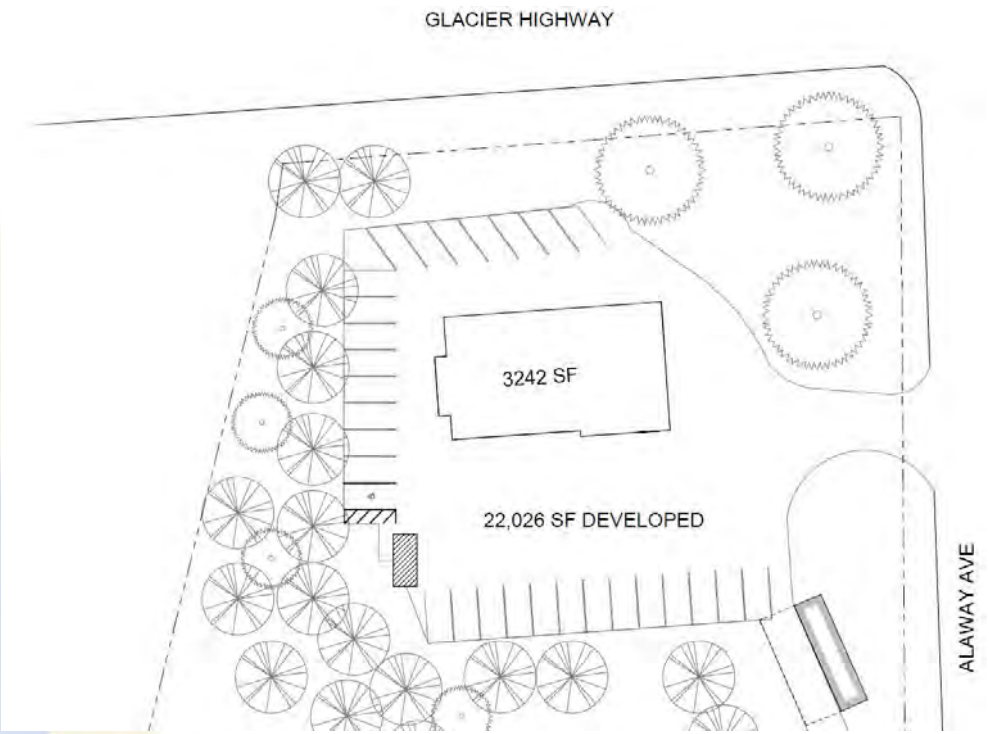
1 ADA Accessible Apartment

Floor Plans – 2nd Floor

1 SECOND FLOOR PLAN
1/4" = 1'-0"

16 Resident Rooms
1 Resident Manager Apartment

Parking



PARKING	
	Required
SRO	18
Office Space	1

19 spaces required
29 spaces proposed

Traffic

Use	Metric	Trips Generated	Total Trips
Congregate Care Facility	Per dwelling	2.02	36.36
Office	Per 1000 sq. ft.	11.03	4
			Total ADTs: 40.36

Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Traffic Impact Analysis (TIA) not required for projected Average Annual Daily Traffic under 250.

Habitat

- Switzer Creek is an anadromous waterbody
- Development buffers apply
- Lot is partially in a Flood Hazard Area

Neighborhood harmony

- General Commercial Zoning District
- Residential Use
- Dry facility with monitoring
- Supportive programming and on-site staff

SUMMARY

- Renovation of existing building
- 18 residents
- On-site Manager
- Office space for program staff
- Parking requirements are met
- Other dimensional requirements are met

Sponsor Statements

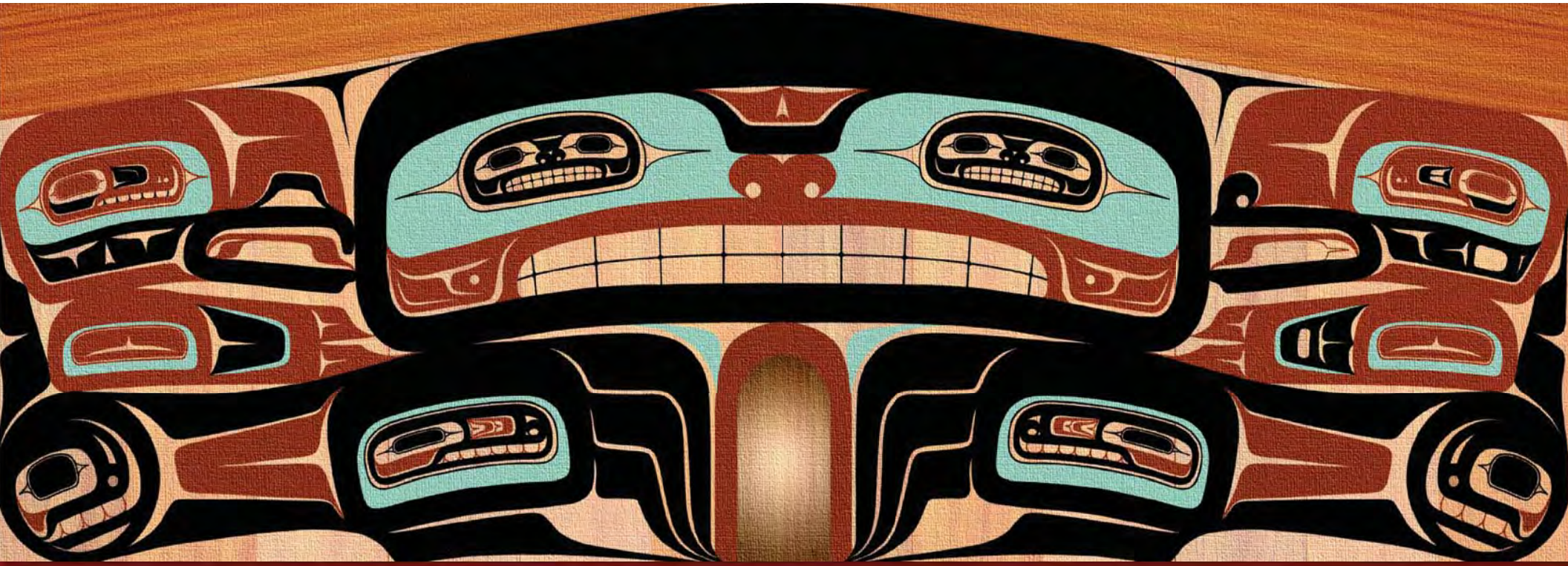
- Talia Eames, Central Council Tlingit & Haida Indian Tribes of Alaska, Manager, Reentry & Recovery Department
- Natasha McClanahan, Central Council Tlingit & Haida Indian Tribes of Alaska, Housing & Reentry Coordinator, Reentry & Recovery Department
- James Bibb, Principal Partner, NorthWind Architects, LLC
- Armando DeAsis, Student Intern, NorthWind Architects, LLC
- Shannon Crossley, Assoc. AIA, NorthWind Architects, LLC

How to comment

- Testimony
  - Tonight "Raise Hand" or *9
  - Planning Commission meting on August 11th, 2020, 7:00 pm.
    - Virtual Zoom Meeting

- In writing
  - Laurel.Christian@Juneau.org
  - Pc_comments@Juneau.org (that is pc UNDERSCORE comments)
  - Community Development Department
    155 S Seward Street
    Juneau, AK
    99801

- (907) 586-0715 (Main number) or (907) 586-0761 (Laurel's direct line)



ALAWAY AVENUE TRANSITIONAL HOUSING PROJECT

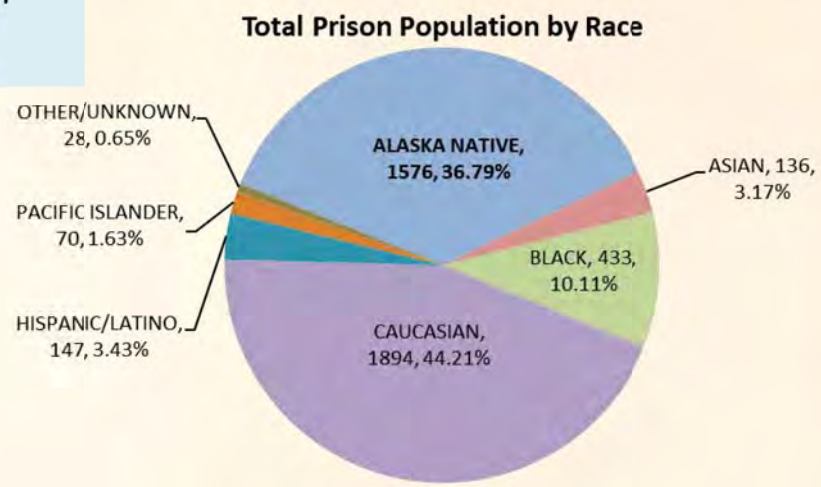
Central Council Tlingit & Haida Indian Tribes of Alaska

JULY 23, 2020

ALASKA NATIVES IN THE JUSTICE SYSTEM

Alaska Natives make up only 15.6% of the state population

Alaskan Natives represent nearly 37% of Alaska's total prison population.



OUR VISION

- Traditionally our people lived in longhouses…together
- As many as 100 people lived, worked and honored one another
  - Peer accountability was key

Can we create housing for our tribal citizens with employment, peer support and cultural programming?

WHY TRANSITIONAL HOUSING?

- Second Chance Program, 2015-2018
  - Met with over 300 participants
  - Services without stable, supportive housing seldom "stuck"
    - Participants lost to the system once out of halfway house
    - Literal gap from incarceration to services
      - No true transition from incarceration to community
    - Meaningful employment difficult to obtain
      - Participants in "survival mode" without basic needs met

COVID-19 MITIGATION

- The passage of the CARES Act makes it possible to conduct emergency measures to protect our communities, such as standing up new non-congregate settings in alignment with CDC guidelines
- Many are released directly to homelessness, consistent with the statistic that reentering citizens are 10x more likely to be unsheltered

- We have been very intentional in our design to create spaces that are easy to clean, and allow for quarantine and social distancing
  - This initial emergency response also allows us to plan for recovery-oriented uses of these funds after the crisis has passed, focusing on reducing new entries into homelessness through diversion and prevention

HOUSING OVERVIEW

- Capacity for 16 male residents repurposing and improving an existing structure, enhancing it with traditional tribal elements and a residential feel
  - This provides 24-7 oversight, allowing "eyes-on" nearby problematic vacant properties, increasing public safety
- Dedicated Case Manager and Resident Manager on-site
- Residents will pay rent and any additional financial obligations they may have
- Service to the community will be required and volunteerism encouraged

Aerial rendering of 6204 Glacier Hwy - Alaway Avenue Transitional housing project

PROGRAMMATIC DESIGN

- Spaces have been designed in response to mitigating the spread of COVID-19 but also with the intention of incorporating future programming
  - Example decontamination room= future carving shop
- Large, open rooms have been created as flexible spaces for overflow sleeping areas in times of increased social distancing but also to allow for varied types of cultural activities
- Living spaces are all placed on the second floor, allowing residents to feel more “at home” while create a warmer environment for a more harmonious peer support system, based in accountability
  - Family room creates a safe and comfortable space to lift up our formerly incarcerated fathers, encouraging togetherness, reunification and building a peer-led fatherhood support system

SUPERVISION

- Residents will be remotely monitored using technology, cameras and a central monitored entrance and exit to the campus
- All Reentry & Recovery Department offices will be on-site
  - There will also be space to allow for meetings with probation/ parole officers, counselors, and other resources to help ensure returning citizens stay steady on their paths

ELIGIBILITY

- Interested participants must display readiness and desire for supportive housing, training, resources and employment assistance upon their transition into the community
- Competitive application process includes essay, interview, and recommendation to ensure commitment
  - Participants vetted through close relationship with Lemon Creek Correctional Center
    - Institutional Probation Officer input weighed heavily

LENGTH OF STAY

- Residents will commit to a minimum stay of 6 months
  - Almost two-thirds of offenders released from prison return to prison within three years (Alaska Criminal Justice Commission, 2018)
    - 62% of those offenders return to prison *within the first three months* of release
    - A commitment of 6 months ensures that residents are lifted up during this crucial time
- Maximum stay is 2 years
  - This allows time to transition to permanent housing and employment

DELANCEY STREET FOUNDATION MODEL

- Inclusive program provides housing, job training and employment through social enterprises for those released from incarceration
  - Program is using key elements from this successful model
- Model boasts a 30% recidivism rate
  - Alaska's recidivism rate is 60%
  - Lowered recidivism means less crime, increased public safety

PEER SUPPORT

- Each resident supports one another in their self-sufficiency and successful reentry
- House meals, house meetings and other relationship-building activities
- Campus designed as a “family” and residents will learn to be accountable to each other and the community
- Resident Manager will be a peer mentor

EMPLOYMENT & TRAINING

- Residents will have access to the training and employment opportunities through our tribal enterprises
  - Reentry & Recovery department is also in the process of creating job opportunities specific to reentrants
- Residents will have meaningful employment to pay back legal fees, restitution, and child support while contributing to the economy as they work to become productive members of the community

‘OUR WAY OF LIFE’

- Community connections will be enhanced through the strategic efforts of Reentry & Recovery department staff

- Southeast traditional tribal values will guide us in creating a safe space to encourage pro-social behaviors needed to foster meaningful community connections

WHY CULTURAL PROGRAMMING?

- Traditionally we have a restorative system
  - Balance: Restore disruption and heal self , heal community
- People being released to Southeast Alaska from nearby smaller villages must remain in Juneau to meet probation and parole requirements
  - Displaced Alaska Natives no longer have village supports that could assist in reentry
- In urban areas there is often limited access to subsistence activities, cultural outlets, and the extended family that often will house their kin despite a criminal background
  - This lack of connection and housing for those returning from incarceration results in an undeveloped foundations for services
- Participation in cultural activities is a protective factor for the development of negative outcomes.

OUR LAND & CULTURE ARE RICH IN MANY WAYS

Attachment F - Neighborhood Meeting Materials & Notes

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1 SECOND FLOOR PLAN
1/4" = 1'-0"

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Attachment F - Neighborhood Meeting Materials & Notes

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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Attachment F - Neighborhood Meeting Materials & Notes

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Attachment F - Neighborhood Meeting Materials & Notes

Counts and Percentages of Offenders in Institutions by Race/Ethnicity: July 1, 2019

Race/Ethnicity	Female Count	Percent Females	Male Count	Percent Males	Total Count	Percent Total
ALASKA NATIVE	188	10.72%	1,566	89.28%	1,754	39.00%
ASIAN/PACIFIC ISLAND	19	8.80%	197	91.20%	216	4.80%
BLACK	21	4.63%	433	95.37%	454	10.09%
CAUCASIAN	188	9.86%	1,719	90.14%	1,907	42.40%
HISPANIC/LATINO	13	9.56%	123	90.44%	136	3.02%
OTHER/UNKNOWN	2	6.45%	29	93.55%	31	0.69%
TOTAL	**431**	**9.58%**	**4,067**	**90.42%**	**4,498**	**100.00%**

Counts and Percentages of Offenders in Institutions by Age Group: July 1, 2019

Age Group	Females	Percent of Female Population	Percent of Females to All Offenders	Males	Percent of the Male Population	Percent of Males to All Offenders	Total	Percent of Total Population
19 and under	9	2.09%	0.20%	52	1.28%	1.16%	61	1.36%
20-24	43	9.98%	0.96%	382	9.39%	8.49%	425	9.45%
25-29	87	20.19%	1.93%	672	16.52%	14.94%	759	16.87%
30-34	108	25.06%	2.40%	709	17.43%	15.76%	817	18.16%
35-39	73	16.94%	1.62%	661	16.25%	14.70%	734	16.32%
40-44	36	8.35%	0.80%	427	10.50%	9.49%	463	10.29%
45-49	33	7.66%	0.73%	336	8.26%	7.47%	369	8.20%
50-54	20	4.64%	0.44%	290	7.13%	6.45%	310	6.89%
55-59	16	3.71%	0.36%	248	6.10%	5.51%	264	5.87%
60-64	3	0.70%	0.07%	160	3.93%	3.56%	163	3.62%
65 and over	3	0.70%	0.07%	130	3.20%	2.89%	133	2.96%
TOTAL	**431**	**100.00%**	**9.58%**	**4,067**	**100.00%**	**90.42%**	**4,498**	**100.00%**

Counts and Percentages of Offenders in Institutions by Length of Time From Admission: July 1, 2019

Months In	Females	Percent of All Females	Males	Percent of All Males	Total	Percent of Total Population
6 MONTHS OR LESS	342	79.35%	1,922	47.26%	2,264	50.33%
7 MONTHS - 12 MONTHS	35	8.12%	532	13.08%	567	12.61%
13 MONTHS - 24 MONTHS	15	3.48%	474	11.65%	489	10.87%
25 MONTHS - 36 MONTHS	9	2.09%	212	5.21%	221	4.91%
37 MONTHS OR MORE	30	6.96%	927	22.79%	957	21.28%
TOTAL	**431**	**100.00%**	**4,067**	**100.00%**	**4,498**	**100.00%**

Attachment H - Out of Reach, The High Cost of Housing 2020 - National Low Income Housing Coalition

OUT of REACH

THE HIGH COST OF HOUSING

2020

NATIONAL LOW INCOME HOUSING COALITION

HOW TO USE THE NUMBERS

A renter household needs to earn at least **$23.96** per hour in order to afford a two-bedroom home at FMR.

The annual median family income (AMI) in the United States is **$80,320** (2020).

For a family earning 100% of AMI, monthly rent of **$2,008** or less is affordable.

There were **43,669,988** renter households in the United States (2014-2018).

Renter households represented **36%** of all households (2014-2018).

The estimated mean (average) renter wage in the United States is **$18.22** per hour (2020).

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage[3] needed to afford 2 BR FMR	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households	% of total households	Estimated hourly mean renter wage	Rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
UNITED STATES	**$23.96**	**$1,246**	**$49,830**	**2.4**	**$80,320**	**$2,008**	**$24,096**	**$602**	**43,669,988**	**36%**	**$18.22**	**$948**	**1.3**

The FMR for a two-bedroom rental home in the United States is **$1,246** (2020).

A renter household needs an annual income of **$49,830** in order to afford a two-bedroom rental home at FMR.

On average, a renter household needs **2.4 full-time jobs** paying the minimum wage in order to afford a two-bedroom rental home at FMR.

In the United States, a family at 30% of AMI earns **$24,096** annually.

For a family earning 30% of AMI, monthly rent of **$602** or less is affordable.

If a full-time worker earns the mean renter wage, monthly rent of **$948** or less is affordable.

A renter household needs **1.3 full-time jobs** paying the mean renter wage in order to afford a two-bedroom rental home at FMR.

1: BR = Bedroom.

2: FMR = Fiscal Year 2020 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2020 Area Median Income.

5: Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

WHERE THE NUMBERS COME FROM

Divide income needed to afford FMR ($49,830) by 52 (weeks per year) and then by 40 (hours per work week) ($49,830 / 52 = $958; $958 / 40 = **$23.96**).

Multiply Annual AMI by .3 to get maximum amount that can be spent on housing for it to be affordable ($80,320 x .3 = $24,096). Divide by 12 to obtain monthly amount ($24,096 / 12 = **$2,008**).

HUD FY20 estimated median family income based on data from the American Community Survey (ACS). See Appendix B.

Divide number of renter households by total number of households (ACS 2014-2018) (43,669,988 / 120,935,203 = .36). Then multiply by 100 (.36 x 100 = **36%**).

ACS (2014-2018).

Average wage reported by the Bureau of Labor Statistics (BLS) for 2018, adjusted to reflect the income of renter households relative to all households in the United States, and projected to 2020. See Appendix B.

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage[3] needed to afford 2 BR FMR	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households	% of total households	Estimated hourly mean renter wage	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
UNITED STATES	**$23.96**	**$1,246**	**$49,830**	**2.4**	**$80,320**	**$2,008**	**$24,096**	**$602**	**43,669,988**	**36%**	**$18.22**	**$948**	**1.3**

Developed by HUD annually (2020). See Appendix B.

Multiply the FMR by 12 to get yearly rental cost ($1,245.75 x 12 = $14,949). Then divide by .3 to determine the total income needed to afford $14,949 per year in rent ($14,949 / .3 = **$49,830**).

National average of jobs needed across all counties, weighted by number of renter households. To find jobs needed in a particular state, metro, or county, divide annual income needed to afford the FMR by 52 (weeks per year). Then divide by the prevailing minimum wage. Then divide by 40 (hours per work week).

Multiply Annual AMI by .3 ($80,320 x .3 = **$24,096**).

Multiply 30% of Annual AMI by .3 to get maximum amount that can be spent on housing for it to be affordable ($24,096 x .3 = $7,228.80). Divide by 12 to obtain monthly amount ($7,228.80 / 12 = **$602.40**).

Calculate annual income by multiplying mean renter wage by 40 (hours per week) and 52 (weeks per year) ($18.22374 x 40 x 52 = $37,905.38). Multiply by .3 to determine maximum amount that can be spent on rent ($37,905.38 x .3 = $11,371.61). Divide by 12 to obtain monthly amount ($11,371.61 / 12 = **$948**).

Divide income needed to afford the FMR by 52 (weeks per year) ($49,830 / 52 = $958). Then divide by $18.22 (the United States' mean renter wage) ($958 / $18.22 = 53 hours). Finally, divide by 40 (hours per work week) (53 / 40 = **1.3 full-time jobs**).

1: BR = Bedroom.

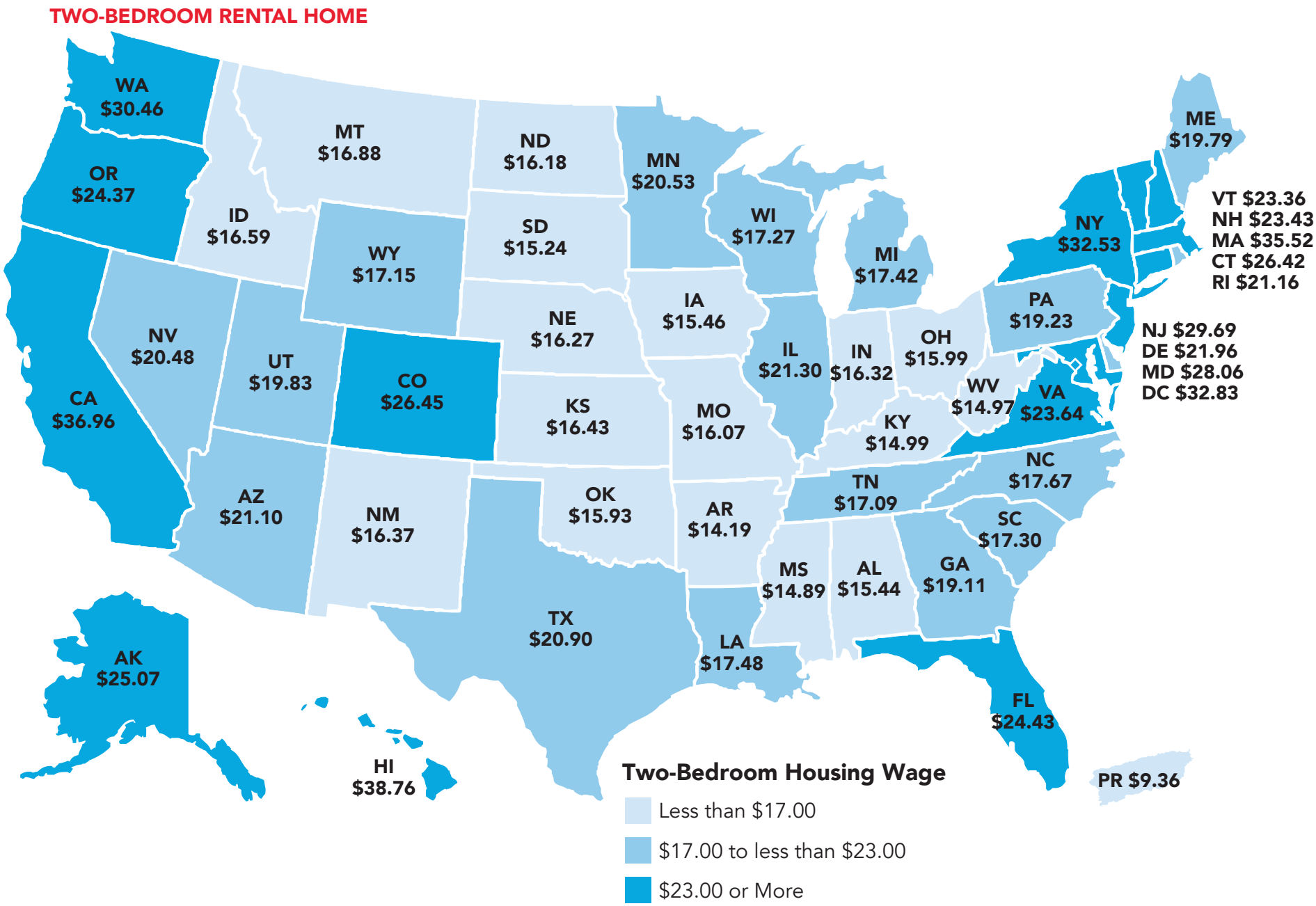
2: FMR = Fiscal Year 2020 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2020 Area Median Income.

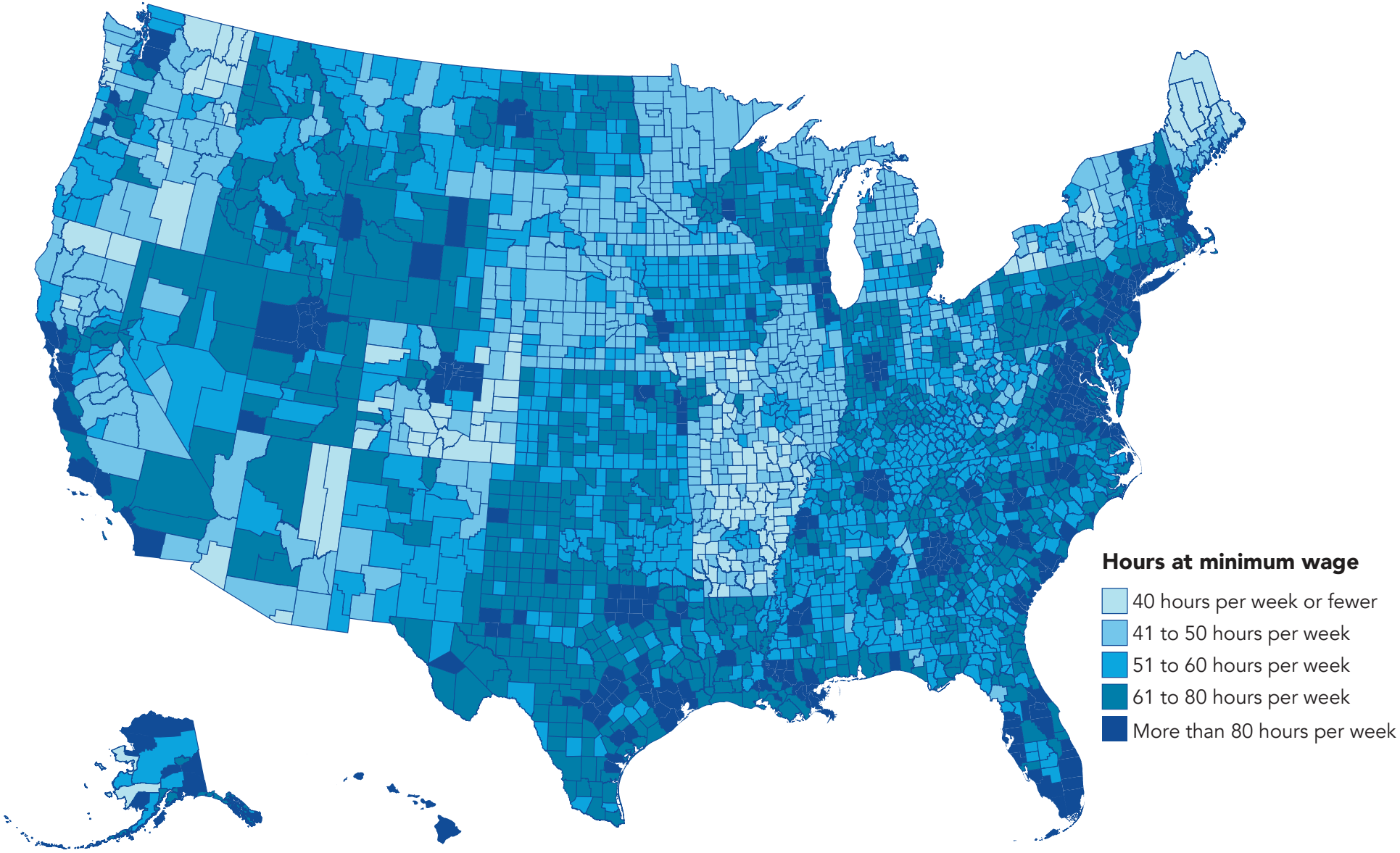
5: Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

2020 TWO-BEDROOM RENTAL HOUSING WAGES



2020 HOURS AT MINIMUM WAGE NEEDED TO AFFORD A ONE-BEDROOM RENTAL HOME AT FAIR MARKET RENT

*Note: New England states are displayed with HUD Fair Market Rent Areas. All other states are displayed at the county level. This map does not account for the 37 sub-county jurisdictions with minimum wages higher than the prevailing county, state, or federal minimum wage. None of these local minimum wages are sufficient to afford a one-bedroom rental home at the Fair Market Rent with a 40 hour work week. The geographic variation of Oregon and New York's state minimum wages are reflected at the county level.



MOST EXPENSIVE JURISDICTIONS

Metropolitan Areas	Housing Wage for Two-Bedroom FMR[1]

Metropolitan Counties[2]	Housing Wage for Two-Bedroom FMR

State Nonmetropolitan Areas (Combined)	Housing Wage for Two-Bedroom FMR

Nonmetropolitan Counties (or County-Equivalents)	Housing Wage for Two-Bedroom FMR

ALASKA #11*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,304**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$4,346** monthly or **$52,147** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$25.07
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT **ALASKA:**

STATE FACTS	
	$10.19
	$19.55
	$25.07
	91,290
	36%

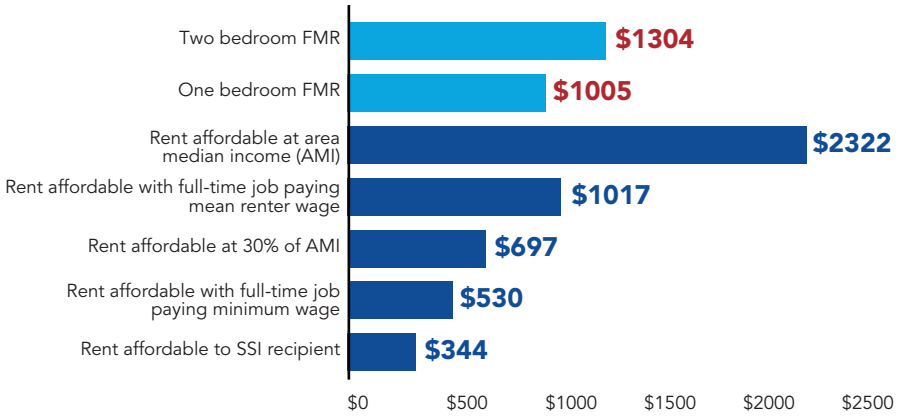
98
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

76
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

2.5
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

1.9
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
	$33.75
	$32.46
	$32.40
	$29.60
	$28.50



Attachment H - Out of Reach, The High Cost of Housing 2020 - National Low Income Housing Coalition

ALASKA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	$25.07	$1,304	$52,147	2.5	$92,899	$2,322	$27,870	$697	91,290	36%	$19.55	$1,017	1.3
Combined Nonmetro Areas	$26.11	$1,358	$54,318	2.6	$87,497	$2,187	$26,249	$656	27,308	34%	$23.29	$1,211	1.1
Metropolitan Areas													
Anchorage HMFA	$25.10	$1,305	$52,200	2.5	$97,300	$2,433	$29,190	$730	41,697	39%	$18.95	$985	1.3
Fairbanks MSA	$25.48	$1,325	$53,000	2.5	$93,100	$2,328	$27,930	$698	15,150	41%	$17.08	$888	1.5
Matanuska-Susitna Borough HMFA	$20.06	$1,043	$41,720	2.0	$91,400	$2,285	$27,420	$686	7,135	23%	$11.31	$588	1.8
Counties													
Aleutians East Borough	$23.13	$1,203	$48,120	2.3	$77,700	$1,943	$23,310	$583	328	38%	$27.47	$1,428	0.8
Aleutians West Census Area	$33.75	$1,755	$70,200	3.3	$100,100	$2,503	$30,030	$751	845	72%	$31.02	$1,613	1.1
Anchorage Municipality	$25.10	$1,305	$52,200	2.5	$97,300	$2,433	$29,190	$730	41,697	39%	$18.95	$985	1.3
Bethel Census Area	$32.46	$1,688	$67,520	3.2	$56,900	$1,423	$17,070	$427	1,774	39%	$22.96	$1,194	1.4
Bristol Bay Borough	$23.12	$1,202	$48,080	2.3	$102,500	$2,563	$30,750	$769	157	47%	$24.06	$1,251	1.0
Denali Borough	$29.60	$1,539	$61,560	2.9	$110,500	$2,763	$33,150	$829	140	22%	$18.65	$970	1.6
Dillingham Census Area	$26.79	$1,393	$55,720	2.6	$65,000	$1,625	$19,500	$488	564	40%	$18.45	$959	1.5
Fairbanks North Star Borough	$25.48	$1,325	$53,000	2.5	$93,100	$2,328	$27,930	$698	15,150	41%	$17.08	$888	1.5
Haines Borough	$20.33	$1,057	$42,280	2.0	$80,000	$2,000	$24,000	$600	334	33%	$16.95	$881	1.2
Hoonah-Angoon Census Area	$19.02	$989	$39,560	1.9	$74,500	$1,863	$22,350	$559	209	26%	$13.07	$680	1.5
Juneau City and Borough	$28.50	$1,482	$59,280	2.8	$117,800	$2,945	$35,340	$884	4,507	36%	$15.89	$826	1.8
Kenai Peninsula Borough	$22.92	$1,192	$47,680	2.2	$89,700	$2,243	$26,910	$673	5,809	27%	$14.86	$773	1.5
Ketchikan Gateway Borough	$27.19	$1,414	$56,560	2.7	$87,300	$2,183	$26,190	$655	2,087	39%	$13.59	$707	2.0
Kodiak Island Borough	$27.54	$1,432	$57,280	2.7	$98,400	$2,460	$29,520	$738	1,968	45%	$16.04	$834	1.7
Kusilvak Census Area	$18.13	$943	$37,720	1.8	$38,500	$963	$11,550	$289	435	26%	$14.93	$776	1.2
Lake and Peninsula Borough	$17.44	$907	$36,280	1.7	$50,700	$1,268	$15,210	$380	131	31%	$23.97	$1,246	0.7
Matanuska-Susitna Borough	$20.06	$1,043	$41,720	2.0	$91,400	$2,285	$27,420	$686	7,135	23%	$11.31	$588	1.8

1: BR = Bedroom
2: FMR = Fiscal Year 2020 Fair Market Rent.
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
4: AMI = Fiscal Year 2020 Area Median Income
5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Attachment H - Out of Reach, The High Cost of Housing 2020 - National Low Income Housing Coalition

ALASKA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nome Census Area	$32.40	$1,685	$67,400	3.2	$55,600	$1,390	$16,680	$417	1,141	40%	$27.47	$1,429	1.2
North Slope Borough	$28.50	$1,482	$59,280	2.8	$84,900	$2,123	$25,470	$637	978	50%	$54.57	$2,837	0.5
Northwest Arctic Borough	$27.15	$1,412	$56,480	2.7	$62,000	$1,550	$18,600	$465	826	44%	$43.74	$2,275	0.6
Petersburg Census Area	$22.63	$1,177	$47,080	2.2	$79,900	$1,998	$23,970	$599	371	32%	$11.13	$579	2.0
Prince of Wales-Hyder Census Area	$21.44	$1,115	$44,600	2.1	$67,600	$1,690	$20,280	$507	640	27%	$15.05	$783	1.4
Sitka City and Borough	$24.87	$1,293	$51,720	2.4	$89,100	$2,228	$26,730	$668	1,499	42%	$15.67	$815	1.6
Skagway Municipality	$26.54	$1,380	$55,200	2.6	$83,600	$2,090	$25,080	$627	194	49%	$13.25	$689	2.0
Southeast Fairbanks Census Area	$24.94	$1,297	$51,880	2.4	$82,700	$2,068	$24,810	$620	572	26%	$26.52	$1,379	0.9
Valdez-Cordova Census Area	$23.87	$1,241	$49,640	2.3	$113,200	$2,830	$33,960	$849	832	27%	$22.80	$1,186	1.0
Wrangell City and Borough	$19.40	$1,009	$40,360	1.9	$71,400	$1,785	$21,420	$536	340	32%	$8.46	$440	2.3
Yakutat City and Borough	$23.63	$1,229	$49,160	2.3	$90,800	$2,270	$27,240	$681	87	38%	$13.42	$698	1.8
Yukon-Koyukuk Census Area	$15.69	$816	$32,640	1.5	$51,400	$1,285	$15,420	$386	540	28%	$17.65	$918	0.9

1: BR = Bedroom
2: FMR = Fiscal Year 2020 Fair Market Rent.
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
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5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

ALASKA ECONOMIC TRENDS

JUNE 2017

DOES WORKING REDUCE RECIDIVISM?

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Measuring poverty
Our changing age structure

ALASKA DEPARTMENT OF LABOR
& WORKFORCE DEVELOPMENT

ALASKA ECONOMIC
TRENDS

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ALASKA DEPARTMENT of LABOR and WORKFORCE DEVELOPMENT

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Heidi Drygas
Commissioner

Dan Robinson
Chief, Research and Analysis

Sara Whitney
Editor

Sam Dapcevich
Cover Artist

ON THE COVER: Westchester Lagoon is a popular area close to downtown Anchorage, just across a small spit of land from the salt water of Cook Inlet. Photo by Flickr user Doug Brown

Alaska Economic Trends is a monthly publication whose purpose is to objectively inform the public about a wide variety of economic issues in the state. *Trends* is funded by the Employment and Training Services Division of the Alaska Department of Labor and Workforce Development and is published by the department's Research and Analysis Section. *Trends* is printed and distributed by Assets, Inc., a vocational training and employment program, at a cost of $1.37 per copy. Material in this publication is public information, and with appropriate credit may be reproduced without permission.

Alaska's policy choices help lower poverty rates

Heidi Drygas
Commissioner

This month's *Trends* examines the poverty rate in Alaska and compares it to other states. Alaska is one of the five states with the lowest federal poverty rates. Since the Egan Administration, Alaska has had strong labor laws compared to other states — and those laws, along with other institutional factors, have reduced poverty in our state and strengthened the middle class.

Labor policies vary widely state to state. For example, Alaska's "Little Davis-Bacon Act" requires that state public construction projects pay the "prevailing wage," or the prevailing pay rate for a given trade in a region. This law ensures construction workers earn a living wage. Twenty states do not have prevailing wage laws, including Mississippi, Arkansas, and Louisiana — three of the four states with the highest poverty rates.

Of course, prevailing wage laws for public construction is just one labor policy. Alaska also has a higher-than-average state minimum wage, at $9.80 per hour, thanks to overwhelming support for a public initiative in 2014. In addition, Alaska has one of the strongest overtime laws in the country, requiring payment of overtime wages for any time worked in excess of eight hours per day or in excess of 40 hours per week. In contrast, many states only require overtime payment for more than 40 hours in a week.

As with public construction, there is a strong correlation between strong minimum wage laws and workers' economic well-being: The four states with the highest poverty rates either don't have state minimum wage laws at all (Louisiana, Mississippi) or have relatively weak minimum wage requirements (Arkansas, New Mexico).

Enforcement of labor laws has a big impact on wages. Once again, Alaska labor laws are stronger than most; employers who engage in wage theft can be subject to triple damages if they get caught. Unlike federal wage laws or many states that fail to include a monetary penalty for wage theft, Alaska's law provides an incentive to comply with the law.

Our department also vigorously enforces the law. For example, we are in the process of recovering nearly $1 million in wages for employees of Taco King and Gallos. That's the largest wage theft recovery in our state's history. A recent national study found that approximately 17 percent of low-wage workers are victims of wage theft, and that simply enforcing labor laws would reduce poverty rates for these workers by more than 25 percent. My department is committed to the rule of law, and standing up for all of Alaska's workers.

Worker safety laws have an impact on poverty rates as well. Some states with high poverty rates, such as Oklahoma and Texas, have created massive loopholes in their workers' compensation system, which mean workers have to bear the cost of on-the-job injuries. Sometimes workers can't afford to treat those injuries and are disabled for life. A study by ProPublica called "The Demolition of Workers' Compensation" found that gutting workers' compensation results in more workers being permanently disabled and on welfare. Clearly, those are policies that exacerbate poverty, and Alaska is fortunate to have an intact workers' compensation system.

It is notable that many resource-rich states, such as Texas and Louisiana, have high rates of poverty and inequality. Alaskans are fortunate to have many valuable resources, but resources alone are not enough to create broadly shared prosperity. For that, we also need strong institutions, including labor laws that promote economic security and opportunity for all Alaskans.

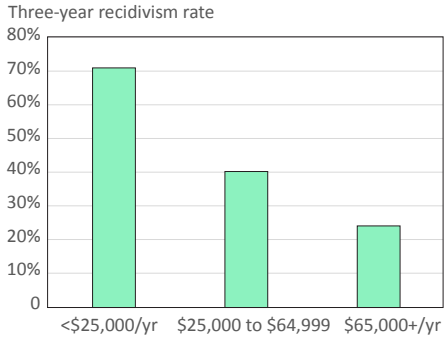
Follow the Alaska Department of Labor and Workforce Development on Facebook (facebook.com/alaskalabor) and Twitter (twitter.com/alaskalabor) for the latest news about jobs, workplace safety, and workforce development.

DOES WORKING REDUCE RECIDIVISM?

How jobs affect the likelihood of returning to prison

1 Wages and Recidivism

Alaska felons released in 2012



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

By **YUANCIE LEE**

Former inmates face a number of obstacles when reintegrating into society and finding work after their release, and they are highly likely to return to prison. Of the 4,500 Alaska inmates who were released in 2012 after serving time for a felony, 43 percent were reincarcerated within the first year and 66 percent recidivated over the next three years.

About half the inmates we studied found a job at some point in the three years after their release. But simply finding a job usually wasn't enough — finding work fairly quickly and, more importantly, making at least $25,000 a year considerably reduced the likelihood of returning to prison. (See exhibits 1 and 2.)

Who they are

This article covers 4,500 inmates who were released from an Alaska prison in 2012, all of whom had served time for a felony.

	Number	Rate of recidivism	% employed		Average wage	
			2012	2015	2012	2015
Female	908	62%	53%	47%	$7,520	$13,546
Male	3,400	68%	56%	48%	$11,351	$17,175

Seventy-nine percent of the released inmates were male, and men had a roughly 6 percent higher recidivism rate overall. Men fared better than women in both employment and average wages after their release, as the adjacent table shows, but women have narrowed the gap slightly in both areas in recent years.

These inmates were also young overall, with 61 percent under age 35 when they were incarcerated. The younger inmates were more likely to find a job than the older inmates, but they also returned to prison at higher rates, with recidivism declining with each older age group. For example, 74 percent of the 16-to-25-year-olds returned to prison within three years compared to about half of those over age 56.

This analysis looks only at employment's effect on recidivism, but it's important to keep in mind that other factors also play a role — for example, substance abuse, mental health, poverty, extent of criminal history, demographics, and childhood abuse or neglect. For more information, see the sidebar on page 6.

Lower if they found employment quickly

Overall, inmates who worked at some point during the three years after their release returned to prison at a rate of 67 percent, about the same as the overall recidivism rate. But the rate for those who were able to find a job within a year — more than half of them — dropped to 64 percent, and then to 62 percent for the 45 percent who found a job within six months.

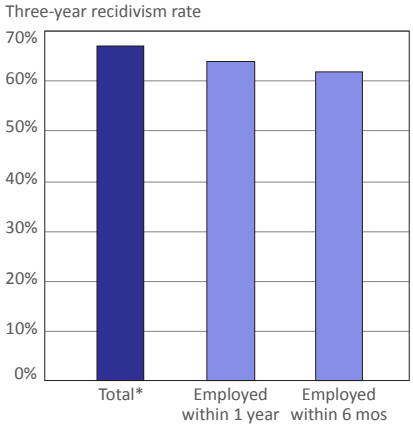
For those employed within six months, what they made during their first six months also affected their three-year recidivism rates. If they made less than $12,500 in those first six months, their recidivism rate was 66 percent. If they were able to earn between $12,500 and $32,499, the rate dropped to 43 percent, and for the few who made more than $32,500 it was 35 percent.

Recidivism rate:

Percent who had been reincarcerated for any offense by 2015, including probation violations.

2 Slightly Lower Rates For Those Who Found a Job Quickly

4,500 ALASKA FELONS RELEASED IN 2012



*Alaska Department of Corrections' published overall rate is 63 percent for those released in fiscal year 2012. See the sidebar below for more about how these rates are calculated and why they differ slightly.

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

How long they kept job mattered

Keeping a job for at least a year was also tied to a lower likelihood of returning to prison, regardless of how long it took to get hired. Among those who got a job and kept it for a full year, 47 percent returned to prison at some point over the period.

Most earned less than $25,000 per year

Former inmates who averaged less than $25,000 a year in wages had a particularly high recidivism rate of 71 percent. Once their average annual wages

About this study

This analysis is possible because of a collaboration between the Alaska Department of Corrections and the Alaska Department of Labor and Workforce Development. The Department of Corrections identified 4,500 convicted felons who were released from an Alaska prison in 2012, and the Department of Labor incorporated employment and Alaska Permanent Fund Dividend data to determine how their employment and wages in the three years after release affected their likelihood of returning to prison.

The Department of Corrections' calculation of recidivism is more complex and uses slightly different methods than the simpler calculation done here to look at broad patterns and make comparisons. The Department of Corrections' published recidivism rate for this period — which should be considered the official recidivism rate — is 63 percent, and the overall rate calculated for this article is 66 percent.

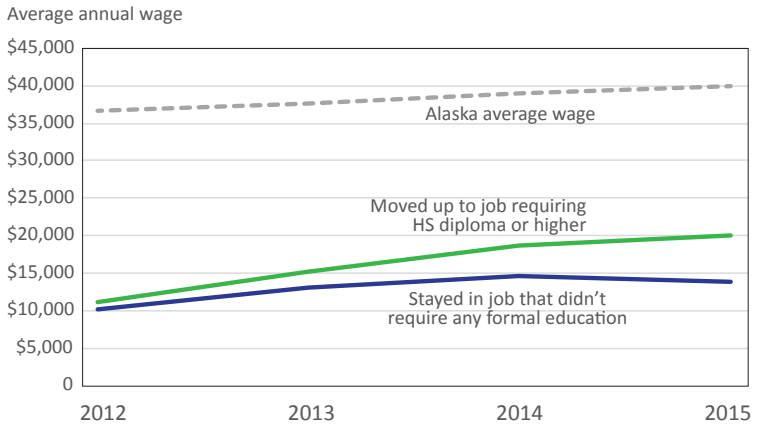
While all of the former inmates were serving time for a felony, these recidivism rates include anyone who was reincarcerated at some point over the three-year period for any offense, including misdemeanors and probation violations.

Data limitations

This analysis covers only those who worked for an employer in Alaska after release, so it excludes former inmates who became self-employed, such as fishermen and other contractors. It also excludes federal workers and those who left the state, although the latter number is likely small because a felony record makes it difficult to leave the state where the conviction occurred.

3 Wage Growth by Requirements of Job

When starting in job with no education requirements



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

Challenges for released inmates and efforts to reduce recidivism

Convicted felons face a number of barriers when released, and finding a job can be a big one. Employers can be reluctant to hire them, and a felony record disqualifies people from many jobs. In some cases, those with a felony conviction can obtain a waiver, but the extra step can further delay or discourage employment.

In 2015, the departments of Corrections, Health and Social Services, and Labor and Workforce Development partnered with the Alaska Court System, Alaska Housing Finance Corporation, and the Alaska Mental Health Trust Authority to develop a plan to reduce recidivism by helping former inmates find stable employment.

The plan includes job training, workshops, and placement services as well as better coordination with education and training providers, including those focusing on apprenticeships. To encourage employers to hire former inmates and reduce their risks, the state's Fidelity Bonding Program and Work Opportunity Tax Credit provide financial incentives.

topped $25,000, the rate dropped sharply to 40 percent. The lowest recidivism rate was 24 percent for the few who made $65,000 or more.

But the vast majority of the released inmates made less than $25,000 a year over that period, with just under 9 percent topping the $25,000 mark and 1 percent making $65,000 or more.

Low-skill work meant less advancement

Similarly, the vast majority worked in jobs with few skill or education requirements after their release, with 66 percent in jobs with no formal education requirements and 94 percent working in occupations that required a high school diploma or less. (See Exhibit 4 for more on the occupations they held.)

The former inmates working in the jobs with the lowest requirements also tended not to advance much. By 2015, 44 percent of those who had found one of these jobs within two years of their release were still working in a job with no education requirements, and they weren't earning much more than they had in 2012. The average yearly wage for these inmates grew from just $10,096 in 2012 to $13,942 in 2015. (See Exhibit 3.) They were also especially likely to return to prison (73 percent).

Only 15 percent of those working a job with no education requirements in 2012 had moved up by 2015 to a job that required a high school education or higher. These workers increased their average wages by 80 percent over that time, from $11,182 to

4 Most Common First Occupations After Release from Prison

Felons released in 2012: Alaska jobs, wages, and recidivism through 2015

First occupation within two years after release	Number employed	Recidivism rate, 3-yr	Quarterly avg wage
Construction Laborers	180	71%	$5,435
Laborers and Freight, Stock, and Material Movers, Hand	165	64%	$1,831
Combined Food Prep and Serving Workers, Incl Fast Food	138	73%	$1,912
Dishwashers	106	76%	$2,117
Cooks, Restaurant	101	73%	$2,979
Cashiers	95	68%	$2,203
Meat, Poultry, and Fish Cutters and Trimmers	90	71%	$2,275
Waiters and Waitresses	78	59%	$3,308
Janitors and Cleaners, Except Maids/Housekeeping Cleaners	76	68%	$2,258
Maids and Housekeeping Cleaners	74	64%	$1,689
Retail Salespersons	73	47%	$3,560
Food Preparation Workers	70	71%	$2,602
Carpenters	62	61%	$6,469
Stock Clerks and Order Fillers	61	71%	$2,565
Production Workers, All Other	45	69%	$4,678
Food Preparation and Serving Related Workers, All Other	41	81%	$2,362
Grounds Maintenance Workers, All Other	41	83%	$1,440
First-Line Supervisors of Food Prep and Serving Workers	35	66%	$2,292
Maintenance and Repair Workers, General	35	69%	$3,972
Landscaping and Groundskeeping Workers	33	67%	$2,070
Meat, Poultry, and Fish Cutters and Trimmers	33	82%	$2,624
Automotive Service Technicians and Mechanics	33	67%	$5,097
Dining Room and Cafeteria Attendants and Bartender Helpers	31	71%	$2,050
Cooks, Fast Food	30	80%	$2,003
Tire Repairers and Changers	27	56%	$3,260
Hotel, Motel, and Resort Desk Clerks	24	54%	$2,596
Helpers: Installation, Maintenance, and Repair Workers	23	57%	$4,211
Construction and Related Workers, All Other	21	71%	$6,102
Plumbers, Pipefitters, and Steamfitters	20	40%	$11,966
Bakers	20	75%	$929
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	20	70%	$1,515
Heavy and Tractor-Trailer Truck Drivers	19	42%	$5,842
Sales and Related Workers, All Other	18	67%	$2,122
Office and Administrative Support Workers, All Other	17	41%	$5,957
Bartenders	17	53%	$2,383
Cleaners of Vehicles and Equipment	17	59%	$3,009
Counter Attendants, Cafeteria/Food Concession/Coffee Shop	17	59%	$1,151
Operating Engrs and Other Construction Equipment Operators	16	63%	$10,784
Bookkeeping, Accounting, and Auditing Clerks	16	56%	$2,285
Automotive and Watercraft Service Attendants	15	87%	$2,316
Cooks, Short Order	15	73%	$3,098
Laundry and Dry-Cleaning Workers	15	73%	$2,647
Material Moving Workers, All Other	15	60%	$3,576
Roofers	15	73%	$5,666
Roustabouts, Oil and Gas	15	53%	$13,114
Electricians	14	50%	$7,943
Gaming and Sports Book Writers and Runners	14	71%	$1,399
Helpers: Carpenters	14	79%	$3,457
Painters, Construction and Maintenance	14	50%	$6,808
Customer Service Representatives	13	54%	$4,392
Office Clerks, General	13	31%	$2,809
Helpers, Construction Trades, All Other	13	62%	$6,336

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

5 Most Found Work in Anchorage or Near Prison

4,500 ALASKA FELONS RELEASED IN 2012

	Number who found a job	Employed		Average wage	
		2012	2015	2012	2015
Anchorage, Municipality	1,055	983	768	$11,216	$17,529
Bethel Census Area	171	149	137	$8,849	$10,886
Matanuska-Susitna Borough	152	136	116	$11,383	$17,783
Fairbanks North Star Borough	145	149	127	$13,662	$24,138
Nome Census Area	135	143	127	$10,188	$10,224
Kenai Peninsula Borough	125	125	91	$12,299	$23,090
Juneau, City and Borough	98	85	62	$11,374	$19,600
Kusilvak Census Area	69	69	57	$6,437	$9,683
North Slope Borough	49	54	49	$22,609	$36,300
Northwest Arctic Borough	45	41	40	$8,278	$9,967
Elsewhere in Alaska	180	188	165	$11,042	$17,866

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

$20,133. They were also only 59 percent likely to return to prison.

Many lack the skills to find good jobs after release

Because so few found higher-paying, higher-skill jobs — just 50 of the 4,500 inmates reached the $65,000 per year mark by 2015 — it's difficult to conclude these jobs translate directly to staying out of prison. But what is clear by the vast number who worked in low-skill, low-paying jobs is that prisoners tend to lack the skills and opportunities to get good jobs when they're released.

Of those who were employed during the two years before incarceration, only 7.1 percent had a job that required more than a high school diploma.

While Alaska inmates have varying levels of access to job training, a number of agencies have developed a recidivism plan to provide more training and employment services. (See the sidebar on page 6 for more information.)

Initial analysis a foundation for more in-depth studies

While this initial data combination showed that a job — but not just any job — played a role in a convicted felon's likelihood of returning to prison, it also laid the groundwork for a range of more comprehensive future analyses.

Additional years of data will allow us to track employment paths more accurately and in greater detail, and it will also allow us to analyze specific characteristics among those with different outcomes. For example, a future project could look at the 1,500 former inmates who didn't return to prison – about a third of them – to find out what, if anything, they had in common.

Yuancie Lee is an economist in Juneau. Reach him at (907) 465-6029 or yuancie.lee@alaska.gov.

MEASURING POVERTY

Yearly U.S. measure shows 10.4% of Alaskans live below the line

By **MALI ABRAHAMSON**

According to yearly national poverty data, 10.4 percent of Alaskans lived below the federal poverty threshold in 2015, compared to 14.7 percent nationally.

Alaska's poverty rate was down a full percentage point from the prior year but slightly above the past two decades' average of 9.8 percent. (See Exhibit 1.)

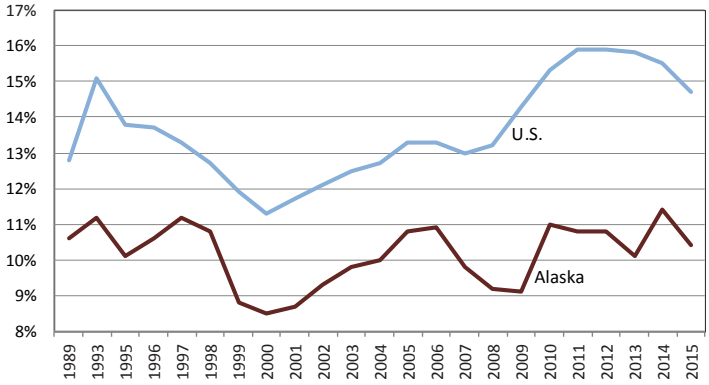
Among states, Alaska had the fourth-lowest poverty rate after New Hampshire, Maryland, and Minnesota. States with the highest poverty rates in 2015 were Mississippi, New Mexico, Louisiana, and Arkansas. (See Exhibit 3.)

Poverty rates are higher everywhere for children. In 2015, 14.5 percent of Alaskans under age 18 and 15.8 percent younger than 5 lived below the threshold. For child poverty, that put Alaska at ninth-lowest among states for everyone under 18 and eighth-lowest for children under 5. (See Exhibit 4.)

Nationally, the rates were 20.7 percent for children under 18 and 22.8 percent for those younger than 5.

1 Alaska Rate Trends Lower Than U.S.

TOTAL POVERTY RATE, 1989 TO 2015



Source: U.S. Census Bureau, Small Area Income and Poverty Estimates

Same thresholds apply nationwide

Alaska has historically trended well below the national poverty rate, but because the data source this article uses applies the same poverty thresholds nationwide, Alaska's higher incomes mean lower poverty rates.

Poverty thresholds shouldn't be confused with bene-

2 National Poverty Thresholds for 2015

BY HOUSEHOLD SIZE

Size of family unit	Weighted avg poverty threshold	With related children under 18 years						
		None	One	Two	Three	Four	Five	Six
One person	$12,082							
Under 65 years	$12,331	$12,331	–	–	–	–	–	–
65 years and over	$11,367	$11,367	–	–	–	–	–	–
Two people	$15,391							
Householder under 65 years	$15,952	$15,871	$16,337	–	–	–	–	–
Householder 65 years and over	$14,342	$14,326	$16,275	–	–	–	–	–
Three people	$18,871	$18,540	$19,078	$19,096	–	–	–	–
Four people	$24,257	$24,447	$24,847	$24,036	$24,120	–	–	–
Five people	$28,741	$29,482	$29,911	$28,995	$28,286	$27,853	–	–
Six people	$32,542	$33,909	$34,044	$33,342	$32,670	$31,670	$31,078	–
Seven people	$36,998	$39,017	$39,260	$38,421	$37,835	$36,745	$35,473	$34,077
Eight people	$41,029	$43,637	$44,023	$43,230	$42,536	$41,551	$40,300	$38,999
Nine people or more	$49,177	$52,493	$52,747	$52,046	$51,457	$50,490	$49,159	$47,956

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

About the data

This article's data come from the U.S. Census Bureau's Small Area Income and Poverty Estimates program, or SAIPE, which the bureau established in 1996 to help the U.S. Department of Education determine federal funding allocations for state and local governments. Before SAIPE, no precise yearly poverty measures were available.

SAIPE estimates combine administrative data, postcensal population estimates, and the decennial census with direct estimates from the Census Bureau's American Community Survey to provide single-year estimates of median household income and poverty for all states and county equivalents as well as poverty estimates for school districts. (See Exhibit 8 for poverty rates by Alaska school district.)

The Census Bureau's American Community Survey is another common measure of poverty and the source we used for our February 2012 poverty article, but because ACS is a five-year measure, it isn't comparable to annual SAIPE estimates.

While SAIPE thresholds are the same nationwide, it's important to note that when determining benefit eligibility, many social and economic programs also apply their own poverty guidelines that account for a range of other factors, such as cost of living, pregnancy, age, and rental costs. For example, the U.S. Department of Health and Human Services uses the SAIPE thresholds but applies different poverty guidelines to Alaska and Hawaii. HHS guidelines determine eligibility for programs such as Head Start, the Supplemental Nutrition Assistance Program or SNAP, the National School Lunch Program, the Low-Income Home Energy Assistance Program, and the Children's Health Insurance Program.

Note that margins of error can be large for small places, although when the data used here were cross-checked with more precise administrative data, such as population estimates, they matched well. In Alaska, the larger error range also comes from people misreporting their income on surveys, such as forgetting to include Alaska Permanent Fund Dividends.

fit eligibility, however — agencies using these thresholds as a baseline often add their own guidelines when determining eligibility for benefits or funding allocation.

Poverty thresholds are more of a statistical measure to track changes over time and to look at poverty rates among different groups within a population and, to a lesser degree, between areas. For more on how poverty is measured and how these rates are used, see the sidebar on this page.

Lower-income areas have highest rates

At the county level, states with the highest concentrations of impoverished counties were in the south, with 70 percent of counties in Alabama, Georgia, Louisiana, Mississippi, and New Mexico registering higher-than-average poverty rates.

Eleven of Alaska's 29 boroughs or census areas' poverty rates topped the national average. Western Alaska, which has some of the lowest incomes in the state, had the highest poverty

3 Mississippi Leads States for Rate of Poverty

All states and district of columbia, 2015

Name	Poverty estimate, all ages	Poverty percent, all ages	Poverty estimate, under 18	Poverty percent, under 18	Median household income	Poverty estimate, under age 5	Poverty percent, under age 5
Mississippi	638,919	22.1%	225,347	31.5%	$40,630	65,706	34.6%
New Mexico	405,364	19.8%	133,471	27.2%	$45,524	40,192	30.3%
Louisiana	885,846	19.5%	309,187	28.1%	$45,829	94,525	30.9%
Arkansas	540,733	18.7%	182,238	26.4%	$42,046	56,199	30.5%
Alabama	875,853	18.5%	288,450	26.5%	$44,833	84,382	29.4%
Kentucky	786,345	18.3%	250,180	25.3%	$45,178	75,486	27.9%
West Virginia	322,589	18.0%	91,962	24.7%	$41,969	28,552	28.2%
District of Columbia	113,185	17.7%	32,947	28.3%	$73,115	10,892	25.6%
Arizona	1,159,046	17.4%	394,337	24.7%	$51,473	113,218	27.0%
Georgia	1,705,831	17.2%	610,161	24.7%	$51,225	174,035	26.9%
South Carolina	796,609	16.8%	260,646	24.4%	$47,308	73,420	26.1%
Tennessee	1,077,866	16.7%	355,680	24.1%	$47,243	108,782	27.7%
North Carolina	1,607,249	16.4%	528,760	23.4%	$47,884	156,403	26.4%
Oklahoma	608,507	16.0%	207,539	22.0%	$48,595	64,648	24.7%
Texas	4,255,690	15.9%	1,634,149	22.9%	$55,668	484,428	24.8%
Florida	3,129,061	15.8%	944,415	23.4%	$49,416	280,519	26.0%
Michigan	1,524,330	15.7%	481,421	22.2%	$51,063	138,623	24.9%
New York	2,985,604	15.5%	921,512	22.3%	$60,805	275,702	23.9%
California	5,896,255	15.4%	1,901,985	21.2%	$64,483	547,759	22.3%
Oregon	601,626	15.2%	167,322	19.8%	$54,074	50,109	22.4%
Nevada	424,824	14.9%	142,071	21.6%	$52,544	42,203	24.4%
Missouri	875,704	14.8%	277,687	20.4%	$50,200	84,223	23.0%
Ohio	1,670,487	14.8%	546,968	21.2%	$51,086	170,403	25.1%
United States	**46,153,077**	**14.7%**	**15,000,273**	**20.7%**	**$55,775**	**4,448,211**	**22.8%**
Idaho	238,646	14.7%	75,056	17.7%	$48,311	23,270	20.9%
Indiana	924,428	14.4%	314,486	20.4%	$50,510	95,156	23.2%
Montana	144,634	14.4%	41,503	18.8%	$49,650	13,432	22.3%
Rhode Island	143,724	14.1%	43,057	20.6%	$57,265	12,497	23.1%
Illinois	1,702,210	13.6%	557,787	19.1%	$59,590	163,741	21.3%
South Dakota	111,697	13.5%	36,584	17.7%	$53,263	12,239	20.5%
Maine	171,266	13.2%	43,683	17.5%	$51,419	12,196	19.5%
Pennsylvania	1,624,991	13.1%	505,576	19.1%	$55,683	146,932	21.0%
Kansas	366,069	12.9%	119,994	16.9%	$53,802	38,465	19.8%
Delaware	115,655	12.6%	38,446	19.1%	$61,327	11,404	20.7%
Washington	860,734	12.2%	248,383	15.7%	$64,080	73,455	16.8%
Nebraska	224,696	12.2%	73,349	15.9%	$55,073	22,837	17.8%
Iowa	366,453	12.1%	106,192	14.9%	$54,843	31,492	16.3%
Wisconsin	679,937	12.1%	209,382	16.5%	$55,623	63,928	19.1%
Colorado	614,410	11.5%	183,216	14.8%	$63,945	55,162	16.7%
Massachusetts	752,453	11.5%	203,789	14.9%	$70,659	59,018	16.4%
Virginia	914,226	11.2%	275,747	15.0%	$66,263	82,761	16.4%
Utah	331,233	11.2%	115,511	12.8%	$62,961	36,805	14.9%
New Jersey	945,989	10.8%	306,606	15.5%	$72,337	89,504	17.3%
North Dakota	78,613	10.7%	20,716	12.1%	$61,674	7,437	14.3%
Hawaii	149,091	10.7%	44,299	14.5%	$73,097	13,836	15.4%
Wyoming	60,787	10.6%	17,725	13.0%	$61,213	5,977	15.8%
Connecticut	367,867	10.6%	110,143	14.6%	$71,333	30,085	16.4%
Vermont	62,643	10.4%	16,009	13.7%	$56,883	4,561	15.6%
Alaska	**74,941**	**10.4%**	**26,564**	**14.5%**	**$73,391**	**8,535**	**15.8%**
Minnesota	546,499	10.2%	165,217	13.1%	$63,459	48,782	14.2%
Maryland	583,369	9.9%	184,229	13.9%	$75,784	56,181	15.5%
New Hampshire	108,293	8.4%	28,590	11.0%	$70,003	8,116	12.9%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

4 How Alaska and U.S. Child Poverty Rates Compare

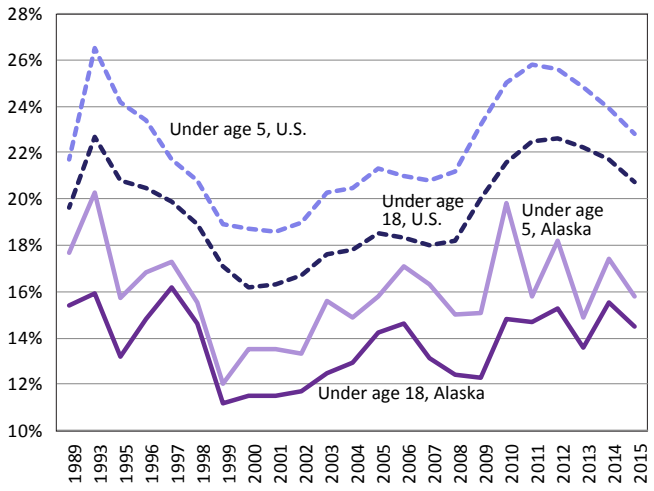
Under 18 and under 5 rates, Alaska and the U.S., 2015

	Total number in poverty	Poverty rate, total	Under 18, in poverty	Under 18, rate	Under 5 in poverty	Under 5, rate
United States	46,153,077	14.7%	15,000,273	20.7%	4,448,211	22.8%
Alaska	74,941	10.4%	26,564	14.5%	8,535	15.8%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

5 Child Poverty Trends

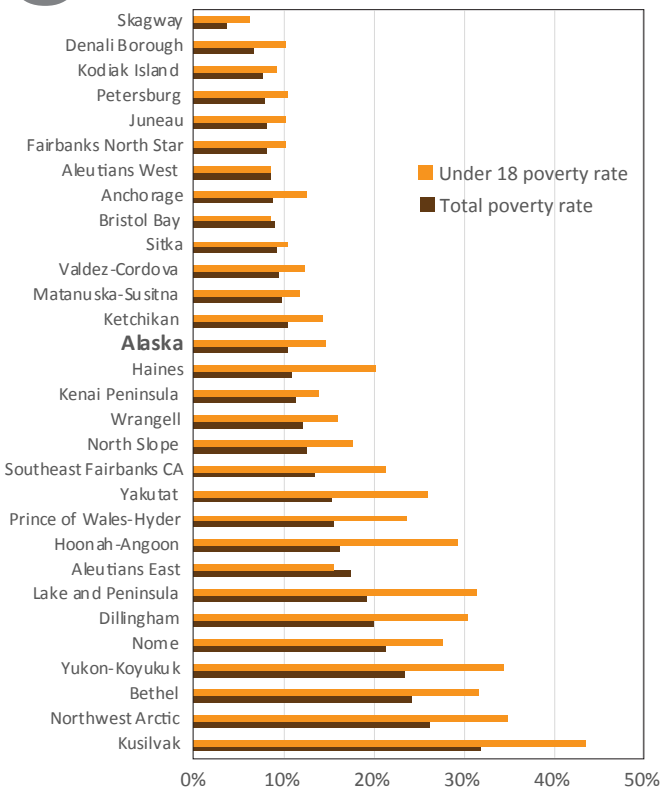
Alaska and the U.S., 1989 to 2015



Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

6 Higher in Southwest Alaska

Poverty by area, 2015



Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

rates overall as well as the highest child poverty rates.

The Kusilvak Census Area was highest at 31.8 percent overall and 43.4 percent among those under age 18.[1] (See exhibits 6 and 7.) Out of the nation's 3,141 county equivalents, Kusilvak's total poverty rate ranked 84th.

In addition to lower median incomes, the areas with higher rates and especially higher child poverty rates tend to have more children per household and a younger population overall than the rest of the state. Poverty status is determined by the total household income of everyone over age 15 except foster children, regardless of family size or location. Note that because Alaska Permanent Fund Dividends for children under 15 don't count toward total family income, actual household income may sometimes be underestimated, especially in rural Alaska.

Many low rates are in Southeast

The places with the lowest poverty rates had among the highest incomes, led by Skagway at 4 percent.

Anchorage, which has the state's largest population and its third-highest median income, had the highest

[1]Rates for children under 5 aren't produced at the county-equivalent level.

7 Income by Alaska Area

Total household, 2015

	Median household Income
Kusilvak Census Area	$33,511
Yukon-Koyukuk Census Area	$37,755
Lake and Peninsula Borough	$42,120
Bethel Census Area	$44,849
Prince of Wales-Hyder CA	$45,305
Dillingham Census Area	$50,753
Nome Census Area	$52,952
Hoonah-Angoon Census Area	$53,726
Northwest Arctic Borough	$53,774
Yakutat, City and Borough	$53,795
Wrangell, City and Borough	$54,500
United States	**$55,775**
Aleutians East Borough	$57,015
Haines Borough	$57,876
Southeast Fairbanks CA	$60,203
Kenai Peninsula Borough	$62,025
Petersburg Borough	$63,098
Ketchikan Gateway Borough	$65,314
Skagway, Municipality	$65,878
Bristol Bay Borough	$66,373
Kodiak Island Borough	$67,515
Sitka, City and Borough	$68,472
Valdez-Cordova Census Area	$70,101
North Slope Borough	$70,834
Fairbanks North Star Borough	$70,881
Denali Borough	$73,000
Alaska	**$73,391**
Matanuska-Susitna Borough	$76,601
Anchorage, Municipality	$77,791
Aleutians West Census Area	$80,695
Juneau, City and Borough	$82,892

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

number of people living in poverty but a low rate of 8.7 percent.

Small areas with transient workers also trend low, including Denali Borough, North Slope Borough, and Aleutians West Census Area. Income is higher in these areas, and any transient workers whose income is below the poverty line would be counted where they live, not where they work.

Mali Abrahamson is a research analyst in Juneau. Reach her at (907) 465-6029 or mali.abrahamson@alaska.gov.

8 Child Poverty by School District

And Alaska district populations, 2015

School district	District population	Total ages 5 to 17	Poverty rate, 5-17
Alaska Gateway School District (Tok area)	2,280	390	23%
Aleutian Region School District	619	27	41%
Aleutians East Borough School District	3,341	221	13%
Anchorage School District	298,695	51,599	11%
Annette Island School District	1,500	285	19%
Bering Strait School District	6,114	1,622	30%
Bristol Bay Borough School District	892	121	7%
Chatham School District	1,287	187	24%
Chugach School District	455	59	37%
Copper River School District	2,746	476	20%
Cordova City School District	2,175	358	4%
Craig City School District	1,234	236	26%
Delta/Greely School District	4,680	824	20%
Denali Borough School District	1,919	253	9%
Dillingham City School District	2,401	434	22%
Fairbanks North Star Borough School District	99,631	16,209	9%
Galena City School District	465	102	19%
Haines Borough School District	2,534	400	16%
Hoonah City School District	758	117	29%
Hydaburg City School District	385	70	29%
Iditarod Area School District (McGrath)	1,094	221	28%
Juneau Borough School District	32,756	5,234	8%
Kake City School District	572	97	27%
Kashunamiut School District	1,021	290	46%
Kenai Peninsula Borough School District	58,059	9,626	12%
Ketchikan Gateway Borough School District	13,709	2,197	12%
Klawock City School District	776	153	19%
Kodiak Island Borough School District	13,889	2,507	8%
Kuspuk School District	1,483	339	32%
Lake and Peninsula Borough School District	1,563	309	30%
Lower Kuskokwim School District	14,997	3,731	29%
Lower Yukon School District	6,546	1,812	42%
Matanuska-Susitna Borough School District	101,095	20,248	10%
Nenana City School District	374	67	16%
Nome School District	3,732	732	16%
North Slope Borough School District	9,687	1,708	16%
Northwest Arctic Borough School District	7,752	1,902	32%
Pelican City School District	88	12	25%
Petersburg Borough School District	3,177	497	10%
Pribilof School District	596	83	10%
Sitka School District	8,863	1,459	9%
Skagway School District	1,057	89	7%
Southeast Island School District	1,874	281	15%
Southwest Region School District	2,596	594	36%
St. Marys City School District	552	144	36%
Tanana City School District	244	47	19%
Unalaska City School District	4,487	352	5%
Valdez City School District	3,864	660	6%
Wrangell School District	2,382	361	13%
Yakutat School District	613	81	26%
Yukon Flats School District	1,425	260	35%
Yukon-Koyukuk School District	1,978	370	38%
Yupiit School District (Aklachak, Akiak, Tuluksak)	1,420	364	42%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

OUR CHANGING AGE STRUCTURE

How aging and migration trends could shape the future population

By **EDDIE HUNSINGER**

Alaska's population has continued to grow in recent years, although growth has slowed and the state's age structure has shifted. The state grew from 735,859 people in 2013 to 739,828 in 2016, but the only age group to increase was 65-plus. (See Exhibit 1.)

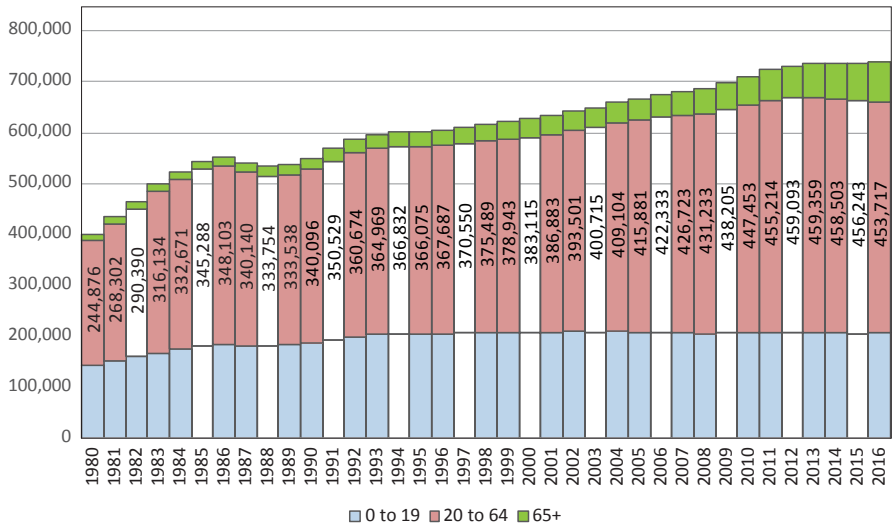
This doesn't mean more senior citizens are moving to Alaska; rather, it's the result of the large cohort of baby boomers, those born between 1946 and 1964, entering retirement age and the resulting subtraction from the 20-to-64 age group.

The increase in Alaskans over 65 has been steady and rapid for several years. The group grew by more than 4,000 people between 2015 and 2016 alone, reaching 78,980, and Alaska's senior population will likely pass the 80,000 mark in 2017 and top 100,000 in the coming years.

The 20-to-64 population, the typical working-age range, declined to 453,717 by 2016 after peaking at 459,359 in 2013. The under-20 population remained essentially unchanged over that period, as it has for more than two decades, hovering between 205,000 and 210,000 since 1994.

1 Alaska's Population by Age Group

1980 TO 2016



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and U.S. Census Bureau

A few things we can predict

Many details about Alaska's future population are uncertain, but we do know three things:

1. Unless Alaska's net-migration gains are higher than the historical average over the next decade, the 20-to-64-year-old population will likely remain flat or decline through 2025.

Alaska's annual net-migration — in-migration minus out-migration — has fluctuated around zero over the last 25 years, meaning the number who migrated to Alaska was approximately balanced by the number who left the state over the period.

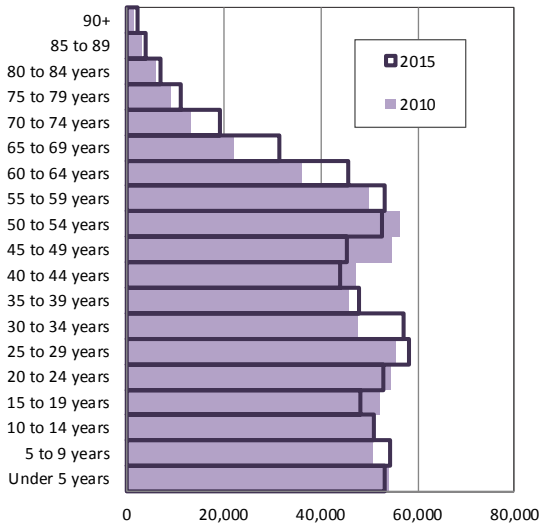
In terms of migration by age, the state typically loses more young people just after high school than it gains, gains more people in their 20s and 30s, and loses more at higher ages.

This pattern plus normal mortality rates and — most importantly — the number aging both into and out of the 20-to-64 group means that group won't grow through 2025 unless the state's overall net-migration gain is higher than the 25-year average.

This is a remarkable shift because before 2012, the state's 20-to-64 population typically grew, even in years the state lost more people to migration than it gained.

2 Population in 2010 and 2015

Alaska, by age group



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

This was primarily due to historical age structure; that is, older generations of Alaskans were much smaller.

2. Alaska's 65-plus population — currently 11 percent of its total population — will increase dramatically through 2025, but it's unlikely to make up more than 20 percent of the total population or surpass projected national percentages.

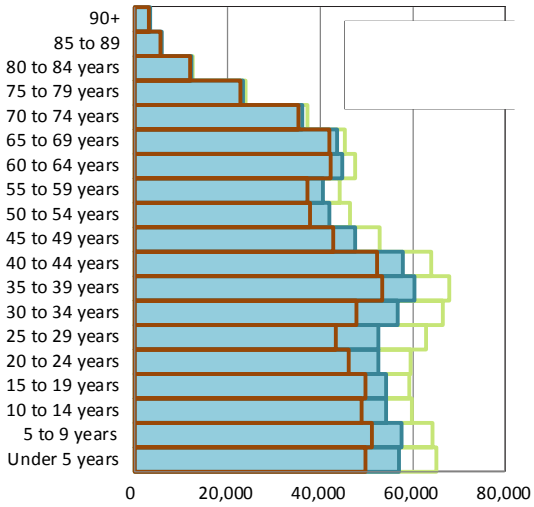
The future senior population is more predictable than other age groups because migration rates decrease with age — older people are less likely to move — and deaths are relatively predictable.

3. Population aging means bigger increases in deaths than births, which means Alaska's population growth will likely be slower in the future.

Higher death rates caused by aging draw from the population each year. Also, while Alaska has a large share of people in the typical child-bearing ages, the state's total fertility rate is at its lowest since the 1970s. Alaska's total fertility rate, or the average number of children per woman, was 2.2 in 2015, down from a high of about 2.6 in the early 1990s.

3 Three Projected Scenarios Based on Net-Migration

Possible population patterns in 2025



Note: Based on population projections from 2015
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

A known unknown for the future population

A small shift in the long-term level of net-migration

would have a dramatic effect on total population.

Exhibit 3 shows three possible scenarios for Alaska's total population in 2025 based on zero annual net-migration and a 1 percent annual gain or loss.

As other states' experiences show, small shifts in net-migration can produce big changes in population. In Alaska's case, consistent net-migration gains of more than 1 percent of the state's population per year over 10 years would rapidly bring the state toward 1 million residents, although this scenario is considered unlikely given current economic conditions and historical precedent. Likewise, consistent net-migration losses as small as 1 percent of the total population per year would lead to substantial decline in Alaska's total population over the long term.

Eddie Hunsinger is the state demographer. Reach him in Anchorage at (907) 269-4960 or eddie.hunsinger@alaska.gov.

About the data

Even though population projections can have large margins of error due to yearly variation in migration and uncertainty in births and deaths, they provide important information about the most likely future age structure. Recent age trends this article describes were evident in projections before 2013, including the slowdown in working-age population growth as well as the rapid increase in the senior population.

A typical population projections method, and the one we use at the Alaska Department of Labor and Workforce Development, is to divide population into age groups and age them forward in time, adding projected births and in-migrants at each step and subtracting deaths and out-migrants. So, for example, we used the number of 50-year-olds in 2010, along with typical migration and mortality rates for 50-to-55-year-olds, to project the number of 55-year-olds in 2015. (See Exhibit 2.)

Projecting populations this way still carries all of migration's inherent uncertainty, but level and age patterns for each of these components have some predictable characteristics. For instance, annual interstate migration rates are usually between 5 and 7 percent of the state population and have a predictable age makeup, with the highest rates for 18-to-29-year-olds and lowest rates for those 65-plus.

We can also project births and deaths fairly well over the short-term from age structure and from past vital records and population data.

The Month in Numbers

Unemployment Rates

	Prelim.	Revised	
SEASONALLY ADJUSTED	**4/17**	**3/17**	**4/16**
United States	**4.4**	**4.5**	**5.0**
Alaska Statewide	**6.6**	**6.4**	**6.6**
NOT SEASONALLY ADJUSTED			
United States	**4.1**	**4.6**	**4.7**
Alaska Statewide	**7.0**	**7.2**	**6.8**
Anchorage/Mat-Su Region	**6.4**	**6.6**	**6.0**
Municipality of Anchorage	5.7	5.8	5.3
Matanuska-Susitna Borough	8.6	9.2	8.3
Gulf Coast Region	**8.0**	**8.4**	**8.2**
Kenai Peninsula Borough	8.6	9.1	8.8
Kodiak Island Borough	4.9	4.4	4.7
Valdez-Cordova Census Area	8.8	10.2	9.5
Interior Region	**7.0**	**7.3**	**6.8**
Denali Borough	16.1	20.1	15.1
Fairbanks North Star Borough	6.1	6.2	5.8
Southeast Fairbanks CA	10.1	10.8	11.1
Yukon-Koyukuk Census Area	18.1	19.6	17.5
Northern Region	**12.4**	**11.7**	**11.2**
Nome Census Area	13.4	12.7	12.6
North Slope Borough	7.0	6.5	6.1
Northwest Arctic Borough	18.5	17.7	16.4
Southeast Region	**6.1**	**7.0**	**6.3**
Haines Borough	9.2	11.4	11.0
Hoonah-Angoon Census Area	14.2	16.8	14.9
Juneau, City and Borough	4.5	4.9	4.3
Ketchikan Gateway Borough	6.3	7.4	6.8
Petersburg Borough	9.2	10.3	8.7
Prince of Wales-Hyder CA	11.4	12.9	11.9
Sitka, City and Borough	4.1	4.6	4.6
Skagway, Municipality	11.6	19.8	12.2
Wrangell, City and Borough	6.8	8.3	6.7
Yakutat, City and Borough	7.0	9.1	5.7
Southwest Region	**10.3**	**9.4**	**11.3**
Aleutians East Borough	2.3	1.8	2.3
Aleutians West Census Area	3.6	2.2	3.6
Bethel Census Area	13.5	13.4	14.7
Bristol Bay Borough	8.0	12.9	9.5
Dillingham Census Area	9.7	9.7	10.8
Kusilvak Census Area	19.9	20.3	22.4
Lake and Peninsula Borough	14.3	14.4	16.1

How Alaska Ranks

Unemployment Rate[1]

1st Colorado 2.3%

49th 6.6%

50th New Mexico 6.7%

Job Growth[2]

1st Utah 3.3%

49th -2.2%

50th Wyoming -2.3%

Private Sector Job Growth[2]

1st Utah 3.5%

50th -2.9%

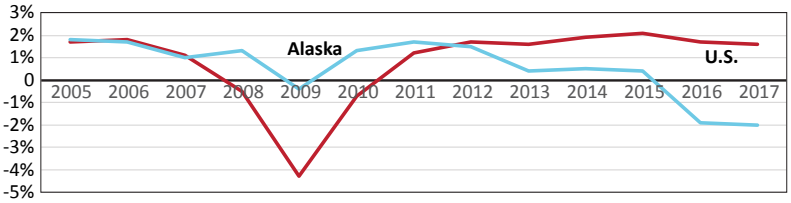
Government Job Growth[3]

1st Idaho 2.8%

38th -0.2%

50th Connecticut -1.7%

Job Growth in Alaska and the Nation



All data sources are U.S. Bureau of Labor Statistics and Alaska Department of Labor and Workforce Development, Research and Analysis Section, unless otherwise noted.

[1]April seasonally adjusted unemployment rates

[2]May employment, over-the-year percent change

[3]May employment, includes federal government (not military), state government (including University of Alaska), and local government (including K-12 public schools and tribal government)

Safety Minute

Vehicle crashes a major cause of death for ages 1 to 24

June is National Safety Month, which aims to reduce the leading causes of injury and death at work, on the road, and in homes and communities. Motor vehicle accidents are the top cause of unintentional death for Americans between ages 1 and 24, according to the National Safety Council's Injury Facts 2017.

- Ages 1 to 4: 33 percent (400 deaths)
- Ages 5 to 14: 56 percent (800 deaths)
- Ages 15 to 24: 57 percent (3,500 deaths)

The largest number of unintentional deaths fall within the early years of learning to drive and entering young adulthood. Further numbers released by The National Organizations for Youth Safety are sobering:

- 66 percent of teen passengers who die in a crash are not wearing a seat belt
- 58 percent of teens involved in crashes are distracted
- 25 percent of car crashes involved an underage driver who had been drinking
- 5 percent of teen deaths in crashes are pedestrians and 10 percent are bicyclists

When instructing young drivers, it's crucial to convey the potential consequences of risky driving to themselves and the community, and to teach and demonstrate safe driving habits. These include avoiding talking or texting while driving, staying alert, avoiding distraction, always wearing a seatbelt, and never driving impaired.

Leading by example and informing young drivers of the consequences of unsafe habits can reduce the number of unintentional deaths and make Alaska's roads safer for everyone.

For more information about safe driving or driver education courses, contact the State of Alaska Division of Motor Vehicles at (907) 269-5551 or visit the DMV's Approved Driving Schools page at http://doa.alaska.gov/dmv/akol/driving_schools.htm.

Safety Minute is written by the Labor Standards and Safety Division of the Alaska Department of Labor and Workforce Development.

Employer Resources

Hiring workers with disabilities benefits business, community

The U.S. Department of Labor's Office of Disability Employment Policy provides comprehensive resources for employers who recognize the significant return on investing in an inclusive workforce.

ODEP resource topics include building an inclusive workforce, disability etiquette, tax incentives, accommodations and accessibility, and how an inclusive workplace is good for business by demonstrating leadership to community, stakeholders, and competitors. These resources are available at www.dol.gov/odep/topics/Employers.htm.

Alaska employers benefit from the collaborative efforts of several state and federal agencies that specialize in disability awareness, recruitment, and employment. The Department of Labor and Workforce Development's divisions of Vocational Rehabilitation and Employment and Training Services are foremost among the agencies employers partner with to learn about recruiting and employing qualified Alaskans with disabilities. Local Alaska Job Center staff will guide you as you develop your disability employment strategy and find applicants to meet your business needs. Federal contractors may particularly benefit from this partnership by hiring people with disabilities (including veterans) as they strive to reach affirmative action goals.

Be a hero to your staff, an innovator in your community, and a leader among competitors. Get started today by contacting your nearest Alaska Job Center at (877) 724-2539 or jobs.alaska.gov/offices.

Employer Resources is written by the Employment and Training Services Division of the Alaska Department of Labor and Workforce Development.

May 2019 Wages in Alaska – Alaska Statewide

These wage data are grouped into 22 occupational groupings. Click on the following group title to go to those occupations.

Architecture and Engineering
Arts, Design, Entertainment, Sports and Media
Building and Grounds Cleaning and Maintenance
Business and Financial Operations
Community and Social Services
Computer and Mathematical
Construction and Extraction
Education, Training, and Library
Farming, Fishing, and Forestry
Food Preparation and Serving Related
Healthcare Practitioner and Technical
Healthcare Support
Installation, Maintenance, and Repair
Legal
Life, Physical, and Social Science
Management
Office and Administrative Support
Personal Care and Service
Production
Protective Service
Sales and Related
Transportation and Material Moving

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Management

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
11-2011	Advertising and Promotions Managers	40.99	21.17	28.68	36.75	46.40	75.27
11-9041	Architectural and Engineering Managers	68.00	42.53	52.80	63.27	78.42	97.96
11-1011	Chief Executives	85.00	38.13	56.21	73.31	*	*
11-3111	Compensation and Benefits Managers	51.33	32.40	36.95	46.57	61.95	76.24
11-3021	Computer and Information Systems Managers	54.15	36.88	44.20	52.41	62.74	75.76
11-9021	Construction Managers	50.22	18.73	37.13	48.01	61.21	77.67
11-9039	Education Administrators, All Other	37.44	19.82	24.50	37.03	48.06	57.36
11-9032	Education Administrators, Elementary and Secondary School	111,450	80,970	96,660	114,840	128,840	149,510
11-9033	Education Administrators, Postsecondary	52.19	25.40	30.97	50.52	71.38	89.38
11-9031	Education Administrators, Preschool and Childcare Center/Program	26.20	17.70	20.91	25.64	30.10	36.78
11-9161	Emergency Management Directors	45.27	26.99	32.43	41.11	53.81	74.17
11-3031	Financial Managers	53.08	31.47	37.13	49.00	62.30	79.04
11-9051	Food Service Managers	32.80	17.09	22.51	30.02	40.75	48.75
11-1021	General and Operations Managers	52.54	24.18	32.65	45.81	62.04	89.83
11-3121	Human Resources Managers	58.94	32.81	40.07	51.62	64.70	97.65
11-3051	Industrial Production Managers	57.22	19.96	31.95	52.59	72.01	99.53
11-1031	Legislators	75,690	31,600	51,190	51,210	63,700	126,190
11-9081	Lodging Managers	35.31	14.27	25.50	29.89	37.16	54.20
11-2021	Marketing Managers	48.85	26.63	33.95	44.11	58.37	78.61
11-9111	Medical and Health Services Managers	54.80	30.84	36.62	49.40	62.85	88.77
11-9121	Natural Sciences Managers	52.19	38.09	44.37	51.56	58.07	67.84
11-9131	Postmasters and Mail Superintendents	25.64	17.15	17.56	23.01	32.06	38.54
11-9141	Property, Real Estate, and Community Association Managers	36.98	15.09	24.50	31.68	40.68	59.58
11-3061	Purchasing Managers	50.39	28.90	36.46	49.01	59.85	70.81
11-2022	Sales Managers	48.10	21.41	28.91	38.81	56.03	89.02

11-9151	Social and Community Service Managers	38.06	21.02	28.32	36.83	47.37	56.44
11-3131	Training and Development Managers	50.83	25.59	33.60	44.21	57.12	78.43
11-3071	Transportation, Storage, and Distribution Managers	45.96	30.47	36.83	44.28	54.05	64.42

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Business and Financial Operations

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
13-2011	Accountants and Auditors	38.13	24.16	28.65	35.34	44.38	56.90
13-2031	Budget Analysts	39.02	27.00	32.09	38.10	45.28	51.21
13-1031	Claims Adjusters, Examiners, and Investigators	34.28	20.61	25.68	33.75	42.58	50.46
13-1141	Compensation, Benefits, and Job Analysis Specialists	35.17	25.36	29.33	33.89	40.41	46.99
13-1041	Compliance Officers	39.30	25.02	29.71	37.64	46.33	53.83
13-1051	Cost Estimators	41.08	21.43	28.13	36.90	53.36	66.91
13-2071	Credit Counselors	27.07	18.24	21.02	25.25	32.33	37.76
13-2061	Financial Examiners	33.19	23.70	27.66	33.24	37.95	43.98
13-1131	Fundraisers	25.28	15.39	19.95	23.66	33.35	37.26
13-1071	Human Resources Specialists	33.08	19.84	25.96	31.97	39.47	47.83
13-2053	Insurance Underwriters	30.65	20.59	22.25	25.02	35.07	49.41
13-1075	Labor Relations Specialists	43.19	21.68	40.51	45.71	51.03	58.48
13-2072	Loan Officers	33.90	11.58	19.17	28.71	42.17	58.92
13-1081	Logisticians	45.17	27.61	33.10	41.76	52.32	71.51
13-1111	Management Analysts	45.18	29.04	34.61	43.05	52.37	60.90
13-1161	Market Research Analysts and Marketing Specialists	33.88	19.36	23.37	31.96	42.14	54.11
13-1121	Meeting, Convention, and Event Planners	23.78	15.49	18.70	24.63	28.78	31.38
13-2052	Personal Financial Advisors	43.61	20.35	23.86	34.21	47.20	84.82
13-2081	Tax Examiners and Collectors, and Revenue Agents	44.08	28.69	36.38	43.47	54.31	60.52
13-2082	Tax Preparers	28.31	13.01	19.63	26.76	40.71	46.68

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Computer and Mathematical

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
15-2031	Operations Research Analysts	35.88	19.58	22.60	32.00	43.16	51.30
15-2041	Statisticians	43.05	28.22	35.13	41.60	50.89	60.50

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Architecture and Engineering

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
17-1011	Architects, Except Landscape and Naval	44.43	30.97	36.48	44.08	51.91	60.40
17-3011	Architectural and Civil Drafters	31.89	21.51	24.89	32.17	37.85	44.02
17-1021	Cartographers and Photogrammetrists	38.96	30.87	33.61	40.18	44.92	48.20
17-2041	Chemical Engineers	69.28	33.20	45.77	68.15	90.30	*
17-3022	Civil Engineering Technicians	31.43	20.69	24.64	29.59	37.44	45.75
17-2051	Civil Engineers	48.49	31.35	36.46	45.39	57.87	72.19
17-2061	Computer Hardware Engineers	*	*	*	*	*	*
17-3023	Electrical and Electronic Engineering Technicians	41.01	29.04	34.79	41.57	47.56	53.29
17-3012	Electrical and Electronics Drafters	31.51	21.43	24.11	27.15	30.96	46.69
17-2071	Electrical Engineers	53.11	27.24	38.03	51.00	63.79	78.58
17-3024	Electro-Mechanical Technicians	28.79	16.83	21.29	29.86	35.81	39.40
17-2072	Electronics Engineers, Except Computer	45.55	33.28	36.45	42.72	55.06	62.36
17-2199	Engineers, All Other	57.00	40.81	47.87	58.33	70.21	77.07
17-3025	Environmental Engineering Technicians	30.69	16.03	19.99	28.81	37.54	48.25
17-2081	Environmental Engineers	47.63	31.15	39.20	49.53	57.05	61.94
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspectors	41.61	17.14	26.65	37.84	49.36	72.47
17-3026	Industrial Engineering Technicians	43.17	22.44	26.86	40.51	61.76	73.75
17-2112	Industrial Engineers	*	*	*	*	*	*
17-2121	Marine Engineers and Naval Architects	53.80	30.31	39.56	47.46	68.29	78.92
17-2131	Materials Engineers	44.87	27.69	31.59	39.98	57.48	66.14
17-3013	Mechanical Drafters	35.27	20.70	22.73	30.38	51.85	59.91
17-3027	Mechanical Engineering Technicians	25.65	10.56	11.56	27.88	34.80	41.37
17-2141	Mechanical Engineers	49.69	28.77	38.72	49.29	61.12	74.65
17-2151	Mining and Geological Engineers, Including Mining Safety Engineers	54.45	33.30	41.72	52.99	64.23	77.42
17-2171	Petroleum Engineers	72.18	42.00	51.23	65.00	80.03	*
17-3031	Surveying and Mapping Technicians	33.68	24.02	26.44	29.78	36.21	51.13
17-1022	Surveyors	41.85	26.21	34.46	42.51	49.59	57.40

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Life, Physical, and Social Science

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
19-3091	Anthropologists and Archeologists	44.59	30.34	33.75	41.39	48.28	53.47
19-2021	Atmospheric and Space Scientists	42.95	26.99	32.19	43.05	50.89	60.51
19-1029	Biological Scientists, All Other	39.42	26.99	32.65	39.20	45.67	50.88
19-4021	Biological Technicians	22.24	16.64	18.69	21.69	25.44	28.95
19-4031	Chemical Technicians	32.30	22.99	26.82	31.92	37.17	42.15
19-2031	Chemists	41.09	25.85	33.74	40.34	48.27	55.32
19-3031	Clinical, Counseling, and School Psychologists	40.27	19.09	25.49	38.65	49.66	62.19
19-1031	Conservation Scientists	35.96	21.52	26.66	32.60	43.06	55.85

19-3011	Economists	45.43	29.17	34.72	42.89	56.97	69.46
19-2041	Environmental Scientists and Specialists, Including Health	39.32	25.64	30.46	37.56	46.42	57.56
19-4092	Forensic Science Technicians	34.80	24.68	28.13	33.41	42.01	46.99
19-1032	Foresters	35.53	26.69	29.73	34.94	41.36	46.13
19-2042	Geoscientists, Except Hydrologists and Geographers	49.10	28.41	35.01	46.32	60.52	76.19
19-3093	Historians	48.30	30.88	33.38	39.15	44.37	50.74
19-2043	Hydrologists	42.70	31.64	35.93	42.46	48.28	51.21
19-4099	Life, Physical, and Social Science Technicians, All Other	28.88	16.46	19.08	24.93	37.66	46.84
19-1042	Medical Scientists, Except Epidemiologists	*	*	*	*	*	*
19-2099	Physical Scientists, All Other	48.22	33.75	41.75	47.01	56.00	60.52
19-3039	Psychologists, All Other	53.97	46.54	50.12	54.30	59.23	62.27
19-3099	Social Scientists and Related Workers, All Other	36.72	23.43	29.09	36.97	43.05	48.34
19-3022	Survey Researchers	27.88	15.99	20.04	24.56	33.42	49.45
19-3051	Urban and Regional Planners	39.75	28.40	32.83	37.96	45.75	55.11
19-1023	Zoologists and Wildlife Biologists	38.80	25.46	31.09	36.56	43.37	50.89

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Community and Social Services

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
21-1021	Child, Family, and School Social Workers	25.34	14.75	19.50	24.69	30.74	36.99
21-2011	Clergy	23.62	13.14	14.49	22.08	31.33	35.94
21-1099	Community and Social Service Specialists, All Other	20.14	13.44	15.83	17.80	21.77	31.97
21-1094	Community Health Workers	24.00	15.23	17.44	22.04	28.97	37.99
21-1019	Counselors, All Other	30.78	24.23	26.71	29.61	34.06	39.03
21-2021	Directors, Religious Activities and Education	26.51	11.26	14.06	26.07	36.83	43.15
21-1012	Educational, Guidance, School, and Vocational Counselors	32.32	19.93	23.51	29.86	40.70	49.05
21-1091	Health Educators	32.31	21.53	25.17	30.29	37.20	47.92
21-1022	Healthcare Social Workers	31.26	20.24	24.25	32.67	36.99	41.10
21-1013	Marriage and Family Therapists	28.38	21.85	25.13	28.14	31.68	36.14
21-1023	Mental Health and Substance Abuse Social Workers	24.70	14.15	16.59	21.13	30.20	39.53
21-1092	Probation Officers and Correctional Treatment Specialists	32.14	22.62	26.15	31.37	36.80	43.36
21-1015	Rehabilitation Counselors	22.00	15.16	16.65	19.19	25.18	35.34
21-2099	Religious Workers, All Other	15.77	10.25	10.26	11.67	17.87	25.01
21-1093	Social and Human Service Assistants	20.97	14.82	17.12	20.12	24.03	29.20
21-1029	Social Workers, All Other	34.87	18.51	24.12	36.64	44.31	48.34
21-1018	Substance Abuse, Behavioral Disorder, and Mental Health Counselors	29.25	17.57	21.17	27.48	36.33	44.74

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Legal

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
23-1021	Administrative Law Judges, Adjudicators, and Hearing Officers	53.40	39.50	42.52	52.10	59.39	76.91
23-1022	Arbitrators, Mediators, and Conciliators	42.92	33.39	41.03	44.39	47.75	49.60
23-1023	Judges, Magistrate Judges, and Magistrates	*	*	*	*	*	*
23-1011	Lawyers	55.41	33.24	40.07	51.75	63.21	78.46
23-2099	Legal Support Workers, All Other	31.34	9.90	21.18	31.37	42.97	48.46
23-2011	Paralegals and Legal Assistants	27.09	17.60	22.32	26.96	30.60	37.01
23-2093	Title Examiners, Abstractors, and Searchers	28.73	17.03	21.15	27.42	36.22	41.75

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Education, Training, and Library

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
25-3011	Adult Basic and Secondary Education and Literacy Teachers and Instructors	25.70	17.23	20.05	23.68	30.87	37.79
25-1051	Atmospheric, Earth, Marine, and Space Sciences Teachers, Postsecondary	81,720	52,440	61,980	74,260	99,370	129,270
25-1011	Business Teachers, Postsecondary	101,440	54,840	66,830	95,580	130,900	161,300
25-2023	Career/Technical Education Teachers, Middle School	97,310	57,780	85,460	104,150	119,210	128,030
25-2032	Career/Technical Education Teachers, Secondary School	78,690	55,310	67,720	78,580	93,200	103,650
25-4012	Curators	32.30	19.91	25.44	29.51	39.22	48.64
25-1081	Education Teachers, Postsecondary	106,280	47,430	68,460	79,930	102,420	*
25-9099	Education, Training, and Library Workers, All Other	22.60	15.83	17.82	21.38	24.42	30.59
25-2021	Elementary School Teachers, Except Special Education	75,860	52,300	60,780	73,960	90,410	104,300
25-1071	Health Specialties Teachers, Postsecondary	69,540	21,190	59,450	73,630	86,630	99,740
25-9031	Instructional Coordinators	33.86	20.08	24.41	32.95	41.50	51.15
25-2012	Kindergarten Teachers, Except Special Education	65,420	31,500	49,050	67,690	81,820	96,000
25-4031	Library Technicians	22.06	15.18	18.53	21.91	25.01	30.40
25-2022	Middle School Teachers, Except Special and Career/Technical Education	80,730	55,810	64,800	77,600	95,650	114,710
25-4013	Museum Technicians and Conservators	23.88	11.21	16.86	24.52	30.33	36.40
25-1072	Nursing Instructors and Teachers, Postsecondary	75,940	31,080	61,320	78,560	96,830	113,750
25-1199	Postsecondary Teachers, All Other	77,910	28,170	38,630	63,190	98,180	157,210
25-2011	Preschool Teachers, Except Special Education	17.11	10.95	12.76	15.15	18.29	25.22
25-1066	Psychology Teachers, Postsecondary	61,050	21,180	39,830	68,210	80,250	93,390
25-2031	Secondary School Teachers, Except Special and Career/Technical Education	75,820	49,990	61,980	74,910	91,030	104,760
25-3021	Self-Enrichment Education Teachers	26.59	15.23	18.67	24.25	30.82	40.34
25-2052	Special Education Teachers, Kindergarten and Elementary School	73,380	52,050	60,880	72,860	85,930	100,670

25-2051	Special Education Teachers, Preschool	68,430	44,860	57,310	70,510	79,640	91,330
25-3097	Teachers and Instructors, All Other, Except Substitute Teachers	50,750	27,410	33,780	43,790	60,740	79,800
25-1194	Vocational Education Teachers, Postsecondary	35.85	17.07	28.72	39.37	45.07	48.44

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Arts, Design, Entertainment, Sports and Media

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
27-1011	Art Directors	*	*	*	*	*	*
27-1019	Artists and Related Workers, All Other	25.12	16.36	18.57	24.28	28.79	37.02
27-4011	Audio and Video Equipment Technicians	19.71	11.78	15.59	18.58	22.81	28.66
27-4012	Broadcast Technicians	15.79	10.43	11.23	12.36	14.83	28.02
27-2022	Coaches and Scouts	50,290	21,800	28,400	44,480	62,870	88,690
27-3041	Editors	24.42	16.97	19.16	22.22	30.01	36.47
27-1023	Floral Designers	15.54	12.14	13.38	15.38	17.84	19.42
27-1024	Graphic Designers	28.89	15.98	18.52	26.60	40.93	47.09
27-1025	Interior Designers	33.31	25.42	30.34	33.97	37.37	41.71
27-3091	Interpreters and Translators	26.64	12.06	19.73	25.65	32.77	42.55
27-3099	Media and Communication Workers, All Other	17.89	10.58	11.05	11.84	24.58	33.82
27-1026	Merchandise Displayers and Window Trimmers	17.66	13.20	14.96	17.06	19.29	24.11
27-1014	Multimedia Artists and Animators	24.22	19.51	20.93	23.33	27.14	31.18
27-4021	Photographers	20.45	11.28	13.19	19.10	24.10	30.76
27-2012	Producers and Directors	24.28	9.90	18.12	22.92	29.57	38.59
27-3031	Public Relations Specialists	33.89	21.80	26.69	32.66	39.20	49.03
27-3011	Radio and Television Announcers	20.62	10.19	14.22	20.95	26.59	30.46
27-3042	Technical Writers	34.92	23.86	27.90	33.07	41.33	48.54
27-2023	Umpires, Referees, and Other Sports Officials	*	999,999	*	*	*	*
27-3043	Writers and Authors	31.55	19.48	22.00	32.39	40.25	46.51

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Healthcare Practitioner and Technical

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
29-9091	Athletic Trainers	50,640	41,030	43,730	48,100	53,990	65,140
29-1181	Audiologists	38.73	25.57	32.50	37.78	45.86	53.46
29-2031	Cardiovascular Technologists and Technicians	30.01	14.84	19.92	28.65	38.20	48.07
29-1011	Chiropractors	38.02	25.40	30.83	36.57	46.71	54.28
29-1021	Dentists, General	115.35	59.08	87.44	*	*	*
29-2032	Diagnostic Medical Sonographers	46.76	38.73	41.74	46.29	52.67	59.37
29-2051	Dietetic Technicians	19.88	14.60	16.47	19.70	23.00	25.95
29-1031	Dietitians and Nutritionists	34.92	22.54	26.80	32.67	40.96	49.96

29-2061	Licensed Practical and Licensed Vocational Nurses	30.70	24.19	27.09	30.29	33.74	38.02
29-2035	Magnetic Resonance Imaging Technologists	43.27	33.34	38.93	43.58	48.04	54.82
29-1161	Nurse Midwives	41.31	22.44	28.31	37.72	53.00	66.04
29-1171	Nurse Practitioners	55.72	29.58	39.37	56.00	68.29	79.66
29-1122	Occupational Therapists	43.43	27.72	38.91	44.30	49.99	58.30
29-2057	Ophthalmic Medical Technicians	22.62	16.62	18.50	21.62	24.79	30.98
29-2081	Opticians, Dispensing	26.01	17.50	21.04	26.64	30.48	34.71
29-1041	Optometrists	69.01	42.03	47.73	58.11	75.36	*
29-1051	Pharmacists	68.56	51.69	64.02	70.68	77.78	88.24
29-2052	Pharmacy Technicians	21.29	15.91	17.86	21.00	24.21	28.02
29-1123	Physical Therapists	49.35	32.81	41.07	47.48	58.53	70.26
29-1071	Physician Assistants	61.79	42.47	52.81	61.77	73.45	81.60
29-2053	Psychiatric Technicians	19.41	14.92	16.52	18.45	21.69	25.11
29-2034	Radiologic Technologists	36.95	26.75	31.09	36.62	43.51	48.00
29-1141	Registered Nurses	43.51	29.36	35.00	43.54	52.35	58.85
29-1126	Respiratory Therapists	33.41	23.57	27.02	32.84	40.02	46.50
29-1127	Speech-Language Pathologists	41.76	25.26	33.68	42.43	49.08	58.71
29-2055	Surgical Technologists	32.53	25.41	28.46	32.88	36.73	39.48
29-1131	Veterinarians	45.67	20.90	29.60	41.97	49.12	64.20
29-2056	Veterinary Technologists and Technicians	18.85	13.19	14.94	18.26	22.38	25.74

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Healthcare Support

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
31-9091	Dental Assistants	23.73	16.01	18.79	22.65	28.36	32.48
31-9099	Healthcare Support Workers, All Other	24.21	16.87	20.54	24.44	27.76	32.04
31-9011	Massage Therapists	37.06	10.26	12.15	40.31	53.48	60.83
31-9092	Medical Assistants	21.94	16.63	18.63	21.55	24.37	28.25
31-9093	Medical Equipment Preparers	24.37	17.00	19.29	23.32	28.13	31.89
31-9094	Medical Transcriptionists	16.41	10.53	11.63	14.02	20.95	26.59
31-9095	Pharmacy Aides	23.36	17.23	18.91	21.54	25.40	31.95
31-9097	Phlebotomists	20.24	15.80	16.97	18.92	23.13	27.36
31-2022	Physical Therapist Aides	22.98	12.06	16.55	19.01	27.00	40.71
31-2021	Physical Therapist Assistants	30.50	18.33	24.57	31.36	37.32	40.90
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	15.62	11.12	12.78	15.24	18.08	20.24

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Protective Service

		Mean Wage	Wage by Percentile

SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
33-9011	Animal Control Workers	26.06	18.77	22.89	26.36	29.87	32.88
33-3012	Correctional Officers and Jailers	30.97	22.36	26.22	30.08	35.26	39.88
33-9091	Crossing Guards	36.99	14.92	20.62	30.86	55.83	60.31
33-3021	Detectives and Criminal Investigators	54.53	28.80	39.83	58.71	65.95	73.71
33-2021	Fire Inspectors and Investigators	30.21	13.19	14.59	28.41	40.48	56.91
33-2011	Firefighters	26.14	12.30	19.05	26.89	32.70	38.28
33-1011	First-Line Supervisors of Correctional Officers	47.81	38.46	40.39	45.42	53.19	62.14
33-1021	First-Line Supervisors of Fire Fighting and Prevention Workers	39.49	19.34	31.80	40.81	48.53	56.74
33-1012	First-Line Supervisors of Police and Detectives	55.74	34.56	43.63	57.92	67.41	75.64
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service	16.47	11.07	13.36	16.39	18.90	22.72
33-3051	Police and Sheriff's Patrol Officers	42.24	26.55	32.82	40.50	52.97	60.63
33-9021	Private Detectives and Investigators	28.28	13.78	17.94	27.31	34.90	42.24
33-9032	Security Guards	20.70	13.30	15.95	19.29	23.87	31.57
33-9093	Transportation Security Screeners	24.25	17.41	20.29	24.10	26.66	30.58

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Food Preparation and Serving Related

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
35-3011	Bartenders	13.18	10.63	11.11	12.21	14.32	17.35
35-1011	Chefs and Head Cooks	25.40	16.81	19.74	24.71	29.54	32.96
35-2019	Cooks, All Other	16.41	13.06	14.93	16.69	18.30	19.36
35-2011	Cooks, Fast Food	13.30	10.71	11.38	12.94	15.00	16.48
35-2012	Cooks, Institution and Cafeteria	18.68	12.40	14.00	17.50	22.60	27.85
35-2014	Cooks, Restaurant	14.82	10.90	11.95	14.58	17.41	19.30
35-2015	Cooks, Short Order	14.95	10.60	11.46	13.90	17.77	22.26
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	12.46	10.60	10.96	11.85	13.57	15.56
35-9021	Dishwashers	12.17	10.31	10.73	11.51	12.67	15.12
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	17.88	11.77	13.59	16.12	20.31	27.53
35-9099	Food Preparation and Serving Related Workers, All Other	13.54	10.12	10.76	12.00	15.64	19.56
35-2021	Food Preparation Workers	14.88	10.78	11.70	13.72	16.94	21.16
35-3041	Food Servers, Nonrestaurant	16.05	10.97	12.68	16.22	18.58	21.88
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	12.50	10.60	10.73	11.74	13.53	15.13
35-3031	Waiters and Waitresses	12.97	10.51	10.73	11.49	13.41	18.37

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Building and Grounds Cleaning and Maintenance

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	21.40	13.31	15.19	20.55	26.53	31.42
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping Workers	34.33	18.48	22.80	35.72	45.49	49.75
37-3019	Grounds Maintenance Workers, All Other	21.23	13.02	16.16	20.38	25.56	31.47
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	16.69	11.20	13.08	15.96	18.95	23.31
37-3011	Landscaping and Groundskeeping Workers	18.27	12.08	14.09	17.44	22.25	26.04
37-2012	Maids and Housekeeping Cleaners	14.44	11.12	12.23	14.02	16.38	18.74
37-3013	Tree Trimmers and Pruners	24.41	14.61	18.29	24.87	29.18	33.33

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Personal Care and Service

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
39-3091	Amusement and Recreation Attendants	12.80	10.71	11.19	12.05	13.66	15.91
39-6011	Baggage Porters and Bellhops	11.44	10.47	10.81	11.36	11.91	12.42
39-9011	Childcare Workers	13.79	10.90	11.70	13.21	14.97	18.00
39-6012	Concierges	15.30	12.97	13.72	14.95	16.68	18.68
39-9031	Fitness Trainers and Aerobics Instructors	19.15	11.05	12.53	17.90	24.38	29.14
39-3012	Gaming and Sports Book Writers and Runners	15.88	11.08	12.69	15.26	18.82	22.26
39-3019	Gaming Service Workers, All Other	16.96	11.52	12.63	14.46	18.99	28.17
39-5012	Hairdressers, Hairstylists, and Cosmetologists	13.62	10.18	10.82	11.83	14.35	20.06
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	13.69	10.44	11.00	12.80	15.78	18.69
39-5092	Manicurists and Pedicurists	11.71	10.26	10.27	10.75	13.27	14.45
39-2021	Nonfarm Animal Caretakers	15.79	10.78	11.73	14.37	18.38	24.62
39-9032	Recreation Workers	18.42	10.98	12.09	16.70	22.75	29.91
39-9041	Residential Advisors	18.36	15.20	16.83	18.65	19.91	23.07
39-5094	Skincare Specialists	20.30	10.60	16.66	20.07	24.54	29.84
39-3031	Ushers, Lobby Attendants, and Ticket Takers	11.57	10.32	10.66	11.23	11.83	13.82

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Sales and Related

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
41-3011	Advertising Sales Agents	24.70	11.25	16.96	23.42	30.57	39.20
41-2011	Cashiers	13.57	10.63	11.45	12.97	14.83	17.74
41-2021	Counter and Rental Clerks	15.62	11.23	12.52	14.92	17.83	21.95

41-9011	Demonstrators and Product Promoters	16.34	10.79	11.82	14.30	18.06	26.99
41-1012	First-Line Supervisors of Non-Retail Sales Workers	34.88	21.45	24.73	30.68	41.06	58.04
41-1011	First-Line Supervisors of Retail Sales Workers	22.69	14.33	16.91	20.69	26.24	32.83
41-2012	Gaming Change Persons and Booth Cashiers	13.86	10.51	10.52	11.17	13.50	26.86
41-3021	Insurance Sales Agents	32.52	16.18	19.26	25.31	33.90	52.40
41-2022	Parts Salespersons	20.16	13.12	15.60	19.39	23.16	29.72
41-9021	Real Estate Brokers	33.30	25.93	27.90	32.00	37.35	45.05
41-9022	Real Estate Sales Agents	38.15	27.21	31.83	36.83	44.36	50.89
41-2031	Retail Salespersons	15.62	10.74	11.72	13.79	17.08	22.44
41-9099	Sales and Related Workers, All Other	16.63	11.56	12.86	14.22	16.51	26.57
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	28.69	16.48	20.87	25.97	33.79	45.76
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	38.12	20.53	25.76	34.84	47.34	60.10
41-3031	Securities, Commodities, and Financial Services Sales Agents	36.60	19.64	22.25	27.10	33.48	64.00
41-9041	Telemarketers	13.10	10.48	11.92	13.30	14.50	15.34
41-3041	Travel Agents	20.88	13.92	16.60	19.51	23.78	29.33

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Office and Administrative Support

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
43-3011	Bill and Account Collectors	25.75	16.93	20.44	23.63	29.02	40.33
43-3021	Billing and Posting Clerks	22.40	16.30	19.02	22.25	25.83	29.56
43-3031	Bookkeeping, Accounting, and Auditing Clerks	23.30	13.58	18.17	22.92	28.22	33.48
43-4011	Brokerage Clerks	24.54	17.65	21.41	24.51	28.14	30.74
43-5011	Cargo and Freight Agents	21.19	15.18	17.08	20.34	25.56	29.15
43-2099	Communications Equipment Operators, All Other	15.18	12.09	13.08	14.54	16.93	18.99
43-5021	Couriers and Messengers	16.87	12.82	13.77	15.31	18.72	24.96
43-4031	Court, Municipal, and License Clerks	25.47	17.20	19.59	23.56	29.21	37.31
43-4051	Customer Service Representatives	19.45	12.09	14.90	18.44	23.21	28.35
43-9021	Data Entry Keyers	18.46	12.78	15.12	17.35	19.72	28.48
43-5032	Dispatchers, Except Police, Fire, and Ambulance	28.25	16.41	20.79	27.70	35.47	41.16
43-4061	Eligibility Interviewers, Government Programs	26.44	21.22	22.28	25.59	29.09	34.27
43-6011	Executive Secretaries and Executive Administrative Assistants	29.48	20.39	23.55	28.74	34.48	39.41
43-4071	File Clerks	15.59	10.47	11.02	12.60	18.72	24.70
43-3099	Financial Clerks, All Other	24.52	12.69	17.65	22.52	28.40	37.15
43-1011	First-Line Supervisors of Office and Administrative Support Workers	31.10	18.77	23.13	29.11	37.38	46.88
43-3041	Gaming Cage Workers	13.80	10.16	11.87	13.55	15.14	18.16
43-4081	Hotel, Motel, and Resort Desk Clerks	14.15	10.66	11.63	13.81	15.79	18.69
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	23.15	17.11	19.86	23.05	26.41	29.67
43-4199	Information and Record Clerks, All Other	21.11	12.24	16.20	21.61	25.48	28.69

43-9041	Insurance Claims and Policy Processing Clerks	22.28	13.60	15.09	19.14	24.36	35.57
43-4111	Interviewers, Except Eligibility and Loan	19.40	13.24	16.39	18.81	22.26	27.10
43-6012	Legal Secretaries	24.07	17.64	19.03	23.52	28.23	34.13
43-4121	Library Assistants, Clerical	17.57	12.52	14.52	16.98	19.99	24.48
43-4131	Loan Interviewers and Clerks	22.39	15.93	17.98	21.83	26.63	30.47
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	18.73	12.25	14.29	18.43	22.38	26.53
43-6013	Medical Secretaries	19.13	14.08	16.08	18.56	22.44	25.00
43-5041	Meter Readers, Utilities	30.98	17.61	20.02	28.31	39.46	49.07
43-4141	New Accounts Clerks	20.02	14.68	16.48	19.34	23.40	27.84
43-9199	Office and Administrative Support Workers, All Other	24.55	16.04	18.87	23.13	28.51	35.82
43-9061	Office Clerks, General	21.65	12.73	16.51	20.19	26.09	32.37
43-9071	Office Machine Operators, Except Computer	*	*	*	*	*	*
43-4151	Order Clerks	20.13	12.64	15.07	18.29	23.94	32.52
43-3051	Payroll and Timekeeping Clerks	24.90	17.82	20.68	24.73	29.14	33.10
43-5031	Police, Fire, and Ambulance Dispatchers	28.36	18.82	21.76	26.35	34.21	44.12
43-5051	Postal Service Clerks	20.65	13.13	13.16	21.23	29.20	29.79
43-5052	Postal Service Mail Carriers	25.19	17.80	19.05	24.66	30.97	30.97
43-5053	Postal Service Mail Sorters, Processors, and Processing Machine Operators	23.32	17.19	17.20	21.81	29.20	29.21
43-3061	Procurement Clerks	24.14	17.30	20.03	23.54	27.46	30.46
43-5061	Production, Planning, and Expediting Clerks	25.26	16.25	19.23	24.33	29.98	36.11
43-4171	Receptionists and Information Clerks	17.05	11.16	13.53	16.93	19.70	23.71
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	21.25	13.26	15.14	19.01	27.14	31.48
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	20.76	13.84	16.78	20.15	24.66	28.99
43-5071	Shipping, Receiving, and Traffic Clerks	21.37	13.62	16.16	19.67	26.76	30.42
43-2011	Switchboard Operators, Including Answering Service	15.69	12.15	13.18	14.70	17.38	19.10
43-3071	Tellers	16.61	13.07	14.52	16.60	18.50	20.53
43-9022	Word Processors and Typists	20.45	15.01	17.82	20.20	23.16	24.98

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Farming, Fishing, and Forestry

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	15.54	11.48	12.93	14.68	17.29	20.90
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	21.98	15.95	17.73	20.82	23.97	30.93

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Construction and Extraction

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
47-2011	Boilermakers	30.56	17.39	19.76	32.91	36.51	39.55
47-2021	Brickmasons and Blockmasons	35.05	24.38	27.35	30.28	37.95	60.06
47-2031	Carpenters	31.74	21.46	25.70	31.32	36.75	40.39
47-2041	Carpet Installers	22.08	16.32	17.53	19.45	25.94	33.01
47-2051	Cement Masons and Concrete Finishers	27.08	16.21	19.82	27.22	32.99	38.96
47-4011	Construction and Building Inspectors	40.40	27.01	32.98	39.19	48.19	57.18
47-2061	Construction Laborers	25.44	16.26	20.02	24.44	29.57	36.86
47-5041	Continuous Mining Machine Operators	34.36	24.19	29.49	35.10	39.59	44.18
47-5011	Derrick Operators, Oil and Gas	*	*	*	*	*	*
47-2081	Drywall and Ceiling Tile Installers	24.53	16.58	19.68	23.35	28.19	31.53
47-2111	Electricians	36.23	21.53	31.30	37.35	43.64	48.31
47-2121	Glaziers	27.23	19.63	22.37	27.04	32.24	36.99
47-4041	Hazardous Materials Removal Workers	28.44	21.52	24.61	27.70	30.59	37.57
47-3019	Helpers, Construction Trades, All Other	22.16	14.71	17.04	22.60	27.56	30.03
47-3012	Helpers--Carpenters	17.93	12.64	14.20	17.78	21.95	23.99
47-3013	Helpers--Electricians	21.33	13.85	16.71	20.89	26.54	29.61
47-5081	Helpers--Extraction Workers	20.96	14.69	16.78	19.28	26.30	29.62
47-3014	Helpers--Painters, Paperhangers, Plasterers, and Stucco Masons	18.55	13.40	15.89	19.03	21.86	23.70
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	21.39	15.33	17.13	20.43	24.55	28.64
47-3016	Helpers--Roofers	20.24	15.37	17.58	20.35	23.45	26.95
47-4051	Highway Maintenance Workers	23.57	16.19	17.43	19.51	30.89	33.29
47-2132	Insulation Workers, Mechanical	34.77	22.04	27.18	32.93	37.73	55.75
47-2073	Operating Engineers and Other Construction Equipment Operators	33.50	24.70	27.92	32.93	38.04	44.19
47-2141	Painters, Construction and Maintenance	27.67	17.69	21.63	27.59	33.24	38.40
47-2071	Paving, Surfacing, and Tamping Equipment Operators	26.14	18.86	20.12	22.27	28.24	45.74
47-2152	Plumbers, Pipefitters, and Steamfitters	38.28	26.35	30.93	38.02	45.25	49.96
47-2171	Reinforcing Iron and Rebar Workers	35.85	32.61	33.98	36.28	38.58	40.19
47-2181	Roofers	29.09	14.11	20.30	32.11	36.62	39.92
47-5012	Rotary Drill Operators, Oil and Gas	37.90	27.33	30.83	37.21	45.03	49.00
47-5071	Roustabouts, Oil and Gas	24.60	17.84	20.90	25.02	28.60	31.04
47-2211	Sheet Metal Workers	31.93	16.48	18.23	24.18	36.84	68.22
47-2221	Structural Iron and Steel Workers	35.59	24.21	31.61	35.89	40.39	47.12
47-1011	Supervisors of Construction and Extraction Workers	43.90	26.87	32.79	40.58	48.79	62.53

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Installation, Maintenance, and Repair

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
49-3011	Aircraft Mechanics and Service Technicians	32.11	21.07	26.65	31.97	37.54	43.43

49-3021	Automotive Body and Related Repairers	28.28	18.79	23.40	27.15	30.26	40.03
49-3023	Automotive Service Technicians and Mechanics	25.53	12.27	16.48	25.00	32.52	38.92
49-2091	Avionics Technicians	33.75	25.95	28.27	33.42	37.63	41.96
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	30.50	19.83	24.70	30.19	36.70	42.47
49-9092	Commercial Divers	37.13	19.80	25.47	31.06	38.97	73.20
49-2011	Computer, Automated Teller, and Office Machine Repairers	22.35	15.06	17.76	22.01	27.11	30.79
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	33.74	19.73	26.47	34.08	40.29	49.89
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipment	38.83	25.12	35.31	38.73	41.69	48.99
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	43.84	17.47	40.73	47.14	54.03	60.08
49-9051	Electrical Power-Line Installers and Repairers	44.15	28.59	38.76	45.36	53.06	59.02
49-2096	Electronic Equipment Installers and Repairers, Motor Vehicles	18.18	13.62	15.45	17.87	21.07	23.64
49-2097	Electronic Home Entertainment Equipment Installers and Repairers	21.84	16.37	18.41	21.80	24.91	28.95
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	42.26	26.64	32.64	41.65	50.61	60.56
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	32.86	20.33	27.67	32.84	37.76	42.98
49-9098	Helpers--Installation, Maintenance, and Repair Workers	19.70	11.04	12.52	17.63	25.33	33.13
49-9031	Home Appliance Repairers	23.32	14.54	17.86	23.10	28.66	33.55
49-9041	Industrial Machinery Mechanics	29.03	17.26	21.21	27.37	35.14	39.51
49-9099	Installation, Maintenance, and Repair Workers, All Other	34.79	19.57	23.99	33.68	45.36	55.58
49-9094	Locksmiths and Safe Repairers	35.43	28.39	31.87	35.42	38.29	44.23
49-9071	Maintenance and Repair Workers, General	24.51	15.50	17.91	23.22	30.06	36.97
49-9043	Maintenance Workers, Machinery	29.04	15.59	22.41	28.50	35.98	43.68
49-9062	Medical Equipment Repairers	31.31	24.78	26.42	29.16	35.03	42.93
49-9044	Millwrights	34.59	25.82	29.84	34.54	38.47	43.25
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	33.93	23.11	29.65	34.62	38.56	44.77
49-3051	Motorboat Mechanics and Service Technicians	18.88	11.13	12.27	17.97	25.02	28.83
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	21.12	16.05	17.29	19.32	24.62	29.68
49-9069	Precision Instrument and Equipment Repairers, All Other	34.19	24.18	31.45	34.21	37.43	43.19
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	37.55	25.86	29.83	39.61	45.55	48.93
49-3092	Recreational Vehicle Service Technicians	22.30	15.12	17.51	20.98	23.81	27.94
49-9096	Riggers	30.70	20.97	25.74	29.60	33.96	37.77
49-2098	Security and Fire Alarm Systems Installers	32.75	17.85	23.81	33.80	41.43	47.14
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Installers	34.37	24.62	29.93	35.35	39.33	44.92
49-9052	Telecommunications Line Installers and Repairers	31.62	18.72	22.91	31.06	39.06	47.21
49-3093	Tire Repairers and Changers	14.65	11.27	12.46	13.82	15.77	18.42

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Production

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
51-3011	Bakers	16.60	11.61	12.94	15.20	19.64	24.02
51-3021	Butchers and Meat Cutters	22.77	15.68	18.05	22.35	26.84	31.20
51-7011	Cabinetmakers and Bench Carpenters	20.80	14.85	16.91	19.64	24.42	29.80
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tenders	*	*	*	*	*	*
51-9081	Dental Laboratory Technicians	23.24	15.19	17.76	23.35	29.19	31.41
51-1011	First-Line Supervisors of Production and Operating Workers	33.83	13.51	18.09	29.91	44.24	63.03
51-3092	Food Batchmakers	18.01	11.58	13.60	17.56	21.62	25.01
51-8092	Gas Plant Operators	30.55	18.98	23.60	30.26	36.96	44.59
51-9198	Helpers--Production Workers	16.25	10.82	11.81	15.31	19.40	23.48
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	38.80	18.56	28.31	39.57	46.85	52.64
51-9071	Jewelers and Precious Stone and Metal Workers	17.80	10.54	13.33	17.02	22.46	26.20
51-6011	Laundry and Dry-Cleaning Workers	15.09	11.05	12.31	14.23	17.53	20.44
51-4041	Machinists	28.24	16.73	20.30	27.91	35.98	41.21
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	12.40	10.35	10.58	11.30	12.28	16.43
51-9082	Medical Appliance Technicians	22.12	15.72	17.54	20.70	23.90	32.41
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	*	*	*	*	*	*
51-9111	Packaging and Filling Machine Operators and Tenders	14.97	10.42	10.43	12.67	17.39	23.45
51-8093	Petroleum Pump System Operators, Refinery Operators, and Gaugers	39.05	31.83	33.66	36.80	42.70	52.45
51-8099	Plant and System Operators, All Other	28.53	13.76	16.15	31.97	39.18	46.10
51-8012	Power Distributors and Dispatchers	37.90	26.00	28.38	33.89	45.24	58.23
51-8013	Power Plant Operators	33.30	16.23	21.41	31.70	44.85	52.60
51-5113	Print Binding and Finishing Workers	16.73	10.56	11.40	14.36	21.92	27.44
51-5112	Printing Press Operators	22.45	13.27	17.42	23.41	27.87	30.47
51-9199	Production Workers, All Other	28.05	11.36	16.91	24.53	38.74	47.57
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	15.90	10.89	12.49	15.42	18.37	22.24
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, Operators, and Tenders	16.66	11.28	12.88	15.65	18.56	22.52
51-6031	Sewing Machine Operators	16.44	9.89	9.90	14.71	22.33	24.86
51-8021	Stationary Engineers and Boiler Operators	34.11	27.24	31.46	34.54	37.72	39.70
51-2041	Structural Metal Fabricators and Fitters	27.30	18.28	21.94	27.20	33.17	37.96
51-8031	Water and Wastewater Treatment Plant and System Operators	31.47	20.37	25.63	30.80	38.01	44.84
51-4121	Welders, Cutters, Solderers, and Brazers	32.09	19.98	25.52	32.51	38.55	45.33
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	30.47	20.81	23.73	28.65	36.36	44.47

51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	17.25	10.69	12.72	16.53	20.90	25.86

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Transportation and Material Moving

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
53-2021	Air Traffic Controllers	53.71	35.53	43.38	51.72	64.92	74.05
53-2022	Airfield Operations Specialists	36.22	20.85	28.01	33.28	44.66	55.97
53-2011	Airline Pilots, Copilots, and Flight Engineers	171,030	60,600	88,590	151,460	*	*
53-6031	Automotive and Watercraft Service Attendants	15.93	12.39	13.57	15.47	18.05	19.66
53-5021	Captains, Mates, and Pilots of Water Vessels	36.59	20.16	26.32	32.49	45.75	58.43
53-7061	Cleaners of Vehicles and Equipment	14.10	9.90	11.07	13.12	16.14	19.09
53-2012	Commercial Pilots	121,080	44,660	63,300	88,320	148,100	*
53-7021	Crane and Tower Operators	33.92	22.52	28.61	34.50	41.04	46.32
53-3031	Driver/Sales Workers	16.77	10.59	11.99	15.56	18.92	24.36
53-3032	Heavy and Tractor-Trailer Truck Drivers	28.77	18.95	23.29	27.84	32.63	39.81
53-7051	Industrial Truck and Tractor Operators	*	*	*	*	*	*
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	19.33	11.78	13.57	17.30	24.09	30.42
53-3033	Light Truck or Delivery Services Drivers	22.83	14.15	16.95	21.32	28.25	34.41
53-7199	Material Moving Workers, All Other	27.05	16.77	21.19	25.70	34.84	38.29
53-3099	Motor Vehicle Operators, All Other	*	*	*	*	*	*
53-7064	Packers and Packagers, Hand	16.81	11.57	13.65	16.31	18.95	23.31
53-6021	Parking Lot Attendants	13.36	10.56	11.26	12.74	14.67	17.87
53-7072	Pump Operators, Except Wellhead Pumpers	28.97	19.69	23.00	29.05	35.58	39.24
53-7081	Refuse and Recyclable Material Collectors	21.13	11.82	14.12	19.28	26.39	35.39
53-5011	Sailors and Marine Oilers	21.06	12.58	15.68	19.16	26.47	29.94
53-5031	Ship Engineers	33.50	22.79	25.88	32.59	40.09	44.56
53-6061	Transportation Attendants, Except Flight Attendants	*	*	*	*	*	*
53-6051	Transportation Inspectors	51.82	36.03	43.06	51.21	60.51	67.84

* indicates the wage is not available.

Department of Labor and Workforce Development, Research and Analysis Section
P.O. Box 115501
Juneau, Alaska 99811-5501
Phone: 907.465.4500, Fax: 907.523.9654
July 19, 2020

NON-CONGREGATE APPROACHES TO SHELTERING FOR COVID-19 HOMELESS RESPONSE

Continuums of Care considering non-congregate approaches to sheltering people who are homeless that are symptomatic or in high risk categories, such as seniors or people with chronic illness, should consider the following guidance when designing local approaches. Coordination with public health partners is essential in design, resource investment and staffing considerations.

PLACEMENT: Comprehensive screening and triage in place to refer to site and prioritize placement

	Best Practice Approach: Private Individual Rooms	**Better Approach:** Individual Rooms/Semi-Private Spaces	**Good Approach:** Shared Spaces
Target Population	• Individuals who are symptomatic after screening at shelter has been implemented • Individuals who are pending testing or are close contacts of confirmed cases • Individuals who are high risk[i] with or without symptoms • Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized	• Individuals who are symptomatic after screening at shelter has been implemented • Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized as long as all individuals in the space are COVID-19 positive	• Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized as long as all individuals in the space are COVID-19 positive • Individuals who are asymptomatic after screening at shelter has been implemented as long as all individuals in the space are asymptomatic.
Set-up	• Individual bedroom (walls on all sides and a door) • Individual bathroom • Individual HCV • Personal cleaning supplies for an ill person's room and bathroom	• Individual bedroom (walls on all sides and a door) • If no existing walls, makeshift walls that are floor to ceiling should be created to create 6ft separation • Limited shared bathroom with cleaning regiment • Bathroom should be cleaned and disinfected after each use by an ill person • Dedicate an entrance(s) or passageway(s) for infectious individuals when feasible.	• Shared bedroom spaces with 6ft separation • Makeshift walls that are floor to ceiling (if feasible) should be created • Arrange all sleeping areas (including beds/cots) so that individuals are separated by putting a minimum of 6 feet between individual sleeping surfaces to prevent the spread of infections. • Shared bathroom • Bathroom should be cleaned and disinfected after each use by an ill person • Dedicate an entrance(s) or passageway(s) for infectious individuals when feasible.
Staffing	• Onsite healthcare • Transportation plan for closest hospital transport • Staff shifts and crew configuration • Cleaning schedules • PPE available for staff • Non-Congregate site management staff • Case management staff • Security	• Identifying dedicated staff to care for COVID-19 patients. • Telehealth options • PPE available for staff • Non-Congregate site management staff • Security	• Identifying dedicated staff to care for COVID-19 patients. • Telehealth options • PPE available for staff • Non-Congregate site management staff • Security

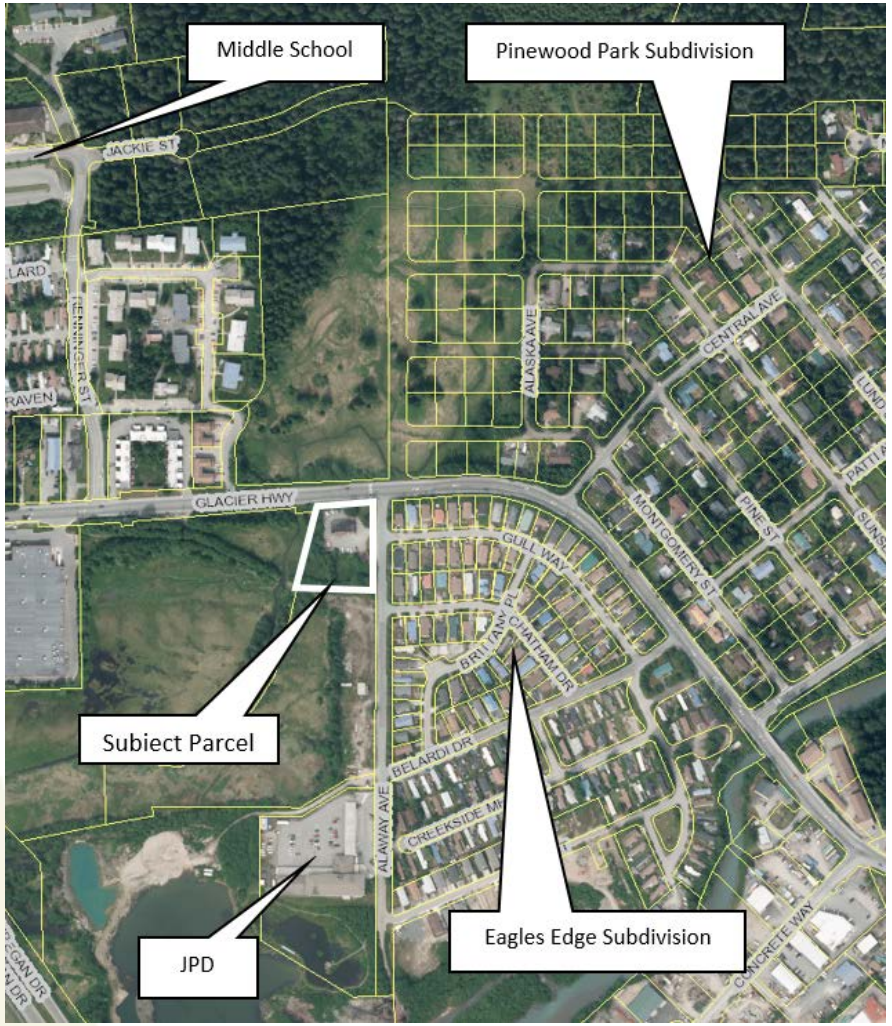
USE2020 0017

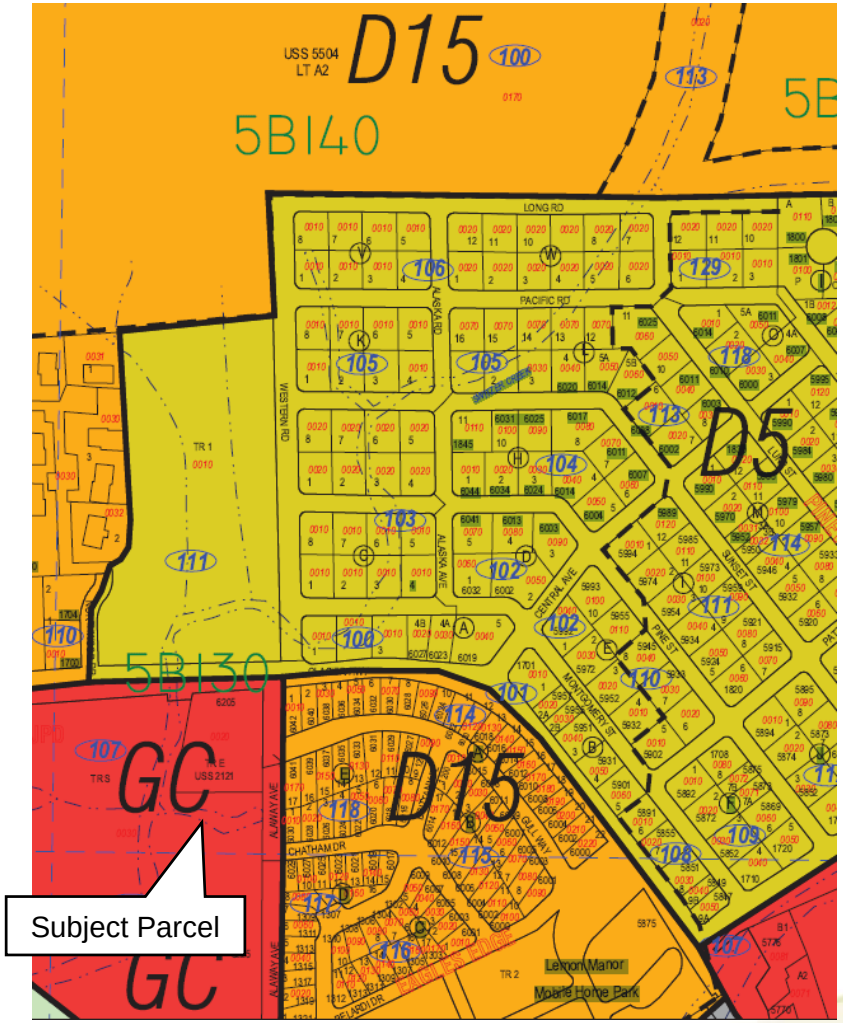
Conditional Use Permit for Transitional Housing located at 6205 Alaway Avenue in a General Commercial Zoning District.

Planning Commission Hearing – August 11, 2020

Staff recommends approval with conditions.

Vicinity Map



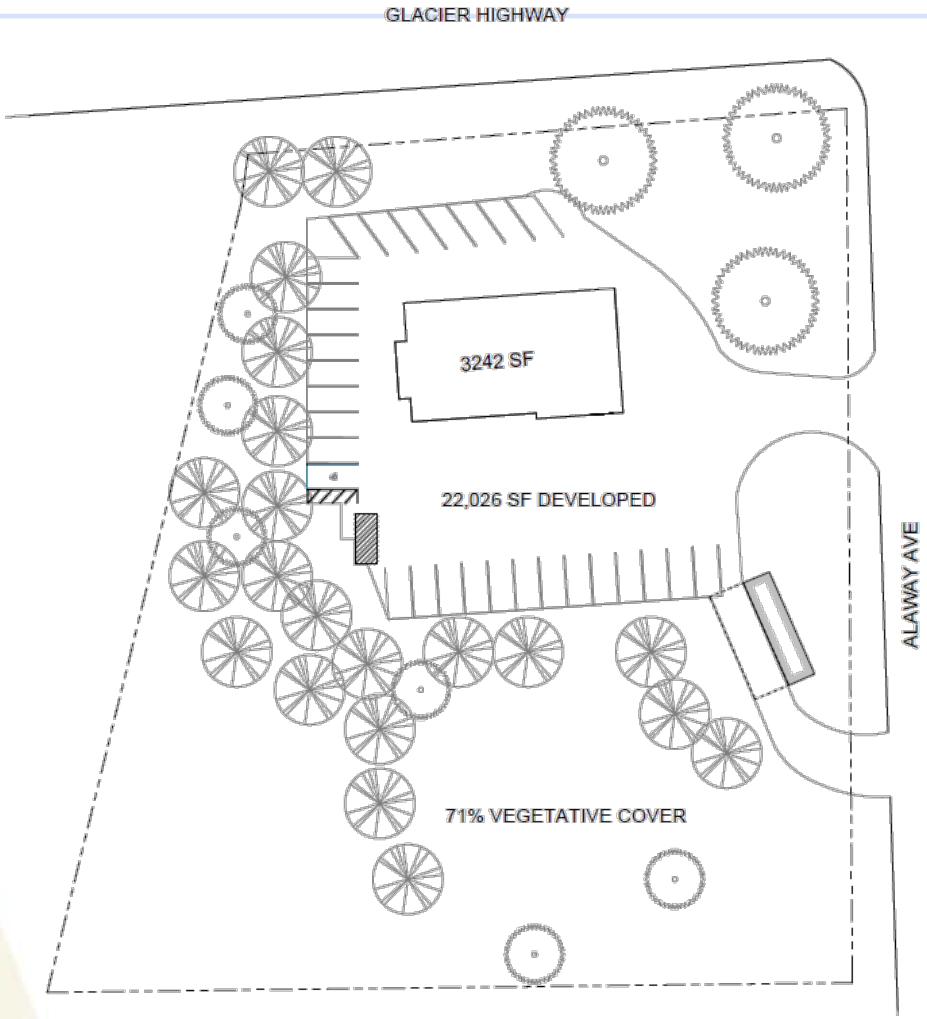


Background Information

- Applicant proposes transitional housing for up to 18 residents, including the resident on-site manager suite, ADA accessible suite, and 16 resident rooms.
- CBJ 49.80 Definition of Transitional Housing: *A residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although Department of Corrections approval may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site*

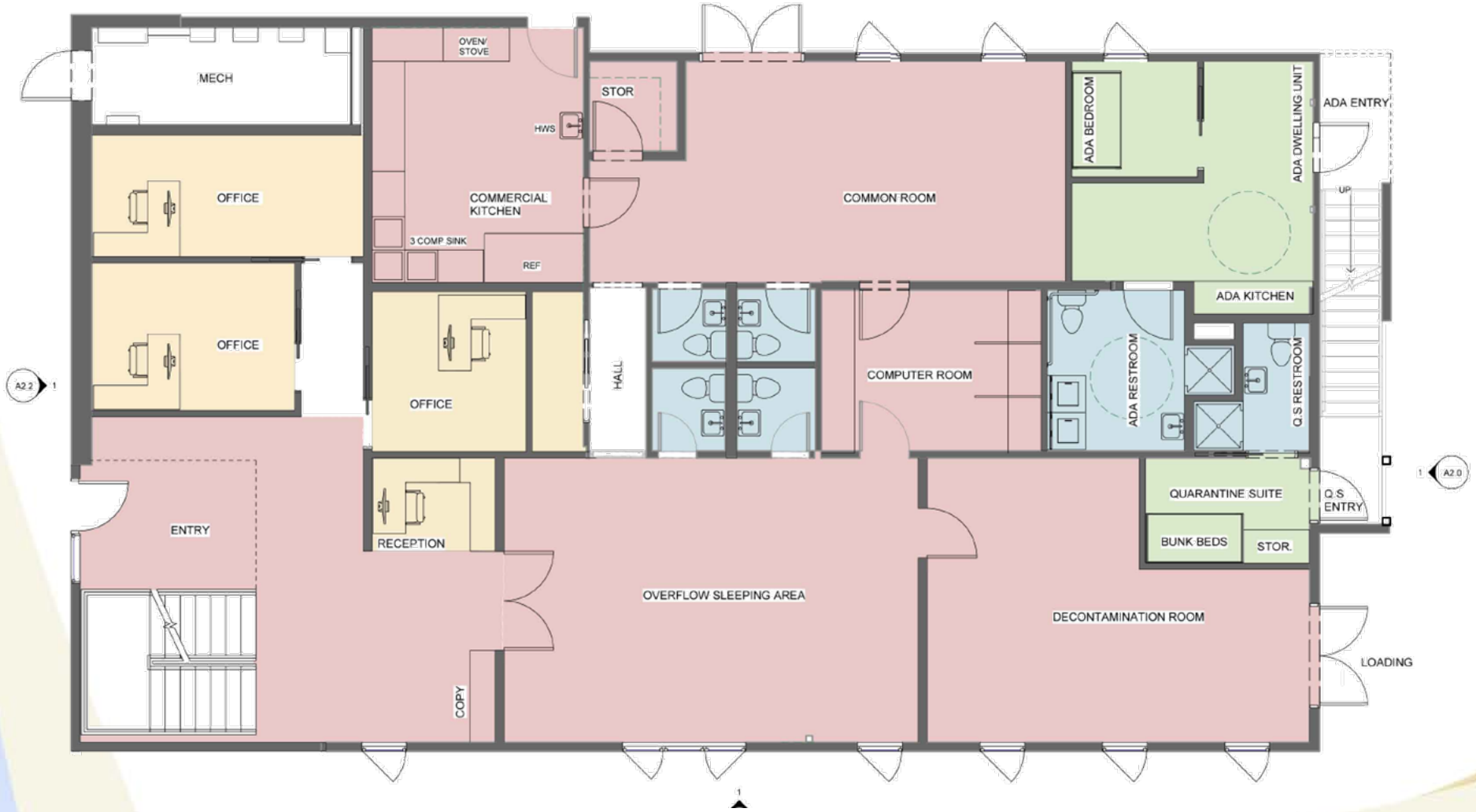
Use Description	RR	D 1	D 3	D 5	D 10sf	D 10	D 15	D 18	LC	GC	MU	MU2	WC	WI	I
1.610 Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, **transitional housing**, and temporary residences. **Owner or manager must live on site.**	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	3		

Site Plan & Photos



1 SITE PLAN

Project Design – First Floor



Project Design – Second Floor

Traffic

CBJ 49.40.300(a)(2) states that a traffic impact analysis is not required when a development is projected to generate less than 250 average daily trips (ADT). A traffic impact analysis is not required for this development.

Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	18	2.02 Per Unit	36.36
Office	368 sq. ft.	11.03 per 1,000 sq. ft.	4.05
		Total ADT:	**40.41**

Trip Generation Manual: *A "Congregate Care Facility" provides independent living developments with centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services (such as nursing or dental) may be provided. Vehicle ownership levels are low. Employees or services provided most of the trips to the site (page 507).*

Parking & Circulation

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	18 units	18
Office space	1 per 300 sq. ft.	368 sq. ft.	1
		Total Parking Requirement:	**19**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

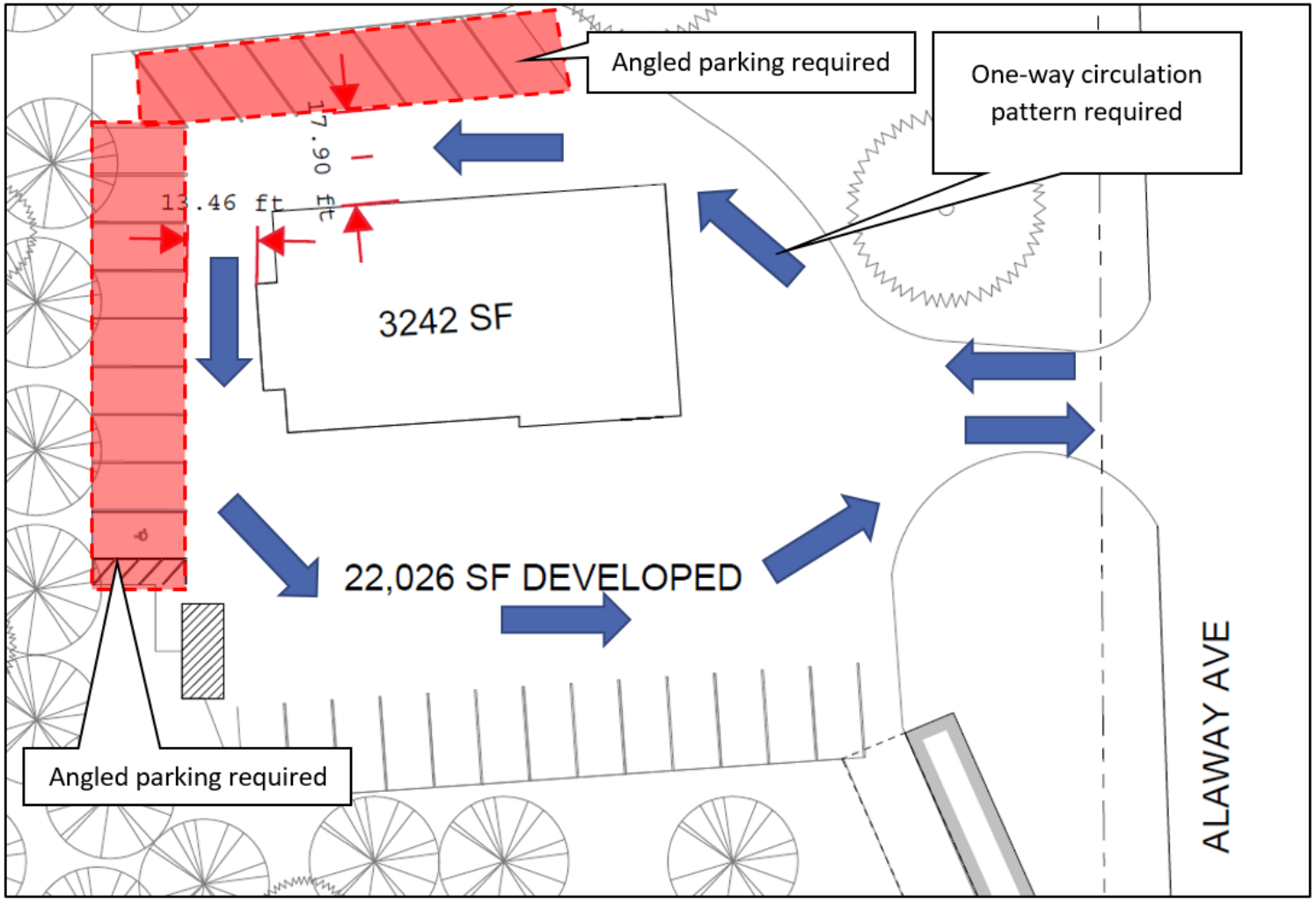
Residents for this project will be allowed to have cars, but are generally dependent on public transportation

Condition: Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

Condition: Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes

CITY AND BOROUGH OF JUNEAU ALASKA'S CAPITAL CITY

Parking & Circulation



CBJ 49.40.230(b)(2) requires:

- 24’ aisle for two- way traffic with a parking angle of 90 degrees

OR

- 13’ aisle for one-way traffic with a parking angle of 45 degrees

Condition: Prior to the issuance of a building permit, the applicant shall submit a revised parking plan meeting parking & circulation standards in CBJ 49.40.

Non-motorized Transportation

Alaway Avenue – Sidewalks on one side of the street

Glacier Highway – Sidewalks on one side of the street

CSP2019 0011: Approved improvements to Glacier Highway, including sidewalks on both sides of the street and a pedestrian crossing and median at the intersection of Glacier Highway and Alaway Avenue

Condition: Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

Proximity to Transit

Glacier Highway has sidewalks on one side of the street (North)

Alaway Avenue has sidewalks on one side of the street (West)

Bike lanes are provided on both sides of Glacier Highway

There is a cross walk on Glacier Highway near its intersection with Alaway Avenue

Capital Transit bus stops are shown with the bus icon

Habitat & Flood Zones

Switzer Creek is an anadromous waterbody

Wetlands surround Switzer Creek and are on the bottom half of the parcel.

No development is proposed in these areas at this time.

A portion of the parcel is within the flood hazard area. The building is not within the flood hazard area.

Public Health & Safety

- Anticipate 50% reduction in recidivism
- Alaska Natives = 39% of incarcerated adults, 20% of GP
- Project funded through tribal CARES funding, must be SPENT by EOY
- Applicant will discuss on-site programs, monitoring, supervision, and eligibility requirements

Imagine – you are the re-entrant

Expenses may include:

- Child support
- Legal representation
- Restitution
- AND rent

Cannot live with another felon (outside of approved programs)

Housing

FMR 2 bedroom = $1,482
30% of salary = $59,000

$28.50 OR
2.8 full time min wage

FMR 1 bedroom = $1005
30% of salary = $40,200

$19.30 OR
2.0 full time min wage

MINIMUM WAGE:
$9.89

Can I survive? 60% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU ALASKA'S CAPITAL CITY

Housing

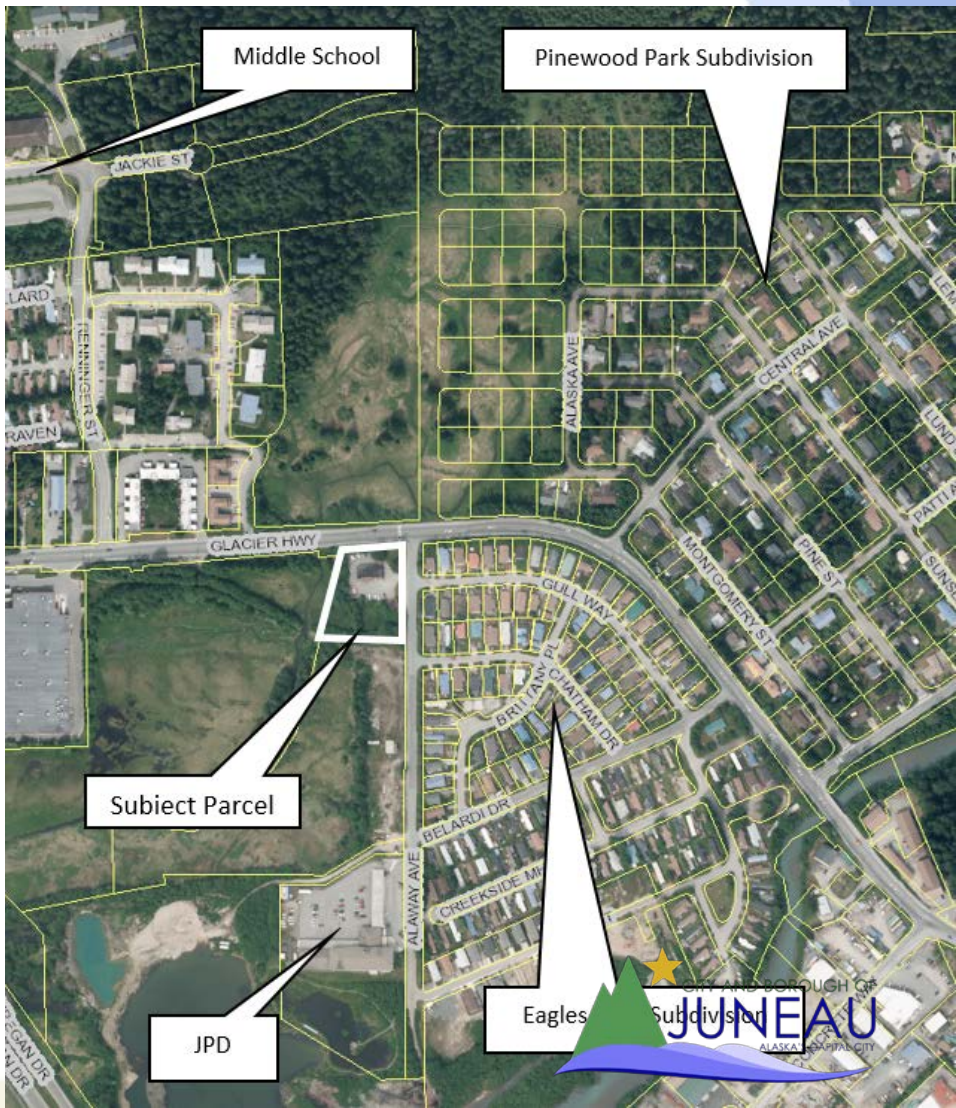
- AHFC 1 bedroom wait list: 63
- 25% of affordable housing units are available to felons
- Leaves 40% of income for child support, legal representation, restitution, AND food and transportation
- CBJ Housing office found 5% vacancy rate with large landlords

Proposed Transitional Housing

- Reasonable housing costs
- Employment assistance
  - Earn everything (Delancey Street Model)
  - Employment opportunities
- On-site programs
- Monitoring

Property Values & Neighborhood Harmony

- Transitional Housing is a residential use
- Site surrounded by a mixture of housing types and commercial development.
- CBJ's Assessor's Office stated they found no evidence that transitional housing causes a negative impact on nearby residential or commercial property values when well managed



Agency Review

Agency	Summary
Capital City Fire & Rescue	No fire code or fire department concerns for with this project.
Juneau Police Department	No issues with the project.
Engineering & Public Works	No further comments than what is in the pre-application conference report (found in Attachment A).
Alaska Department of Transportation & Public Facilities	No objections or issues with the project identified. Does not anticipate this project will have an impact on the Glacier Highway improvement project.
CBJ Assessor	Found no evidence that transitional housing causes a negative impact on nearby residential or commercial property values when well managed.

Public Comments

Comments In Support:

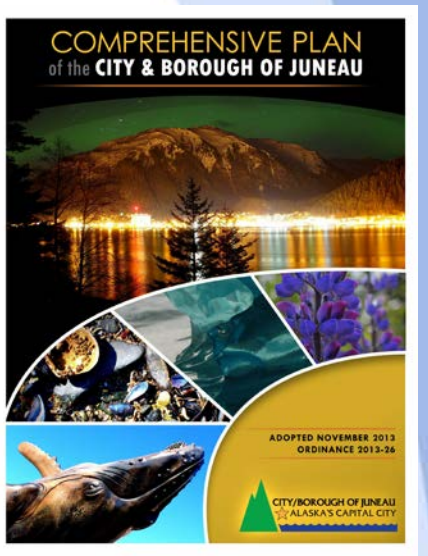
- Reduces recidivism
- Improves safety
- Significant community need

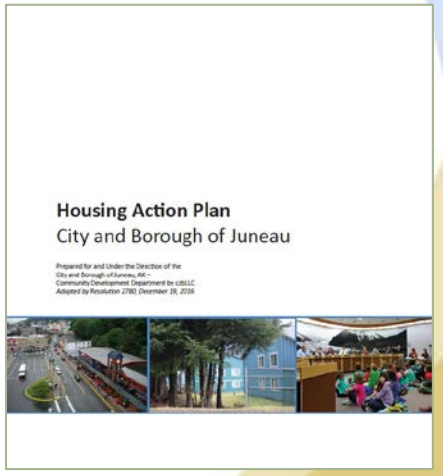
Comments in Opposition:

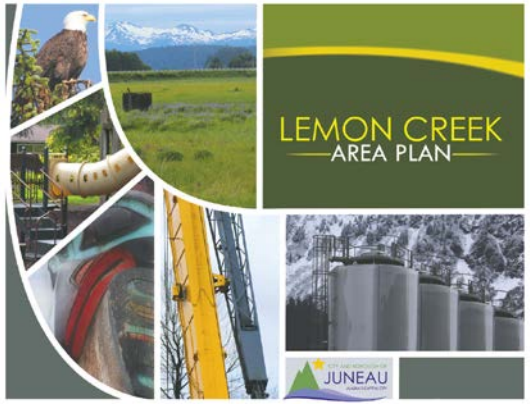
- Concerns for public safety of the area; specifically for families and children.
- Concerns about how property values will be affected.
- Concerns about a school bus stop being near the proposed development.
- Location is not suitable for the proposed use.

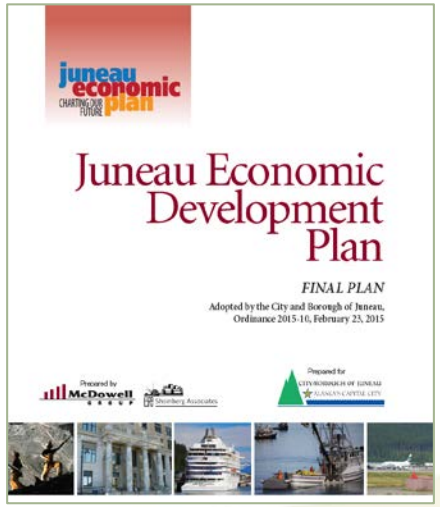
Conformity with Adopted Plans

- Comprehensive Plan
- Housing Action Plan
- Juneau Economic Development Plan
- Lemon Creek Area Plan
- Wetlands Management Plan









Findings

1. ***Is the application for the requested conditional use permit complete?***

   Analysis: No additional analysis.

   Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for Transitional Housing. The use is listed at CBJ 49.25.300, Section 1.610 for the General Commercial zoning district.

   Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: The proposed site design, with recommended conditions, complies with parking, lighting, vegetative cover, and dimensional requirements for the General Commercial Zoning District.

   Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, and vegetative cover.

4. ***Will the proposed development materially endanger the public health or safety?***

   Analysis: The project is expected to reduce recidivism by 50 percent, improving public safety. Transitional Housing is a residential use. The proposed project includes on-site staff, a resident manager, security, and programming for residents.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the requested transitional housing, in a General Commercial Zoning District, will materially endanger the public health or safety.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Findings

5. ***Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

   Analysis: Transitional housing is a residential use. Similar uses in the area include a mix of residential uses at varying densities and commercial and vacant lots.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the requested Transitional Housing, in a General Commercial Zoning District will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. ***Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

   Analysis: The proposed development supports policies in plans that support housing, especially for vulnerable populations and single adults. The proposed development is also in an area of mixed development that is along a transit corridor.

   Finding: Yes. The proposed transitional housing, with the recommended conditions, will be in general conformity with the Comprehensive Plan, Housing Action Plan, Juneau Economic Development Plan, Lemon Creek Area Plan, and the Juneau Wetlands Management Plan.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow the development of Transitional Housing located at 6205 Alaway Avenue in a General Commercial Zoning District.

The approval is subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a revised parking plan meeting parking & circulation standards in CBJ 49.40.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes
4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.
5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: August 13, 2020
Case No.: USE2020 0017

Northwind Architects, LLC
126 Seward Street
Juneau, AK 99801

Proposal: A Conditional Use Permit for Transitional Housing

Property Address: 6205 Alaway Avenue

Legal Description: USS 2121 TR E

Parcel Code No.: 5B1301070020

Hearing Date: August 11, 2020

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 31, 2020, and APPROVED WITH CONDITIONS the Conditional Use Permit for Transitional Housing located at 6205 Alaway Avenue in a General Commercial Zoning District, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a revised parking plan meeting parking & circulation standards in CBJ 49.40.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes
4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked

bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

Attachments: July 31, 2020, memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding USE2020 0017.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, August 11, 2020.

Expiration Date: The permit will expire 18 months after the effective date, or February 11, 2022 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: Laurel Christian

Laurel Christian, Planner II
Community Development Department

Michael LeVine, Chair
Planning Commission

Filed With Municipal Clerk

8/17/2020
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

USE2020 0018: A Conditional Use Permit for Transitional Housing - CONTINUED TO AUGUST 25, 2020 REGULAR PLANNING COMMISSION MEETING

AGENDA ITEM:

Case No.: USE2020 0018
Applicant: Northwind Architects, LLC
Location: 1921 Allen Court
Proposal: A Conditional Use Permit for Transitional Housing

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit. The permit would allow the development of transitional housing at 1921 Allen Court.

The approval is subject to the following conditions:

1. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

2. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

3. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.

4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

ATTACHMENTS:

	Description	Upload Date	Type
	Staff Report for USE2020 0018 - Part 1	7/30/2020	Staff Report
	Staff Report for USE2020 0018 - Part 2	7/30/2020	Staff Report
	Presentation for USE2020 0018 & PWP2020 0003	8/10/2020	Presentation

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2020 0018
HEARING DATE: AUGUST 11, 2020

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

STAFF RECOMMENDATION:

Staff recommends approval with conditions.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit. Adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

This is a quasi-judicial decision, requiring five (5) affirmative votes for approval.

DATE: July 30, 2020

TO: Planning Commission

THROUGH: Jill Maclean, Director, AICP

FROM: CBJ Community Development Department

BY: Irene Gallion, Senior Planner

PROPOSAL SYNOPSIS: Applicant requests a Conditional Use Permit for transitional housing at the southeast corner of Jenkins Drive and Allen Court in the Lemon Creek area.

SUMMARY OF KEY CONSIDERATIONS:

- Five modular units providing 3,074 square feet of housing, 13 individual rooms.
- Shared sanitary and/or food preparation facilities.
- One on-site, live-in resident manager with own suite and bathroom.
- Requesting parking waiver from 13 to 4 off-street spaces (PWP2020 0003).
- Consistent with neighboring uses.

GENERAL INFORMATION	
Property Owner	Tlingit and Haida Regional Housing Authority
Applicant	Northwind Architects, LLC
Property Address	1921 Allen Court
Legal Description	Lemon Glacier 2 Lot 6
Parcel Number	5B1201010150
Zoning	General Commercial
Land Use Designation	Commercial
Lot Size	14,866
Water/Sewer	CBJ
Access	Jenkins Drive
Existing Land Use	Vacant
Associated Applications	PWP2020 0003

***49.15.330(a) Conditional Use Permit Purpose**. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.*

SITE FEATURES AND ZONING

SURROUNDING LAND USES	
North	Storage/office
South	Warehouse
East	Vacant
West	Office

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No

ATTACHMENTS

Item	Description
Attachment A	Application Packet and Applicant Materials
Attachment B	Agency Comments
Attachment C	Abutters Notice and Neighborhood Meeting Notice
Attachment D	Public Comments
Attachment E	Neighborhood Meeting Materials and Notes
Attachment F	*Non-Congregate Approaches to Sheltering for COVID-19* – Center for Disease Control
Attachment G	*Offender Profile 2019* – Alaska Department of Corrections

Item	Description
Attachment H	*Out of Reach, The High Cost of Housing 2020* – National Low Income Housing Coalition
Attachment I	*Does Working Reduce Recidivism?* – Alaska Department of Labor and Workforce Development
Attachment J	May 2019 Wages in Alaska – Alaska Department of Labor and Workforce Development

AGENCY REVIEW

CDD conducted an agency review comment period between July 7 and July 21, 2020. Agency review comments can be found in **Attachment B**.	
Agency	**Summary**
Juneau Police Department	Chief Mercer recently met with Tlingit & Haida's Talia Ames and was briefed on the project. The location and services appear to be appropriate for the scope of the project.
General Engineering	No further comments than what is in the pre-application report.
Buildings Division	No issues with the project at this time.
Capital Transit	No response.
Capital City Fire and Rescue	No fire code or fire department concerns with this project.

PUBLIC COMMENTS

CDD conducted a public comment period July 9 through July 27, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel (**Attachment C**). A public notice sign was posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in **Attachment D**. A neighborhood meeting was held July 22, 2020 via Zoom. Meeting materials and notes can be found in **Attachment E.** Ten commenters spoke in favor, with no commenters opposed. One commenter had a storage unit in the area and had questions about the on-site monitoring. Juneau Police Department Chief Ed Mercer spoke in support of the project.	
Name	**Summary**
American Civil Liberties Union Alaska: Joshua Decker, Executive Director	Support: This effort supports constitutional rights to rehabilitation and equal protection, returning power to the tribe, and fighting against systemic racism.
Alaska Native Justice Center: Tammy Ashley, Director of Operations	Support: Stable housing and cultural supports decrease recidivism. Increases public safety, provides housing for a population that has traditionally had challenges finding it.
AWARE: Mandy Cole, Executive Director	Support: Program supports those who choose accountability, neighborhoods enhanced by dignified, supported housing.
Don Gotschall	Support: Experienced with the population. Services will help people coming out of prison to integrate into the community.
Legal Services Corporation: Heather Parker, Supervising Attorney	Support: Housing is a barrier to many in the community. In combination with programs, will be of enormous benefit.
KJ Metcalf	Support: As an advocate for transitioning inmates, lack of housing is a barrier to success. Legitimate concerns deserve dialogue.
Linda S. Miller	Support: Desperately needed projects that will be well supervised.

CDD conducted a public comment period July 9 through July 27, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel (**Attachment C**). A public notice sign was posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in **Attachment D**. A neighborhood meeting was held July 22, 2020 via Zoom. Meeting materials and notes can be found in **Attachment E.** Ten commenters spoke in favor, with no commenters opposed. One commenter had a storage unit in the area and had questions about the on-site monitoring. Juneau Police Department Chief Ed Mercer spoke in support of the project.	
Northern Light United Church: Reverend Faith McClellan	Support: Partnered with CCTHITA to develop architectural design concepts. Addresses affordable housing crisis.
George Partlow and Linda McCargar	Support: Alaska criminal justice system has a recidivism problem. Haven House provides effective model to set people up for success.
Alex and Ray Pastorino	Support: Restorative practices rather than retributive. State-of-the-art programs in line with statewide efforts.
Ed Sasser, MAT, CDC-1	Support: Retired correctional superintendent well aware of the need for sober transitional housing to address recidivism.
Southeast Regional Resource Center: Sheryl Weinberg, Executive Director	Support: People less likely to reoffend with stable housing. In line with CBJ initiatives for affordable housing.
St. Vincent de Paul: David Ringle, General Manager	Support: Manages emergency shelters and transitional housing for homeless. Re-entrants without homes go to shelter. Services needed are beyond St. Vincent de Paul scope. Just a roof does not provide needed services.
The Glory Hall: Chloe Papier, Deputy Director	Support: Sees firsthand the need to break the cycle of incarceration and homelessness.
United Way of Southeast Alaska: Wayne Stevens, President	Support: Program will keep problems from happening in the first place. Re-entry programs without housing are limited.
Tom Wagner	Support: Seen first-hand the impacts of incarceration, we cannot survive today's competitive world if we throw away lives because of youthful mistakes.

ZONING REQUIREMENTS

The site is located in the General Commercial (GC) zoning district. The applicant will adaptively reuse mobile dwelling pods that used to house miners. Those pods were donated by Kensington Mine. The proposed project meets dimensional requirements for the GC zoning district.

Standard		**Requirement**	**Proposed**	**Code Reference**
Lot	Size, square feet	2,000	14,886	49.25.400
	Width, feet	20	125	49.25.400
	Depth, feet	60	100	49.25.400
Setbacks	Front, feet	10	10+	49.25.400
	Rear, feet	10	10	49.25.400
	Side, feet	10	10	49.25.400
	Street Side, feet	10	10	49.25.400

Standard		Requirement	Proposed	Code Reference
Lot Coverage		None	~20%	49.25.400
Height	Permissible	55	?	49.25.400
	Accessory	45		49.25.400
Use		1.600 Miscellaneous, rooms for rent situations	1.610 Rooming, boarding houses, bed and breakfasts, single-room occupancies with shared facilities, **transitional housing**, and temporary residences. Owner or manger must live on site.	49.25.300

SITE PLAN AND PHOTOS

Figure 1: Site rendering of the project, provided by Northwind Architects.

Figure 2: Site photos

Picture A, left: Looking west down Jenkins Drive toward Anka Street. The subject property is in the foreground on the left. Picture B, right: Looking north on Allen Court, subject property on the right.

Picture C, left: South lot line, between subject property and Tlingit-Haida Regional Housing Authority warehouse. Note the height difference between the two properties. Picture D, right: On Jenkins Drive looking south along the east property line.

DISCUSSION

Background Information –

The table below summarizes relevant history for the subject parcel and proposed development.	
Item	**Summary**
BLD-0818101	March 1993, Approximately 1,000 cubic yards of fill
Plat 81-88	No applicable plat notes
BLD202000258	Initial design for this project
PAC2020 0039	Pre-application conference for this project
PWP2020 0003	Reduce required off-street parking from 14 to 4 spaces

A similar development using the Harbor Inn downtown was approved under USE2018 0023. Subsequently the property acquisition fell through, requiring alternative accommodations.

Project Site – The subject parcel is a vacant lot on the southeast corner of Jenkins Drive and Allen Court. Tlingit and Haida Regional Housing Authority offices are across Allen Court. Their warehouse is on the lot to the south. Housing First's Collaborative Forget-Me-Not Manor is about 150 feet to the south down Allen Court. That facility includes a JAMHI Health and Wellness clinic that serves Forget-Me-Not residents and the community at large.

The lot has been filled and is elevated above surrounding terrain.

The closest bus stop is on Old Glacier Highway/Lemon Road at the intersection with Anka Street. There are no sidewalks or overhead lighting between the site and Anka Street. Housing First Forget-Me-Not Manor residents commonly walk this route to get to the bus lines.

Condition: None recommended.

Project Design – This project is funded through tribal CARES funds, which need to be completely expended (not just obligated) by December 31, 2020. This project qualifies for CARES funds under the auspices of reducing

crowding in homes. Under the CARES Act, funds cannot be used for new construction, but can be used to remodel or renovate existing buildings.

This project proposes (CBJ 49.80, "Definitions"):

> *Transitional housing: A residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although Department of Corrections approval may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.*

Any project that is not a minor development is considered a major development. A minor development is [19.25.300(c)(3)(D)]:

> *Commercial and mixed use districts: A residential development containing* ***12 or fewer dwelling units,*** *12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total. (Emphasis added)*

As a major development, this project requires a Conditional Use Permit.

Figure 3: Kensington Mine donated the dwelling pods that used to house miners. Photo: Northwind Architects.

Kensington Mine donated five proposed dwelling pods that used to house miners. They have steel in the flooring, which requires elevated foundations and makes plumbing the units challenging. For that reason, new common sanitary accommodations will be constructed adjacent to the elevated deck. A ramp provides ADA access to the elevated deck and an ADA unit at the southeast corner of the elevated deck.

As noted in the CCTHITA neighborhood meeting presentation (**Attachment E**), transitional housing reduces pressure on congregate shelters, where spacing requirements for management of COVID-19 impact capacity. The Centers for Disease Control recognizes that facilities available, funding available, and staffing influence a pandemic response. Shared spaces with adequate spacing are good, individual rooms with semi-private facilities are better (as in this proposal), and individual rooms with bathrooms are the best (**Attachment F**). The subject proposal balances funding and resources available, adaptive reuse, and best practices.

Figure 4: Site plan for the proposed project. The dwelling pods and common room adaptively reuse dwelling pods donated by a local mine.

Condition: None recommended.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	13	2.02	28.28
		Total Average Daily Trips:	**28.28**

Institute of Traffic Engineer's Trip Generation Manual, Volume 1, page 508.

A "Congregate Care Facility" provides independent living developments with centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities. Limited medical services (such as nursing or dental) may be provided. Vehicle ownership levels are low. Employees or services provided most of the trips to the site (page 507). For clarification, *Congregate Care Facility* is the phrasing used by the Institute of Traffic Engineer's Trip Generation Manual, and this category best fits the proposed project classified as *transitional housing* in the Land Use Code.

Condition: None recommended.

Vehicle Parking & Circulation – The applicant requests a parking waiver under PWP2020 0003, reducing the number of required off-street spaces to four, including one ADA van accessible space. Without the parking waiver, the applicant is required to provide 13 off-street parking spaces, including one ADA van accessible space.

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Condition 1: Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

Condition 2: Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

Condition 3: Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.

Non-motorized Transportation – Residents of this project will not be allowed to have vehicles. There are no sidewalks or street lighting on Jenkins Drive between the site and Anka Street. Anka Street has sidewalks on both sides of the street. The 64 residents of Housing First Collaborative's Forget-Me-Not Manor are also dependent on non-motorized transportation. A person at the site who uses the bus will use non-motorized transportation to travel 780 feet west on Jenkins Drive, then approximately 260 feet on Anka Street and Old Glacier Highway to get to a bus stop.

The project will house residents that are highly dependent on public transit and non-motorized transportation. It is recommended the applicant provide provisions for bicycles. This is supported by the Comprehensive Plan and Non-motorized Transportation Plan.

Condition 4: Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

Proximity to Transit – The site is approximately 1,040 linear feet from a bus stop on Old Glacier Highway. Residents of Housing First, residents of the Department of Corrections halfway houses, and people using Gastineau Human Services housing and services use the bus stop.

Condition: None recommended.

Noise – A mix of residential and commercial uses surround the proposed development. The lot to the east is vacant. Noise from the surrounding area may impact the proposed development. The proposed development is expected to create noise impacts less than those expected in the GC zone.

Condition: None recommended.

Lighting – A lighting plan will be submitted with the building permit. According to 49.40.230(d), parking areas shall be suitably lit. All proposed fixtures shall be full cut-off design. The building permit application requires a lighting plan for CDD review and approval. This requirement is a recommended condition of approval.

Condition 5: Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

Vegetative Cover & Landscaping – General Commercial zoning requires 10% vegetative cover, or 1,489 square feet for this site. Courtyard, rear, and side yards combined exceed this requirement.

Feature	**Approximate square feet[D]**
Courtyard	1,415 (not counting pavilion)
East yard	971
South yard	1374
West yard	1145
TOTAL VEGETATIVE COVER PROPOSED	**4,905**

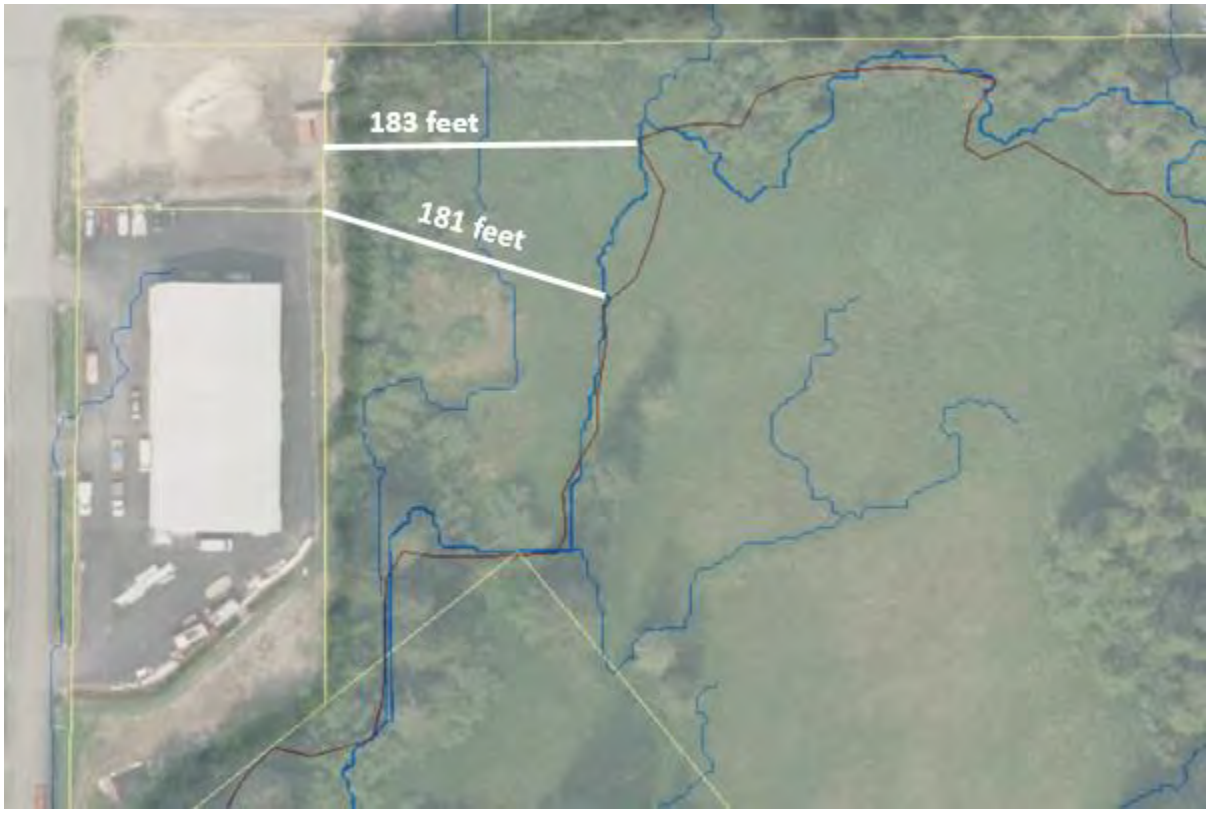
D: Scaled off of "Floor Plan," sheet A 1.0.

Condition: None recommended.

Habitat – No known habitats regulated by the Land Use Code exist on the property. A mapped salmon stream crosses the adjacent lot to the east, about 180 feet from the east property line. A 50-foot stream buffer is required by CBJ 49.70.310, which does not impact this site.

Condition: None recommended.

Figure 5: Subject parcel distance from the anadromous stream (in red).



Wetlands - Project construction is not expected to impact Class A wetlands on the neighboring east lot. Management authority of these wetlands lies with the Army Corps of Engineers.

Condition: None recommended.

Drainage – The applicants are investigating surfacing options. Structure roofs are non-permeable surfaces. Considerations for permeable surfaces include the parking area and walkways. Decks will be of wood, allowing for drainage. A drainage plan will be submitted with the building permit per 19.12.060, "Grading Permit Requirements."

Condition: None recommended.

Hazard Zones – This proposed project is not in a mapped hazard area. The proposed project is in a Zone X flood zone (area of minimal flood hazard) according to Panel 02110C 1551D.

Condition: None recommended.

Public Health or Safety – Cited sources can be found at the end of this report.

This transitional housing program is expected to reduce participant recidivism approximately 50 percent, considering publicly available data. The proposed transitional housing project models off of the nationally-recognized Delancey Street project, which experiences recidivism from 30-35%, depending on the year (Sturt, 2016). Alaska Department of Corrections experiences a recidivism rate of 66.41%, two thirds of whom return to prison within the first six months of release (ADOC, 2018). In their neighborhood meeting presentation, CCTHITA shared a statewide recidivism rate of 60 percent (**Attachment E**).

According to the Alaska Department of Corrections, Alaska Natives make up 39% of incarcerated adults (Alaska Department of Corrections 2019, excerpt **Attachment G**). American Indians or Alaska Natives make up 18 to 20 percent of Alaska's population (AFN 2020; ADOL 2016). CCTHITA cited comparable numbers at the neighborhood meeting.

It is worth taking a step back to understand the need for transitional housing for residents re-entering the community after incarceration, and understand possible housing impacts on recidivism.

In Juneau, the Fair Market Rent for a two-bedroom apartment is $1,482. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn $59,280 annually. Assuming a 40 hour work week, 52 weeks a year, this level of income translates into $28.50 per hour, or 2.8 full time jobs at the minimum wage of $9.89. The statewide rate for a one-bedroom unit is $1005, requiring 1.9 full-time jobs at minimum wage (NLIHC, 2020, **Attachment H**). The Alaska Housing and Finance Corporation (AHFC) Southeast Region has a waiting list of 63 individuals for one-bedroom apartments in Juneau, which become available infrequently.

A re-entrant has financial obligations to meet after leaving incarceration. They may need to pay for their legal representation, they may need to pay restitution to their victims, and they may need to pay child support. Financial obligations are taken out of the re-entrant's paycheck before any of the re-entrants living expenses are paid.

A re-entrant looking for a job has challenges finding work, especially if convicted of a felony. The table below shows the most common occupations and wages for re-entrants within two years of release from prison (**Attachment I and J**).

First occupation within two years after release[A]	**Derived percentage of re-entrants[B]**	**Mean Hourly Wage[C]**	**Standard Occupational Classification[C]**
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry, and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

A: *Does Working Reduce Recidivism? Alaska Economic Trends, June 2017. Alaska Department of Labor. Accessed electronically at: http://labor.alaska.gov/trends/jun17.pdf*

B: *Derived from table on Page 7 of Alaska Economic Trends, June 2017. = (re-entrants working in the field) / (total number of re-entrants). The Standard Occupational Classification is a federally-recognized employment classification system that provides consistency in collecting statistics.*

C: *May 2019 Wages in Alaska – Alaska Statewide. Alaska Department of Labor. Accessed electronically at: https://live.laborstats.alaska.gov/wage/*

Other factors to consider:

- In 2018, the Juneau Reentry Coalition estimated 30 re-entrants a year are released into homelessness. The Prison Policy Initiative says, "Formerly incarcerated people are almost 10 times more likely to be homeless than the general public…. Formerly incarcerated people are most likely to be homeless in the period shortly after their release." (Prison Policy Initiative 2018).
- Re-entrants with homes in smaller communities have to stay in Juneau due to probation officer location.
- Per AHFC, approximately 25% of affordable housing units are *available* to felons (not reserved for).
- A Housing Office survey in October of 2018 found less than a 5% vacancy rate with landlords of apartment buildings.
- Felons may not live together outside of approved programs.

In short, CCTHITA intends to create viable options for re-entrants doing the right thing upon re-entry. They start with reasonably priced housing in a supportive environment that encourages accountability. Participants in the program cannot use drugs or alcohol. Cameras and an on-site manager will monitor the premises. The program includes nationally-vetted programming to assist with money management, behavioral modifications, and employment evolution. The program includes CCTHITA work opportunities to buttress a resume and work on job skills. Cultural programs will help re-entrants reconnect with the community and their heritage. The minimum participation will be for six months, this being the most vulnerable time for re-entrant recidivism. The maximum participation is for two years, after which point they provide continuing community-based support.

Condition: None recommended.

Property Value or Neighborhood Harmony – Halfway houses (operated by Gastineau Human Services) and Housing First are established neighboring uses.

Figure 6: Similar neighboring uses. Gastineau Human Services requires sober living, whereas Housing First accommodates alcoholics.

CBJ Assessor's does not consider proximity to facilities that serve the "under-housed" in their property assessments. Existing facilities for the "under-housed" operate near the subject property.

Condition: None recommended.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, the 2015 Juneau Economic Development Plan, the 2018 Lemon Creek Area Plan, the 2008 Juneau Coastal Management Program, and the Juneau Wetlands Management Plan.

The 2018 Lemon Creek Area Plan is silent on the development of transitional housing. Per the plan, the proposed housing is consistent with other housing in the area, including the halfway houses and Housing First. Concerns include collocating housing and commercial uses without adequate transition zones.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36	Policy 4.1	Policy calls for facilitating the provision of safe, sanitary, and affordable housing for CBJ residents. Standard Operating Procedures include securing transitional housing.
	4	37	Policy 4.2	Policy recommends facilitating the provision of housing of various types to accommodate all economic groups.
	11	148	Land Use Designation	Complies with the Commercial Land Use Designation, which allows residential development.
	11	182	Subarea Guidelines	Guideline 2 for Subarea 5 calls for providing medium to high density housing in areas with access to arterial roadways. Additionally, Guideline 2 calls for providing housing for single-adults.
	13	212	Community Services	CBJ provides services for adults in crisis. Continued provision of quality services is an important community goal.
2015 Juneau Economic Development Plan	5	94	Initiative	Initiatives within the Juneau Economic Development Plan identify housing affordability and availability as a key driver in economy. The proposed development promotes housing initiatives in the plan.
2016 Housing Action Plan	Executive Summary	2	Goal	The plan identifies a key goal of 1,980 newly constructed housing units for all housing types by 2046. The proposed development supports this objective and provides 13 affordable units for those transitioning from incarceration.

PLAN	Chapter	Page No.	Item	Summary
2018 Lemon Creek Area Plan	3	24	Neighborhood: Lemon Flats	Gastineau Human Services (GHS) operates the Juno House Transitional Living Program (28 beds), the Community Residential Center (85 beds), and Gastineau Recovery House (10 beds).
	3	24	Neighborhood: Lemon Flats	The Juneau Housing First Collaborative Forget-Me-Not-Manor combines 32 units of permanent supportive housing and on-site and JAMHI Community Health Center.
	4	30	Cost Burdened Households	Households spending more than 30 percent of their gross income on housing costs are "cost-burdened", more than 50 percent are "severely cost-burdened". Lemon Creek has a higher proportion of households that spend more than 30 percent of their gross monthly income on housing expenses when compared to the borough as a whole. People whose housing costs exceed these thresholds are likely to struggle to pay for other basic needs, forcing difficult tradeoffs.
	4	38	Goal 2	Goal 2 of Chapter 4 calls for designating land along transit corridors for residential uses at densities that can produce affording housing for all economic groups.

FINDINGS

Conditional Use Permit Criteria - Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested conditional use permit complete?***

   Analysis: No additional analysis.

   Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for Transitional Housing. The use is listed at CBJ 49.25.300, Section 1.6010 for the General Commercial zoning district.

   Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. Will the proposed development comply with the other requirements of this chapter?

Analysis: No additional analysis.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, and vegetative cover.

4. Will the proposed development materially endanger the public health or safety?

Analysis: The project is expected to reduce recidivism 50 percent, improving public safety. Transitional Housing is a residential use. The proposed project includes on-site staff, a resident manager, security, and programming for residents.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested transitional housing, in a General Commercial zoning district, will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: Transitional housing is a residential use. Similar uses in the area include the Gastineau Human Services halfway houses and treatment facilities, and Housing First's Collaborative Forget-Me-Not Manor.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested transitional housing in a General Commercial zoning district will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: The proposed development supports policies in plans that support housing, especially for vulnerable populations and single-adults. The proposed development is also in an area of mixed development that is along a transit corridor.

Finding: Yes. The proposed transitional housing, with the recommended conditions, will be in general conformity with the Comprehensive Plan and Lemon Creek Area Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit. The permit would allow the development of transitional housing at 1921 Allen Court.

The approval is subject to the following conditions:

1. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

2. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be

applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

3. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.

4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

CITATIONS

Sturt, David. *5 Leadership Lessons from Ex-cons*. May 5, 2016, "Success." https://www.success.com/5-leadership-lessons-from-ex-cons/

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ADOL. *Alaska Population Overview, 2016 Estimates*. December 2017. Alaska Department of Labor and Workforce Development, Research and Analysis Section. Available at: https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjd2YLg_9zqAhUjoFsKHWRrBHMQFjAOegQIBBAB&url=https%3A%2F%2Flive.laborstats.alaska.gov%2Fpop%2Festimates%2Fpub%2F16popover.pdf&usg=AOvVaw3_jy73JdKhufMRNJRBd1DQ

AFN. *Alaska Native Peoples*. 2020. Alaska Federation of Natives. Available at: https://www.nativefederation.org/alaska-native-peoples/

Delancey. *Welcome to the Delancey Street Web Site*. 2007. Delancey Street Foundation. Available at: http://www.delanceystreetfoundation.org/

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PPI. *Nowhere to Go: Homelessness among formerly incarcerated people.* August, 2018. Prison Policy Initiative. Available at: https://www.prisonpolicy.org/reports/housing.html

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
1921 ALLEN COURT, JUNEAU, AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
LEMON GLACIER 2 LT 6

Parcel Number(s)
5B1201010150

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
TLINGIT AND HAIDA CENTRAL COUNCIL	TALIA EAMES

Mailing Address
320 W. Willoughby Ave., Suite 300, Juneau AK 99801

E-mail Address
teames@ccthita-nsn.gov

Phone Number(s)
907 500 5531

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Jacqueline Pata
Landowner/Lessee Signature **Date**

X
Landowner/Lessee Signature **Date**

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant	Contact Person
NORTHWIND ARCHITECTS, LLC	SHANNON CROSSLEY

Mailing Address
126 SEWARD STREET, JUNEAU, ALASKA 99801

E-mail Address
SHANNON@NORTHWINDARCH.COM

Phone Number(s)
540 229 9452

X
Applicant's Signature

07/01/2020
Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

Intake Initials
LEC

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE20200018	7/2/2020

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

PLEASE SEE ATTACHED DOCUMENTS

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 1.610

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ○ YES – Case # _____ ○ NO

UTILITIES PROPOSED **WATER:** ☑ Public ☐ On Site **SEWER:** ☑ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 14,866 square feet Total Area of Existing Structure(s) N/A square feet

Total Area of Proposed Structure(s) 3,174 square feet

EXTERNAL LIGHTING

Existing to remain	◉ No	○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
Proposed	○ No	◉ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☑ How the proposed use complies with the Comprehensive Plan

☑ **Plans including:**

- ☑ Site plan
- ☑ Floor plan(s)
- ☑ Elevation view of existing and proposed buildings
- ☑ Proposed vegetative cover
- ☑ Existing and proposed parking areas and proposed traffic circulation
- ☑ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$750			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$50			
Pub. Not. Sign Deposit	$100			
Total Fee	$900.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE20200018	LEC 7/2/2020

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from $350 to $1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
   A. Site plan, floor plan and elevation views of existing and proposed structures
   B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
   C. Proposed traffic circulation within the site including access/egress points and traffic control devices
   D. Existing and proposed lighting (including cut sheets for each type of lighting)
   E. Existing and proposed vegetation with location, area, height and type of plantings
   F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11” X 17” or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing $50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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ALLEN COURT TRANSITIONAL HOUSING PROJECT

1. Development Permit Application
2. Allowable/Conditional Use Permit Application
3. Project Narrative
    a. Description and Size
    b. Operation
    c. Habitat
    d. Flood
    e. Noise
    f. Lot Size and Development Size
    g. Zoning and Set-Back Requirements
    h. Compliance with Comprehensive Plan
    i. Vegetative Cover
    j. Parking and Traffic Circulation:
    k. Proposed Lighting
    l. Proposed Vegetation
    m. Existing Physical Features
4. Pre-App Meeting Notes
5. Site Context Map
6. Site Images
7. Site Plan
8. Floorplans & Elevations
9. Artistic Renderings

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

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According to the Juneau Reentry Coalition, there are approximately 150 people returning from incarceration to the Juneau community each year and about 1/3 of those do not have a home to return to. In addition, the National Low-Income Housing Coalition states that the hourly wage required to afford the average two-bedroom apartment in Juneau is $27.42, or 2.8 full-time jobs at minimum wage. After restitution, legal fees, and child support, many reentrants struggle affording an apartment. It is also understood that the challenges in securing housing are likely to increase further as a result of the economic impacts of Covid-19.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison, if they have stable, secure, sober housing. Understanding the limitations of providing services to a returning citizen without supportive housing, Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is proposing an innovative project to provide supportive supervised housing and space for related programming. This project's objective is to increase public safety by reducing recidivism. It will also mitigate the spread of Covid-19 by keeping homeless returning citizens out of congregate housing. This provides a great benefit to the community as a whole. The project also has the potential to drastically improve the look and feel of the area given the planned improvements to the grounds and the aesthetics of the proposed campus.

Use of Property:

The vacant lot at 1921 Allen Court is the identified location for the Allen Court Avenue Transitional Housing Project. The legal property description is Lemon Glacier 2 LT 6; The property is 14,866 sf according to the CBJ parcel map. The total development area is 3,074 SF. We are requesting the proper permitting to operate as a Transitional Housing Facility, currently allowed in the General Commercial Zone, according to the 6/2015 amendment to CBJ 49.25.300, Table of Permissible Uses.

The Allen Court Transitional Housing Project would modify the existing lot into a campus comprised of 6 prefabricated modular structures situated on site, arranged around a large courtyard. Five of the modular units are 553 SF and the sixth pod is 309 SF. The five larger modular units will house dwelling units, common living spaces and common shower/laundry/restroom facilities. The sixth pod will house the resident manager. Residents will also be remotely monitored using technology, cameras and a central monitored entrance and exit to the building. The campus will provide the supportive housing and environment to increase self-

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

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sufficiency and foster healthy relationships between residents to create a cohort of peer support

The campus master plan allows for natural light, exterior gathering spaces, and security by utilizing a courtyard plan. The modular pods will be situated around a green, landscaped area and the common rooms and resident manager will be situated around an elevated common deck space. This elevated deck will be accessed by an ADA ramp, and allow for accessibility to all the common areas.

This location is the ideal environment to house those coming out of incarceration who would otherwise be experiencing homelessness. The property is close to public transit and services. Project programming is designed to assist residents that may not be housed elsewhere as this facility is designed for lower-barrier user access. This provides a service to the whole community.

We believe the peer-driven, sober living campus will be a good addition to the area. One of the biggest challenges in keeping vulnerable populations housed and out of re-incarceration is supportive services to help them with day-to-day life. Tlingit & Haida's program provides practical living skills and sober support, improving the likelihood of success for our neighbors reentering our community.

Description and Size

The campus will be comprised of 6 prefabricated modular structures situated on site, arranged around a large courtyard. Five of the modular units are 553 SF and the sixth pod is 309 SF. The site is 14,866 SF. The five larger modular units will house dwelling units, common living spaces and common shower/laundry/restroom facilities. The sixth pod will house the resident manager.

Operation

The Allen Court Transitional Housing campus master plan allows for natural light, exterior gathering spaces, and security by utilizing a courtyard plan. The dwelling units will be situated around a green, landscaped area and the common rooms and resident manager will be situated around an elevated common deck space. This elevated deck will be accessed by an ADA ramp, and allow for accessibility to all the common areas. The design of the modular pods and the steel structure underneath the sub floor necessitate the elevation of the deck.

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f.907.586.6181

Habitat

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There are no wetlands on the site, or vegetation. We will check with the US Fish and Wildlife Service to see if any eagle nests may be in the area.

Flood

This property is not in the flood plain.

Noise

No exceptional noise is expected from a residential use.

Lot Size and Development Size

The property is 14,866 SF according to the CBJ parcel map. The total development area is 3,074 SF.

Zoning and Set-Back Requirements

The property is General Commercial (GC). Transitional housing is permitted according to the table of permissible uses 49.25.300 1.610, and states an owner or [resident] manager must live on site. The front, rear and side setbacks are 10'-0".

Compliance with Comprehensive Plan

The following excerpts have been copied from the 2013 Comprehensive Plan for the City and Borough of Juneau, with bold and underlined passages that apply specifically to the project:

- Homelessness
  - The CBJ accepts and uses the Housing and Urban Development (HUD) definition of Homeless. HUD defines homeless in four broad categories:
    - People who are living in a place not meant for human habitation, in emergency shelter, in **transitional housing**, or exiting an institution where they temporarily resided.
    - People who are losing their primary nighttime residence, which may include a hotel or motel within days and lack the resources to remain in housing.
    - Families with children or unaccompanied youth who are unstably housed and likely to remain in that state.
- POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS.
  - 4.1 - SOP1 Fund, or assist in securing funding for, emergency shelters, transitional housing, permanent supportive housing, and appropriate supportive services for people who are homeless or near homeless or rent overburdened, particularly families and unaccompanied youth, and an increasing aging population.
  - 4.1 – IA7 Facilitate the provision of special needs and **adaptive housing and supportive services in residential neighborhoods that are readily accessible to public transit, shopping, public amenities and supportive services.**
  - 4.1 – IA9 Assist in the establishment and maintenance of an effective integrated client assessment and referral system for homeless and near-

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Juneau, AK 99801

p.907.586.6150
f.907.586.6181

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homeless residents that links all housing, medical and social service providers to develop greater efficiencies, client tracking and program funding and evaluation tools. [Please also see 13.3 - IA2]

- POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.
    - 4.2 - SOP4 Explore and develop methods to foster participation by private developers in the creation of affordable and workforce housing.
- POLICY 13.3. TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.
    - 13.3 - IA2 Establish and maintain an integrated near-homeless and homeless client assessment and referral system linking all housing, medical and social service providers, to develop greater efficiencies, client tracking and program funding and evaluation tools.

Subarea 5: Switzer Creek, Lemon Creek, & Salmon Creek (Maps G, H, & K)

2. Provide for additional medium- to high density residential development in areas with access to arterial roadways from collector streets. **Encourage the efficient use of land by allowing non-family housing, such as for students, single-adults** or seniors, in mixed use districts within shopping centers 2013 CBJ Comprehensive Plan Update 183 Chapter 11 or malls. Increase building height limits and decease or eliminate parking requirements for such residential developments where adequately served by public transit.

Vegetative Cover

None, the site has been filled and smoothed.

Parking and Traffic Circulation

The proposed parking lot will accommodate three parking spots, and three parallel parking spots will be located on the Jenkins Drive edge of the property, as shown in the site plan.

Proposed Lighting

The housing project is still in the design stages, and a lighting plan will be submitted with the permit application with a focus on safety and sustainability.

Proposed Vegetation

10% vegetation is required for the site, and without including the proposed landscaped courtyard, the proposed landscaped area will be approx. 4,938 SF.

Existing Physical Features

None. See site images.

Attached:

Site Context Map

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

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Site Images
Site Plan
Floorplans
Elevations
Artistic Renderings

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Juneau, AK 99801

p.907.586.6150
f.907.586.6181

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Allen Court Transitional Housing

Case Number: PAC2020 0039

Applicant: Central Council of Tlingit & Haida Tribes of Alaska

Property Owner: Tlingit and Haida Regional Housing Authority

Property Address: 1921 Allen Court

Parcel Code Number: 5B1201010150

Site Size: 14,886 Square Feet

Zoning: General Commercial

Existing Land Use: Vacant

Conference Date:	June 17, 2020

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Shannon Crossley	Applicant, Northwind Architects	Shannon@northwindarch.com
Armando DeAsis	Applicant, Northwind Architects	
Tammy Jablonski	Applicant, Tlingit & Haida	tjablonski@ccthita-nsn.gov
Rachel Lokke	Applicant, Tlingit & Haida	
Irene Gallion	Planning	Irene.Gallion@juneau.org
Laurel Christian	Planning	Laurel.Christian@juneau.org
Charlie Ford	Building	Charlie.Ford@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Adrienne Scott	Permit Tech	Adrienne.Scott@juneau.org

Transitional housing project consists of 13 single-room occupancies (SROs) with shared facilities, and a possible 14th unit that is a SRO with private facilities (caretaker facility).

> *Single-Room Occupancy with private facilities means a dwelling unit composed of a private bathroom and a combined kitchen, living, and sleeping area, designed for occupancy by a single person.*
>
> *Single-Room Occupancy with shared facilities means living and sleeping space for the exclusive use of one occupant, with shared sanitary and/or food preparation facilities for all occupants of the development.*
>
> *Transitional housing means a residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although approval by the Department of Corrections may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.*

Any project that is not a minor development is considered a major development. A minor development is [19.25.300(c)(3)(D)]:

> *Commercial and mixed use districts: A residential development containing **12 or fewer dwelling units**, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total. (Emphasis added)*

As a major development, this project requires a Conditional Use Permit. A pre-application conference (today's meeting) is required before application for the Conditional Use Permit.

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division

1. **Zoning** – This project is proposed in a General Commercial (GC) zoning district. SROs and Transitional housing are permitted activities according to the Table of Permissible Uses [49.25.300 1.610] An owner or manager must live on site.
2. **Setbacks** –
    1. **Front: 10 feet**

       Lot line, front, means the property line separating the lot from a street right-of-way, other than an alley.
    2. **Rear: 10 feet**

       Lot line, rear, means the property line opposite and most distant from a front lot line, except in the case of a corner lot.

3. **Side: 10 feet**

   Lot line, side, means any property boundary line not a front or rear lot line.

4. **Street side: 10 feet**

   Lot line, street side, means the property line separating the lot from a street right-of-way, other than an alley or the front lot line.

3. **Height** – Maximum height for a permissible use is 55 feet, for an accessory use is 45 feet.

   Accessory use and accessory structure mean a use or structure customarily subordinate or incidental to and located on the same lot as an existing principal use, building or structure. The terms "accessory use" and "accessory structure" include signs, garages, required parking areas, boathouses, smokehouses and storage sheds.

4. **Access –** Jenkins Drive and Allen Court

5. **Parking & Circulation**– 1 parking spot per bedroom is required [49.40.210(a)], for a total of 14 spots. One parking spot must be accessible; accessible parking requirement cannot be waived [49.40.210(b)(3)]. This project would qualify for a parking waiver if [49.45.210(d)(6)]:

   1. *The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;*
   2. *The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;*
   3. *Granting the waiver will not result in adverse impacts to property in the neighboring area; and*
   4. *The waiver will not materially endanger public health, safety, or welfare.*

   The waiver must be requested in writing.

   Note that this property might be able to use shared parking places with neighboring properties. The neighboring property must be able to:

   1. Meet its own parking requirement AND
   2. Provide additional spots for the applicant property.

   CDD would need to see a recorded parking agreement between the two properties. Attached is a template that may help you go in the right direction. When that is completed we can help you record it through this office. Note that the CBJ is not providing legal counsel through this instrument, and you should check with your own lawyers on the advantages and liabilities associated with such an agreement. If you feel you need to modify the language let us know. Back-out parking is not allowed for this use, adequate space for on-site maneuvering must be provided [49.40.230(b)(7)]. A parking plan should be submitted with the application materials.

6. **Lot Coverage –** There is no maximum lot coverage in General Commercial.

   Lot coverage means the percentage of horizontal lot area that is occupied by all buildings on the lot, each measured at the outside of those exterior walls of the floor having the greatest horizontal dimensions. Think, "Buildings with rooves."

7. **Vegetative Coverage** – 10% vegetative cover is required.

8. **Lighting** – Applicant should provide a lighting plan. Parking lots should be suitably lit and lighting should not shine onto neighboring properties or the adjacent right-of-way. Any lighting fixtures must be "full cut-off design".

9. **Noise** – No exceptional noise is anticipated from this residential use.

10. **Flood** – The lot is not in a flood plain.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The lot is not in a hazard zone, and does not require a hillside endorsement since slopes are less than 18%.
12. **Wetlands** – There are no wetlands on this lot.
13. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
14. **Plat or Covenant Restrictions** – Plat 81-88 does not include any applicable plat notes.
15. **Traffic** – A traffic study is not required.

    Anticipated traffic uses "Congregate Care" as the closest land use for this facility. It is our understanding that few if any residents will have vehicles. A "congregate care" land use is an independent living development that provides centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Vehicle ownership levels are low at these facilities; the facilities' employees or resident service providers generate the majority of the trips to the site. The Institute of Transportation Engineer's Trip Generation Manual (Volume 2, page 508) estimates 2.02 trips per dwelling unit, for a total of 28.28 trips a day for this project. A traffic study is not triggered until the number of trips a day is 250 [49.49.40.300(a)(2)].
16. **Nonconforming situations** – This is a vacant lot that meets minimum lot size standards. This lot is conforming.

Building Division

17. **Building** – Will be addressed at time of building permit application. Reminder of ADA requirements.
18. **Outstanding Permits** -
    BLD-0818101: Grading permit for approximately 1000 Cu Yds of fill
    BLD20200258: Tlingit and Haida Housing Project II (not issued)

General Engineering/Public Works

19. **Engineering** – NA
20. **Drainage** – Submit a drainage plan indicating how drainage from the proposed development will join an established drainage channel or structures. Include snow storage locations.
21. **Utilities** – (water, power, sewer, etc.) Signed mechanical engineer plans must be submitted and must include the following:
    i. Domestic water line size, water meter size, and water meter location
    ii. Count of Drainage Fixture Units (DFU) of sanitary sewer fixtures

    Attached to this report is the water and sewer as built information we have. The water service is a 1" lead with ¾" branches. If you are required to have a larger line size submit a construction plan for the water upgrade. The existing water service will need to be removed to the mainline and the mainline plugged. The following is required for this work:

    i. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water main, water service installation, removal of existing water service, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further

permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.

Once within the private property the following utility permits are required:

ii. **Water Utility permit** – for the water/fire line to be installed to the new structure. The line sizing is determined by the mechanical engineer. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. See the attached CBJ Standard Detail 420, Meter Installation, for meter clearances and conduit installation requirements for the remote read-out (MIU) installation. The meter installation and conduit installation is the responsibility of the applicant. A water assessment will need to be paid and will be determined after sizing of meter and domestic line are identified.

Fire Marshal

22. **Fire Items/Access** – Fire alarms and smoke detectors will be required

Other Applicable Agency Review

23. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections…

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application

   https://beta.juneau.org/index.php?gf-download=2019%2F12%2FDPA.pdf&form-id=22&field-id=11&hash=81202ef96484e0b859d1c4855a6b7ae4b18cb229e8824059dbb0d96082e74d6d

2. Allowable/Conditional Use Permit Application

   https://beta.juneau.org/index.php?gf-download=2019%2F07%2FUSE-Allowable-Conditional-Use.pdf&form-id=22&field-id=11&hash=1f4082f939f72daa29a17b66188d1bf0f634352cc2ca2397485edbab5a3d366d

3. Parking Waiver Application

   https://beta.juneau.org/index.php?gf-download=2019%2F12%2FPWD_PWP-Parking-Waiver-Application.pdf&form-id=22&field-id=11&hash=1233d8ef5ec4911f906bd0df42ce8dff0fc7b318c82a2d1eaa677f131261dcd1

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Site plan showing lighting, vegetative cover, structures, and proposed parking.
3. Project narrative describing operations

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. Not applicable

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit: Class III, $750
2. Parking Waiver: $320 if filed with the Conditional Use Permit
3. Public Notice Sign: $150, $100 refundable if the sign is returned by 4:30pm by the Monday after the Planning Commission meeting.
4. Building permit fees will be determined at time of building permit application.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

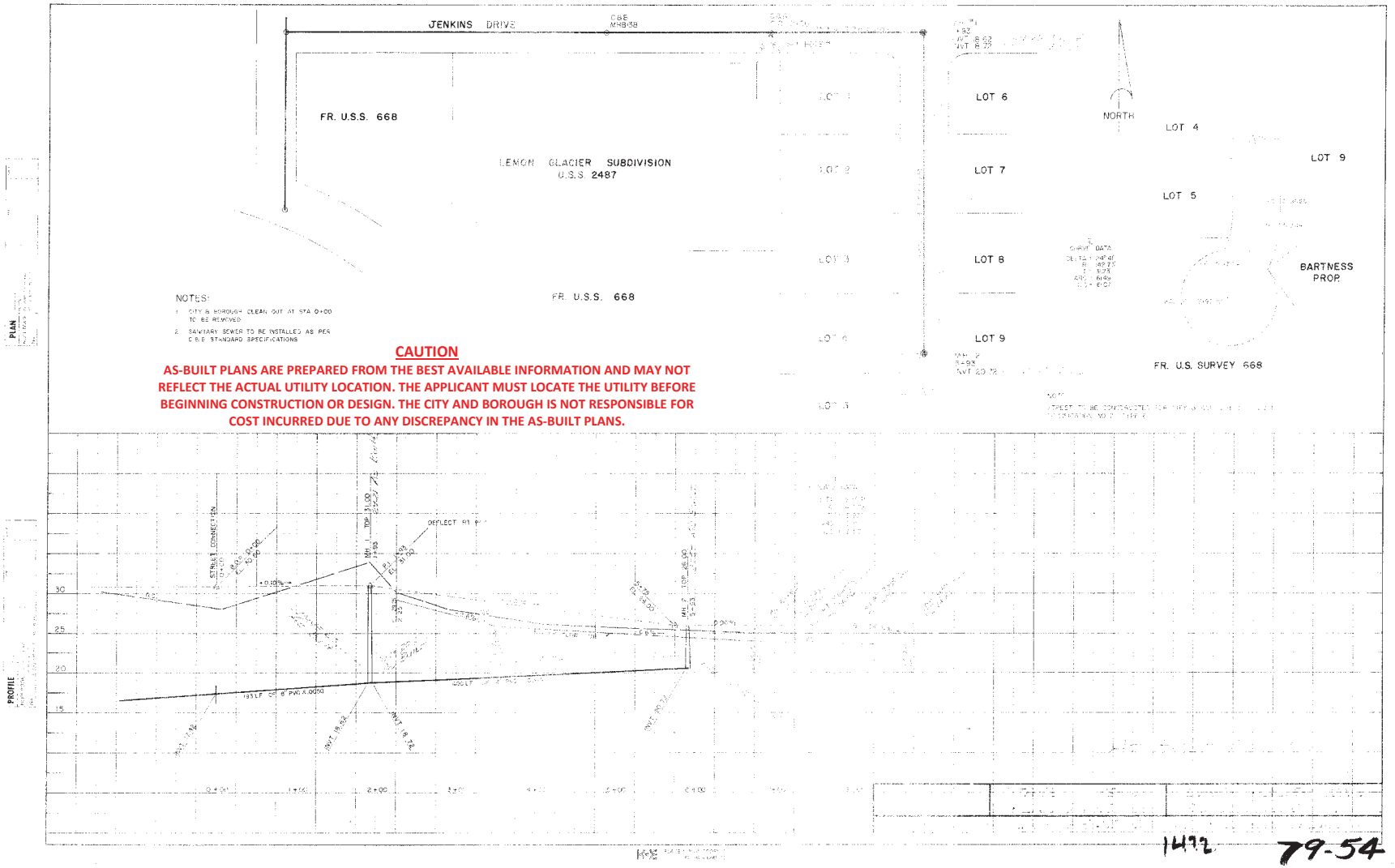
Submit your Completed Application

You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

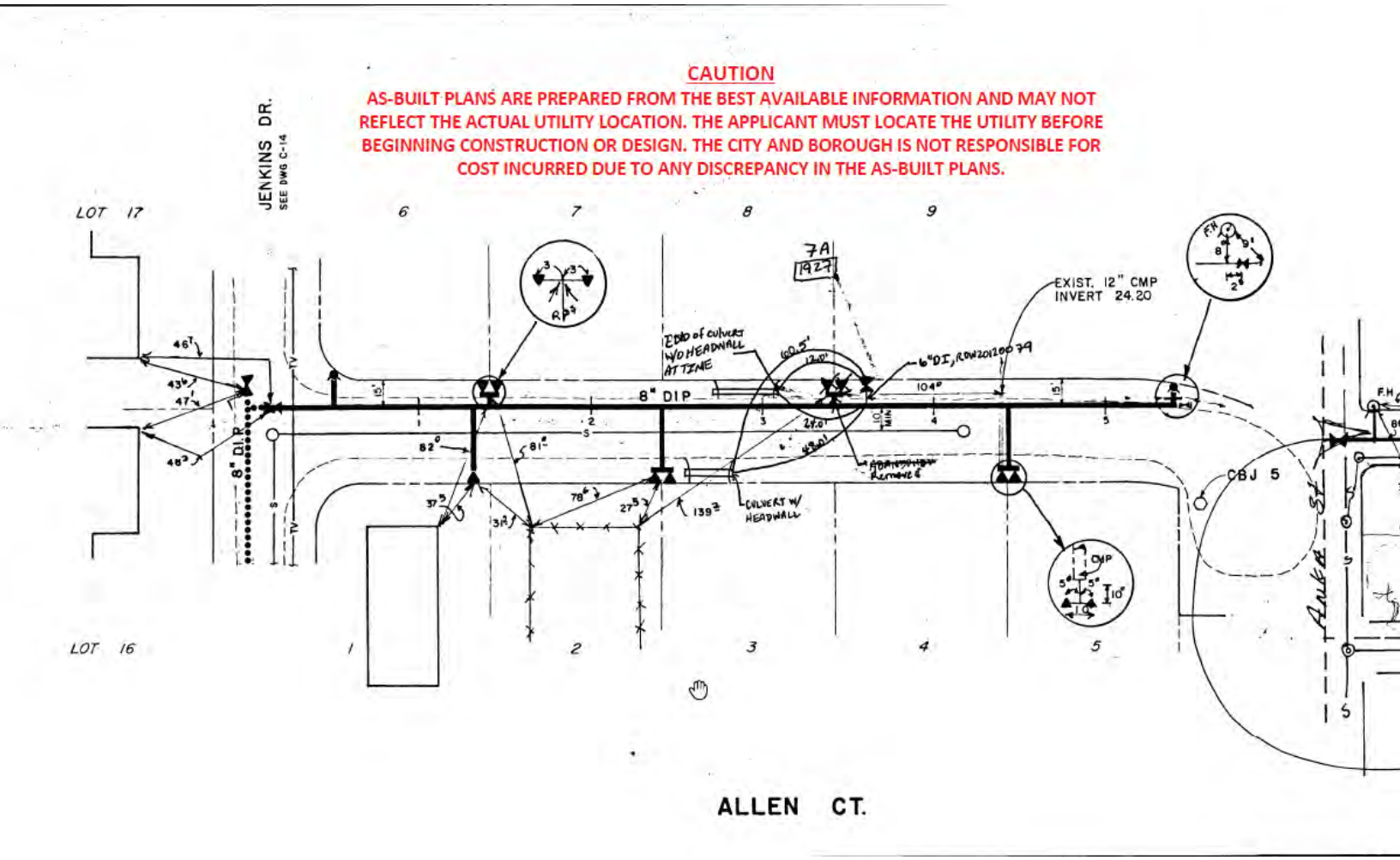
Attachments:
49.15.330, "Conditional use permit."
DRAFT Shared Use Agreement – Parking (attach as a word document)
Sewer Asbuilt
Water Asbuilt

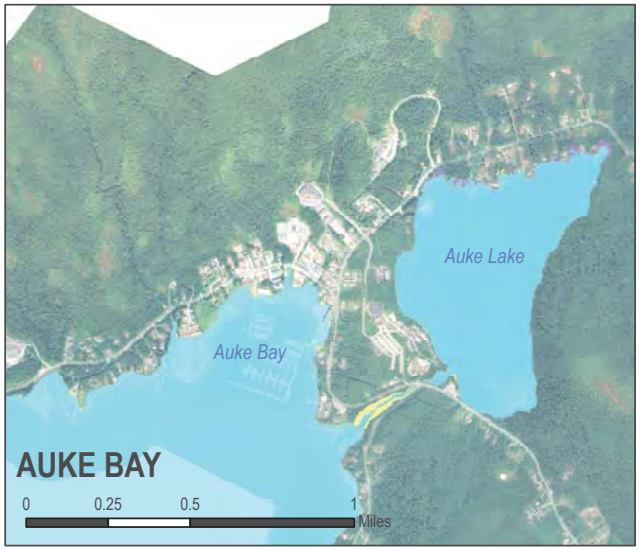


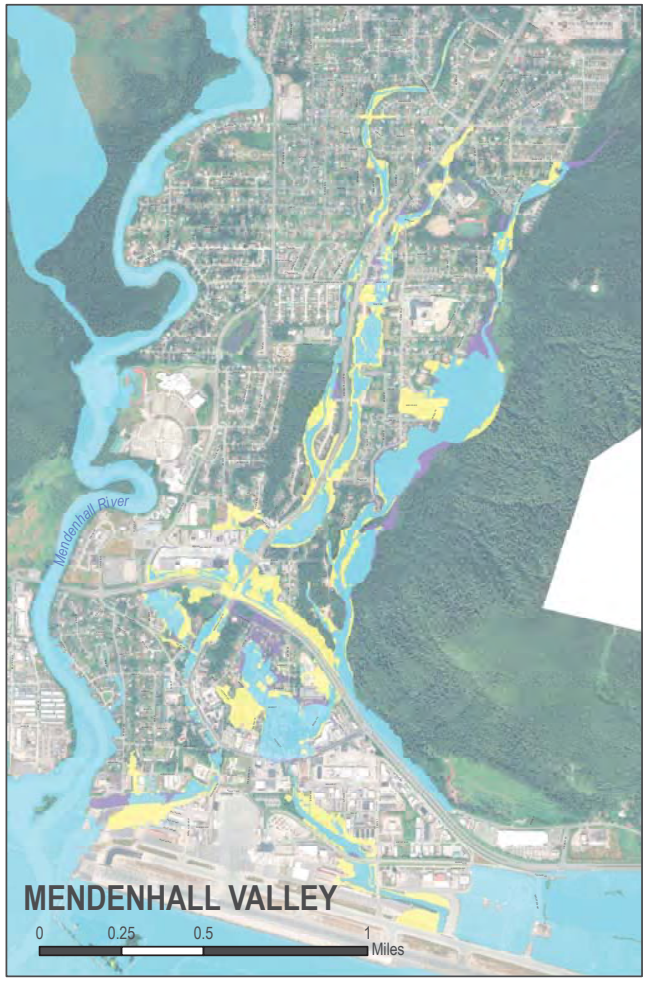
Attachment A - Application Packet & Applicant Materials

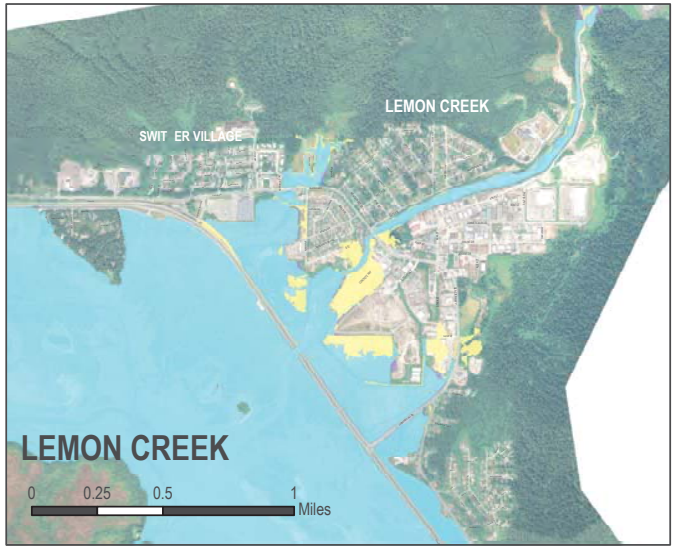
CAUTION

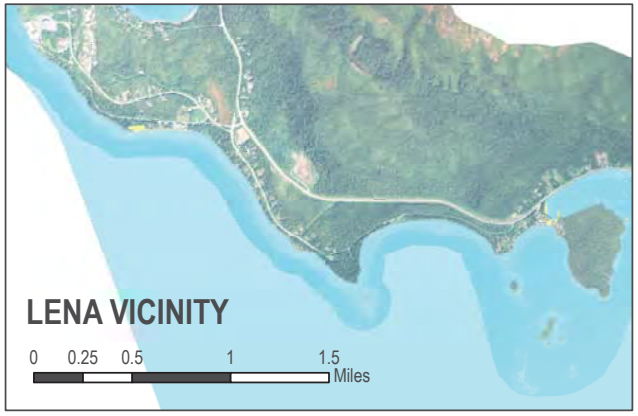
AS-BUILT PLANS ARE PREPARED FROM THE BEST AVAILABLE INFORMATION AND MAY NOT REFLECT THE ACTUAL UTILITY LOCATION. THE APPLICANT MUST LOCATE THE UTILITY BEFORE BEGINNING CONSTRUCTION OR DESIGN. THE CITY AND BOROUGH IS NOT RESPONSIBLE FOR COST INCURRED DUE TO ANY DISCREPANCY IN THE AS-BUILT PLANS.

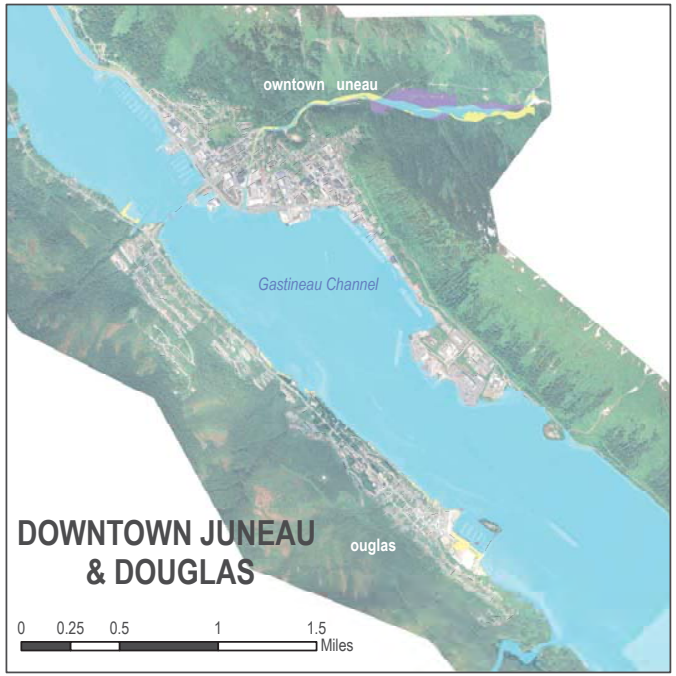












FEMA FLOOD HAZARD AREA REVISIONS 2018

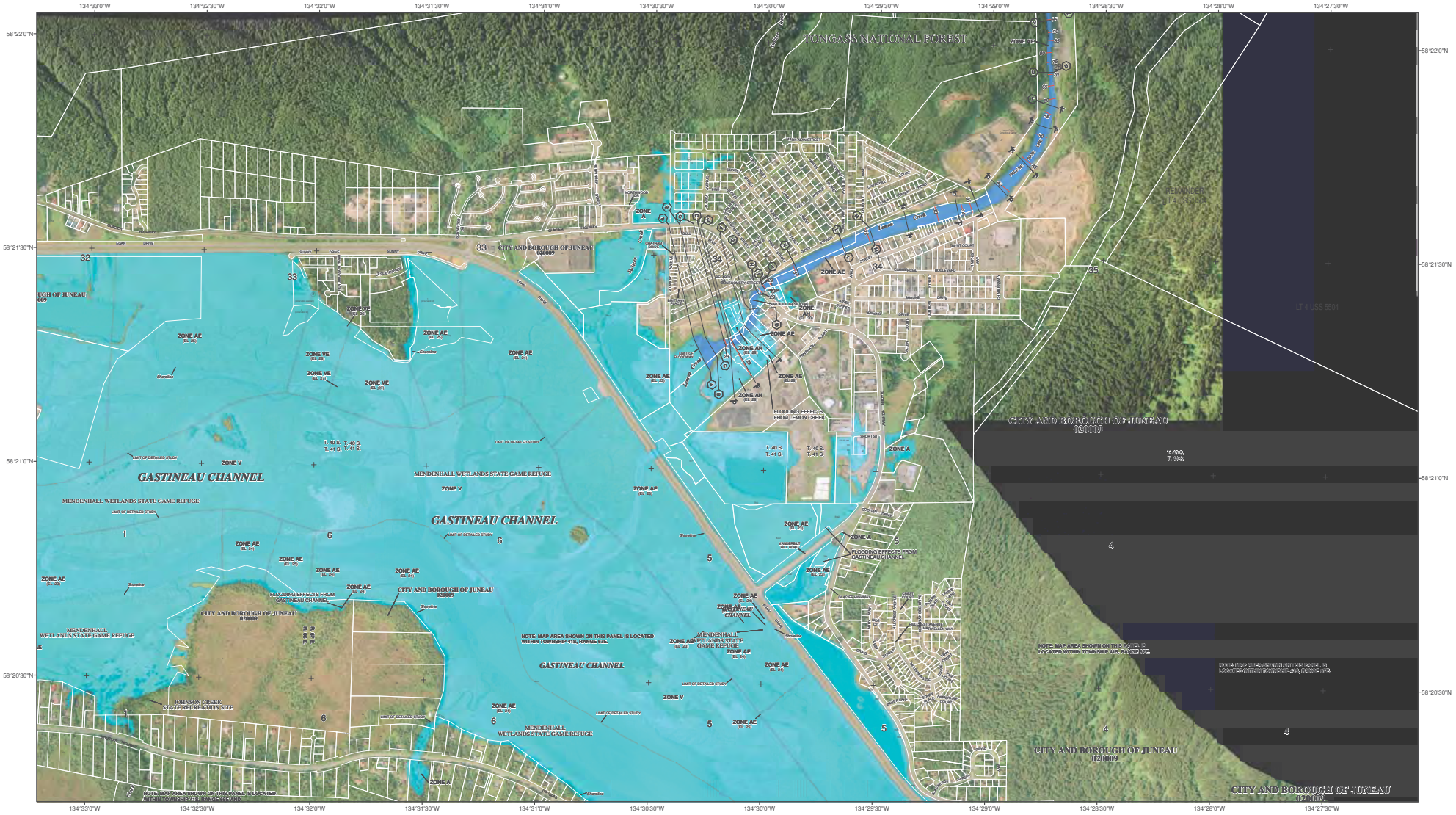
This map shows the preliminary changes to the 2013 FEMA flood zones. This is not an adopted flood map and should be used for general reference only.

Revised Flood Hazard Areas

- Flood Area Removed
- Flood Area Added
- No Change to Flood Area

N W E S

Project source: P:\quinn\Projects\CDD\Flood Revision 2018\AK_Juneau_CSLF.mxd



0 0.3 0.6 1.2 Miles

NAD 83, Alaska State Plane 1

2013 FEMA Flood Overlay Map

Disclaimer: This is not an official adopted FEMA flood insurance rate map (FIRM).
This map was created by using flood zone boundaries of FIRM and overlaid onto a 2006 aerial photograph.
CBJ assumes no responsibility for errors or omissions that exist on this map.

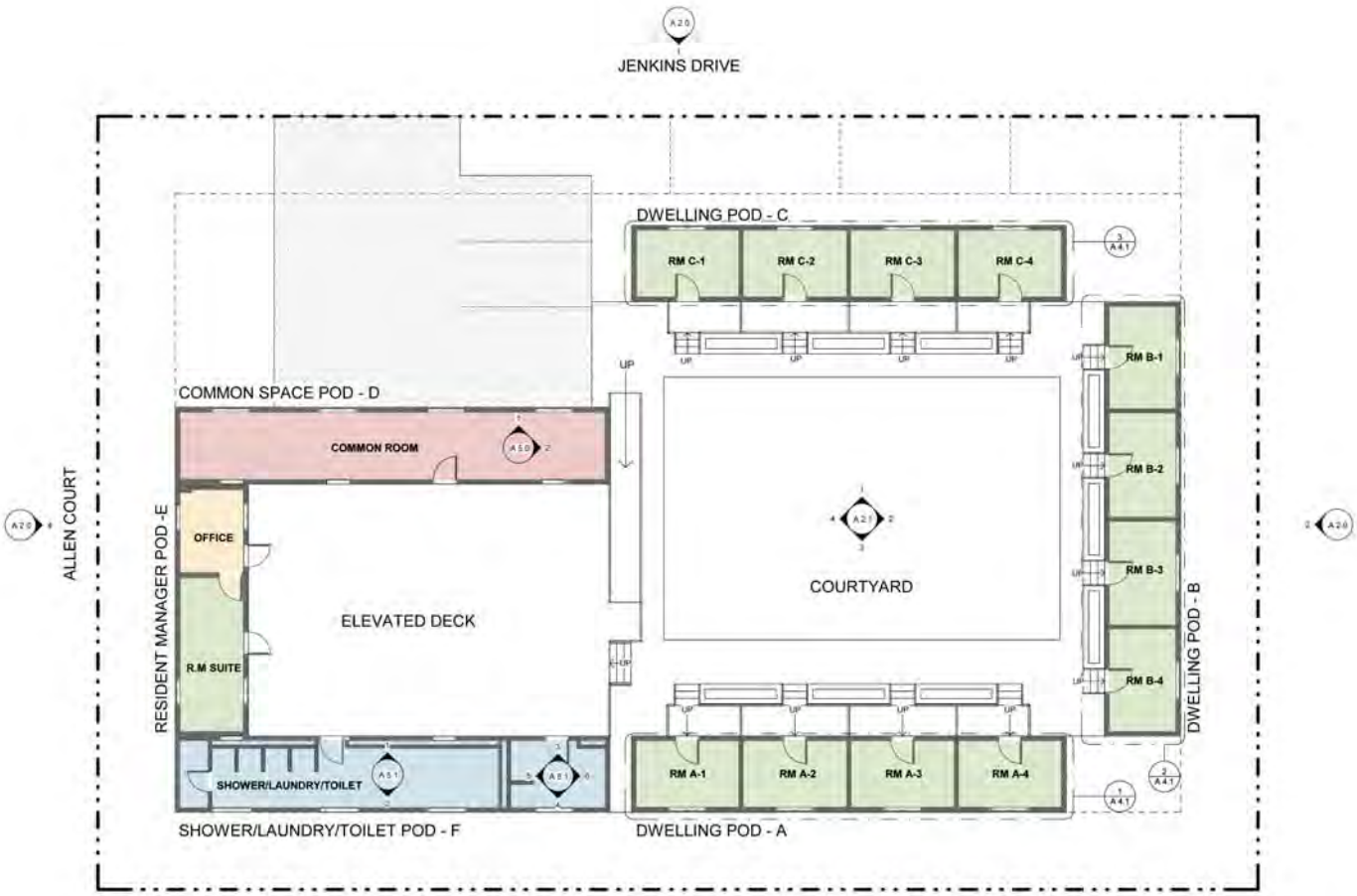
Aerial Photo taken June 2006

Attachment A - Application Packet & Applicant Materials

COMMERCIAL BLVD
SHAUNE DRIVE
JENKINS DRIVE
ALLEN COURT
GLACIER HIGHWAY

Attachment A - Application Packet & Applicant Materials

Attachment A - Application Packet & Applicant Materials



1 A1.0 FLOOR PLANS
1/8" = 1'-0"

PLAN NORTH

CONSTRUCTION LEGEND

- NEW (N) CONSTRUCTION
- EXISTING (EX) CONSTRUCTION
- DOOR, FRAME, AND/OR HARDWARE
- SETBACK LINE
- PROPERTY LINE

CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT SAMPLES AND SUBMITTALS OF ALL FINISH MATERIALS TO CLIENT.
2. SUBMITTALS: LINOLIUM FLOORING, PAINT, WALL BASE, FLOORING TRANSITIONS, CASEWORK, ETC.
3. EACH TRADE OR SUB-CONTRACTOR IS NOT TO COMMENCE WITH THEIR WORK UNTIL CONDITIONS MEET THOSE RECOMMENDED BY THE MANUFACTURER OF THE PRODUCTS OR FINISHES BEING INSTALLED.
4. EACH TRADE OR SUB-CONTRACTOR IS TO STOP WORK AND REPORT ANY SUBSTANDARD CONDITIONS, WHETHER EXISTING OR THOSE COMPLETED BY OTHER TRADES. TO THE GENERAL CONTRACTOR.

05/18/2020

NorthWind Architects, LLC
120 Seward St.
Juneau, AK 99801
Ph 907.586.5150
www.northwindarch.com

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TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

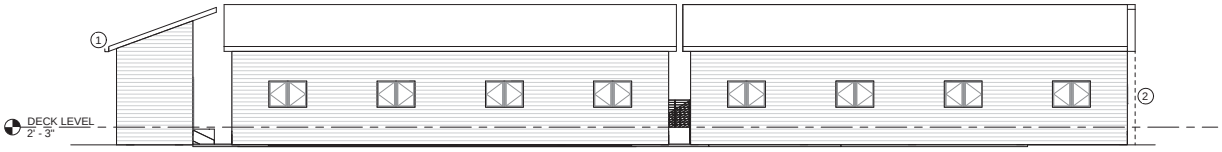
SHEET TITLE:
FLOOR PLAN

CHECKED JB
DRAWN SCC

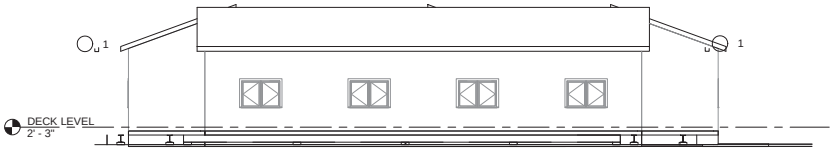
issue	date	description

SHEET # **A 1.0**
PLOT DATE: 05/11/2020
ISSUE DATE: 05/18/2020

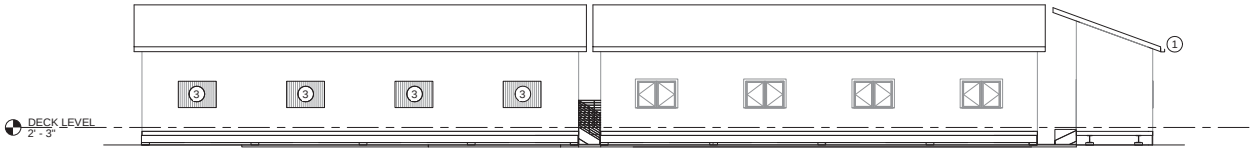
© NorthWind Architects, LLC. Project Number NWA-



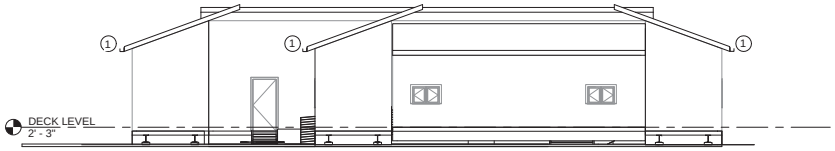
1 A 2.0 NORTH ELEVATION
1/8" = 1'-0"



2 A 2.0 EAST ELEVATION
1/8" = 1'-0"



3 A 2.0 SOUTH ELEVATION
1/8" = 1'-0"



4 A 2.0 WEST ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND

APERTURE REMOVED, PATCHED TO MATCH EXISTING

ELEVATION KEY NOTES

1. INSTALL ALUM GUTTER AT BOTTOM OF EVE
2. INSTALL DOWNSPOUT OR RAIN CHAIN AS PER CLIENT PREFERENCE
3. FRAME IN OPENINGS WITH WOOD STUDS, MATCH INSULATION, EXTERIOR AND INTERIOR FINISH, PAINT TO MATCH

05/18/2020

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

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TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

SHEET TITLE:
ELEVATIONS

CHECKED	JB
DRAWN	SCC

issue	date	description

SHEET # **A 2.0**

PLOT DATE	05/11/2020
ISSUE DATE	05/18/2020

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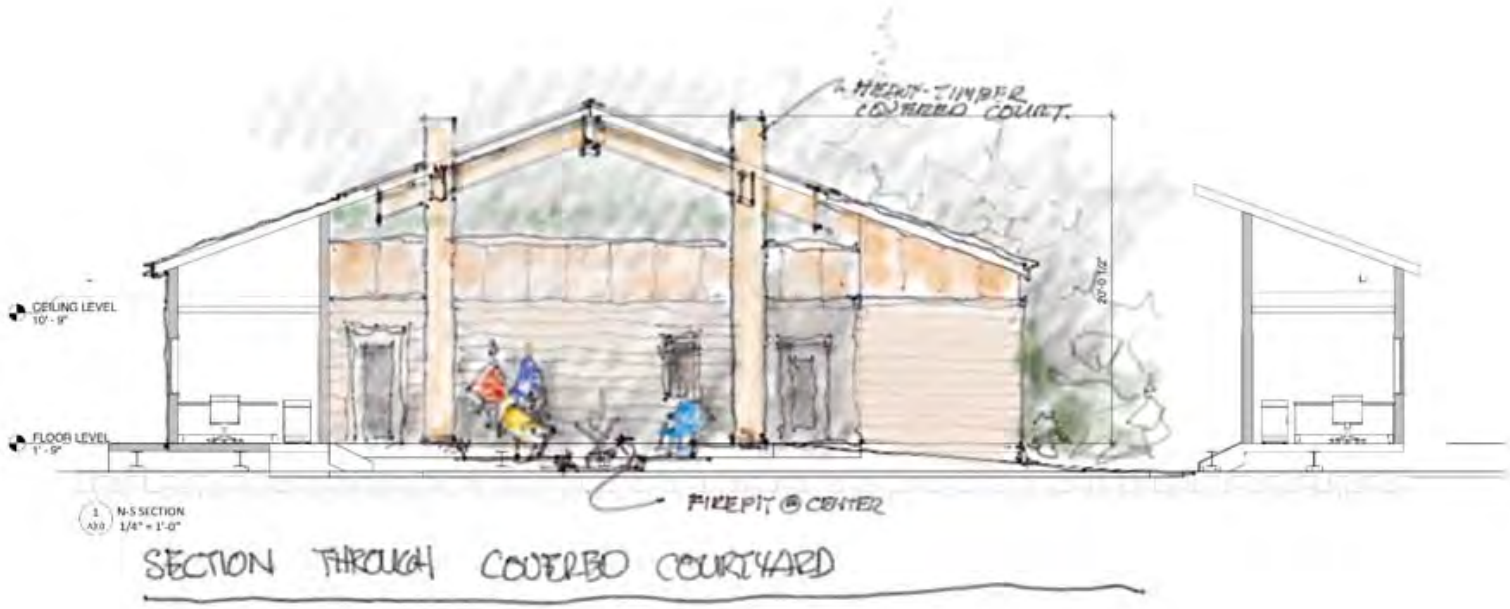
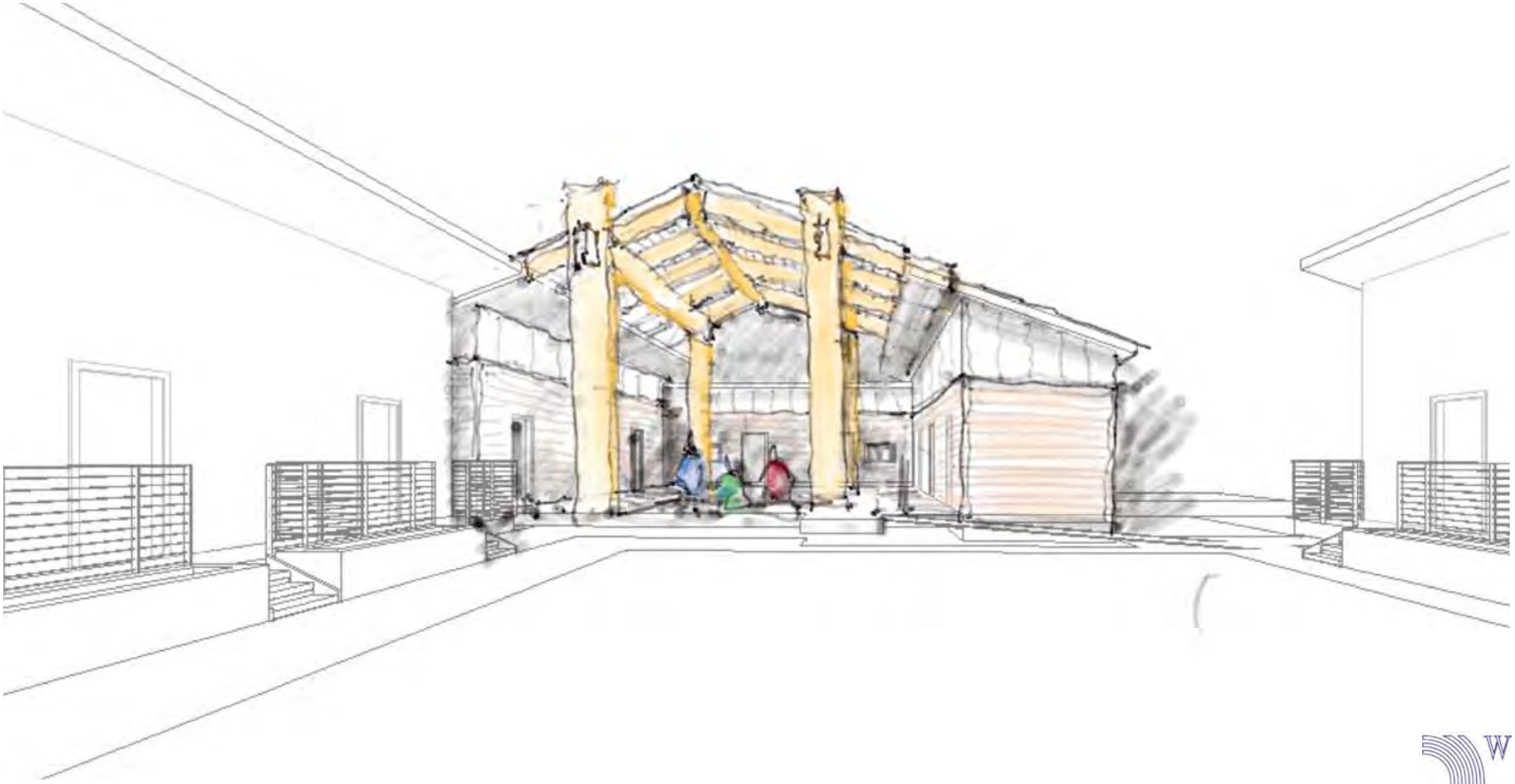
Architects, LLC

Attachment A - Application Packet & Applicant Materials

Attachment A - Application Packet & Applicant Materials



NorthWind Architects, LLC



NorthWind
Architects, LLC

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Reentry & Recovery Department
324 Village Street • Juneau, Alaska 99801

July 21, 2020

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

RE: Tlingit & Haida's Reentry Housing Projects CUP Applications, USE20-17 & USE20-18

Applicant Programming Information

Tlingit & Haida's Reentry & Recovery department was recently awarded $748,584 from the Bureau of Justice Assistance (BJA) to develop and support transitional housing programs which will provide sober, supportive housing, support services, and workforce development to those returning from incarceration. Utilizing community resources, other Tlingit & Haida programs and services, and the cultural support of elders, the project will provide a supportive environment to increase self-sufficiency, foster healthy relationships, and create a cohort of peer support. This funding has been used to hire a full-time licensed Case Management Specialist for intensive case management and a full-time Housing & Reentry Coordinator to oversee housing and reentry programming. It will also be used to pay for materials and teachers/ elders to work with residents on projects such as carving, regalia making, language, song and dance, harvesting and preparing traditional foods, and to develop other such cultural programming.

•**NARR Alignment:** The Alaway Avenue and Allen Court transitional housing projects programming are in development following the evidence-based best practices of the National Alliance for Recovery Residences (NARR). Although they are not recovery residences by definition, the department recognizes the value in following these guidelines as closely as possible and is working in consultation with those that are NARR certified. As the program develops, these guidelines will be further defined, and future NARR certification is anticipated.

•**Behavioral Health and Wellness**: One of the biggest barriers returning citizens face is engaging in a community where needed resources are difficult to access due to stigma, and mental health/substance use disabilities. The program will prioritize behavioral health and wellness for every resident utilizing an "adjustment period" where other priorities (such as employment, education, and training) are set aside until foundational supports are established. These projects will work closely with established community partners to provide direct access to services. The department's Case Management Specialist will assist in this process.

•**Workforce Development/ Employment:** Tlingit & Haida began reentry work with the inception of the Second Chance Reentry Program in 2015 (which resulted in a dedicated Reentry & Recovery department in 2019). This program was built on the basis that meaningful

employment can reduce recidivism. From this work and agency collaborations in reentry, the new department has gathered extensive experience working with returning citizens to find employment and will continue to use this experience in assisting residents in workforce development. Furthermore, Tlingit & Haida's for-profit enterprises are working with this project to provide immediate training and employment opportunities within. The Reentry & Recovery department is also in the process of creating job opportunities specific to reentrants within the department and through community partnerships.

•**Training and Education:** The Second Chance Reentry Program spent four years providing training opportunities to returning citizens using grant funding but also took advantage of many low-cost/no-cost education and training opportunities through community partners. Second Chance staff worked very closely with Tlingit & Haida's Employment & Training programs and the Reentry & Recovery department continues to have the support of this network and access to funding resources.

•**Cultural Support:** Participation in cultural activities is a protective factor for the development of negative outcomes. A 2018 University of Montana study found "Self-reported levels of cultural connectedness represented a resiliency factor for non-recidivism…[this study] suggested that a one unit increase in self-reported level of cultural participation was associated with a 36% decrease in likelihood for recidivism…This finding supports intervention efforts geared toward inclusion of cultural activities and increased access to cultural resources and elders." Traditionally Tlingit's and Haida's have a restorative system that emphasizes balance and the importance of "righting wrongs." Those released in Southeast Alaska from nearby villages often remain in Juneau to meet probation/parole requirements, and these displaced tribal citizens often no longer have cultural village supports that could assist in reentry. This lack of cultural support for those returning from incarceration results in an under-developed foundation for identity and services. Tlingit & Haida is poised and connected to provide extensive cultural support and education in traditional art, practices and subsistence.

•**Family Support:** Recognizing the importance of family in rehabilitation, the Reentry & Recovery department will work with the Tribal Family & Youth Services Department to ensure residents are able to attend family groups such as the Red Road Drumming Circle, Native Craft Nights, Fatherhood is Sacred and other important programs. The Alaway project has also designed a family room to provide a safe and welcoming space for fathers to interact with their children and other close family members.

•**Peer Support:** The facilities will be homes where each resident supports one another in their self-sufficiency and successful reentry. These relationships will be fostered by house meals, house meetings and other relationship-building activities. These aspects of the projects have so much potential as the size of the housing is small enough that a cohort can be built into a "family" and residents will learn to be accountable to each other and the community. Peer support is being recognized as a best practice in recovery and behavioral health supports, and as the State of Alaska moves forward in developing its Peer Support Certification, the department anticipates expanding its involvement.

•**Life Skills Development**: In addition to formal education and training, the residents will work on developing life skills such as financial management/ budgeting, cooking, healthy relationships, parenting and much more. The department is also developing an "employment sponsorship" program to work closely with the employers of house residents to identify soft skills that need improvement and to address them in weekly group meetings. These skills may include things such as timeliness, professionalism, hygiene, etiquette and other skills that improve not only employment longevity but also lead to a more productive life.

•**Room and Board:** All rooms will be furnished, and initial basic hygiene essentials will be provided but all residents will be required to pay rent, complete house chores and provide mandatory service to the community. Food will be provided for regularly scheduled house meals, but residents will otherwise be expected to provide and prepare their own meals in the provided kitchen.

•**Miscellaneous:** There are several community members who have already offered their unique skills to assist the residents in their successful recovery and reentry. This potential programming includes offerings such as classes in fitness, martial arts, storytelling and foraging. It is anticipated that as knowledge of the program grows these opportunities will increase in both number and diversity.

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

July 16, 2020

Greetings Neighbor!

Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) would like to invite you to participate in a neighborhood meeting on July 22, 2020 to learn more about our proposed Allen Court Transitional Housing program that will provide transitional housing to people reentering the community of Juneau after incarceration.

I understand that you may have questions about the program, and we would be happy to address those at our public meeting:

Virtual Neighborhood Meeting: Allen Court Transitional Housing Program
Wednesday, July 22, 2020 • 6:00 - 7:30 PM on Zoom
To join the Neighborhood Meeting Webinar, visit: http://juneau.zoom.us/j/93862578816. The Webinar ID is: 938 6257 8816. Or call: 1 (346) 248-7799 or 1 (669) 900-6833 or 1 (253) 215-8782 or 1 (312) 626-6799 or 1 (929) 436-2866 or 1 (301) 715-8592 and enter the associated Webinar ID.

Finding affordable housing in Juneau is a struggle for many and this can be exacerbated for those who have a criminal background. This issue oftentimes results in increased homelessness and crime. Tlingit & Haida is dedicated to turning the tide on these societal concerns and one way we are uniquely positioned to do that is by providing supervised, *sober*, accessible housing and employment opportunities for those reentering the community after incarceration. This project will also help mitigate the spread of COVID-19 by keeping returning citizens experiencing homelessness out of congregate housing (shelter). The vacant lot located at 1921 Allen Court in Juneau, Alaska has been identified for the project.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison, if they have stable and supportive housing and employment. The program will increase public safety by providing a healthy foundation built on culturally responsive services for participants, as well as direct channels to resources necessary for successful reentry. While it is important to make crime unappealing, Tlingit & Haida believes that providing an accessible path for those who have served their time and want to change their lives is the best way forward.

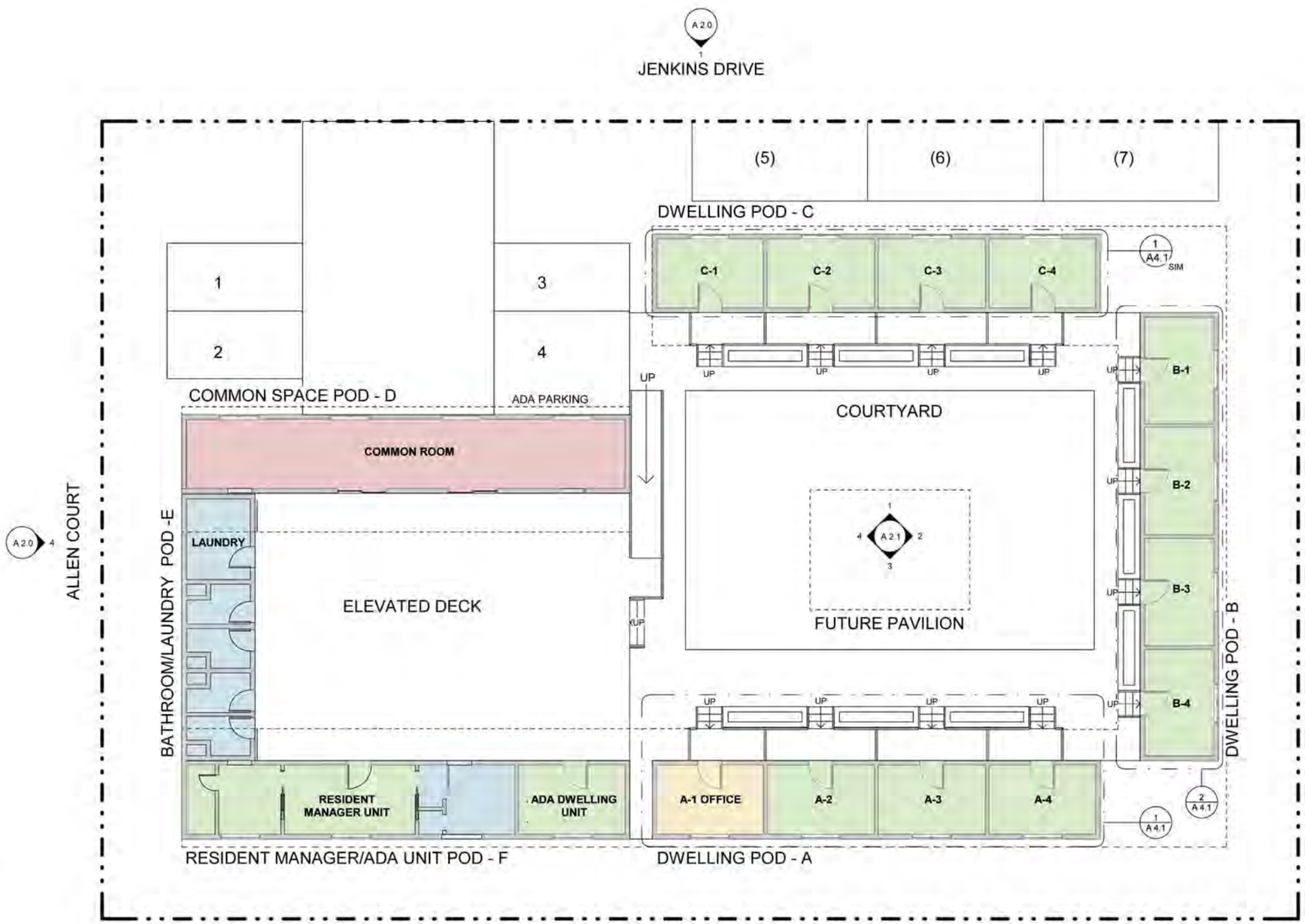
Below is information about the project you may find helpful:

- There will be a campus comprised of six (6) prefabricated modular structures situated on site, arranged around a large courtyard. This will provide 12 sober-living beds.
- There will be a resident manager onsite and residents will be remotely monitored using technology, cameras and a central monitored entrance and exit to the campus.
- Approval from the Department of Corrections will be required.
- This sober housing project is designed for lower-barrier access for those that may otherwise struggle to find housing.
- The program will include employment opportunities through Tlingit & Haida's business enterprises.
    - This will also create opportunities for residents to pay back legal fees, restitution, and child support, while simultaneously becoming hard-working, tax-paying citizens.
- All residents will provide mandatory community service to increase accountability for past offenses.

I look forward to hearing from you and hope you can join us for our neighborhood meeting. In the meantime, please enjoy a coffee on Tlingit & Haida by using the enclosed coupon which is good for one (1) free espresso beverage of your choice at any of our Sacred Grounds Café locations. If you have questions or concerns, I encourage you to contact Tlingit & Haida's Reentry & Recovery Manager, Talia Eames, at teames@ccthita-nsn.gov or 907.500.5531.

Gunalchéesh, Háw'aa,

Richard J. Peterson *(Chalyee Éesh)*
President



1 / A 1.0 FLOOR PLANS
1/8" = 1'-0"

CONSTRUCTION LEGEND

- NEW (N) CONSTRUCTION
- EXISTING (EX) CONSTRUCTION
- DOOR, FRAME, AND/OR HARDWARE
- SETBACK LINE
- PROPERTY LINE

CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT SAMPLES AND SUBMITTALS OF ALL FINISH MATERIALS TO CLIENT.
2. SUBMITTALS: LINOLIUM FLOORING, PAINT, WALL BASE, FLOORING TRANSITIONS, CASEWORK, ETC.
3. EACH TRADE OR SUB-CONTRACTOR IS NOT TO COMMENCE WITH THEIR WORK UNTIL CONDITIONS MEET THOSE RECOMMENDED BY THE MANUFACTURER OF THE PRODUCTS OR FINISHES BEING INSTALLED.
4. EACH TRADE OR SUB-CONTRACTOR IS TO STOP WORK AND REPORT ANY SUBSTANDARD CONDITIONS, WHETHER EXISTING OR THOSE COMPLETED BY OTHER TRADES, TO THE GENERAL CONTRACTOR.

2 A 2.0

RECEIVED
By Irene Gallion at 9:38 am, Jul 21, 2020

PLAN NORTH

05/18/2020

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES

TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

SHEET TITLE:
FLOOR PLAN

CHECKED	JB
DRAWN	SCC

issue	date	description

SHEET #	A 1.0
PLOT DATE	05/11/2020
ISSUE DATE	07/07/2020

@ NorthWind Architects, LLC, Project Number NWA-

Irene Gallion

From: Charlie Ford
Sent: Wednesday, July 8, 2020 9:16 AM
To: Irene Gallion; Autumn Sapp; Ed Foster; David Campbell
Cc: Emily Wright
Subject: RE: USE20-18: Transitional Housing at Allen Court

Hi Irene,

Buildings has no issues with this project at this time.

Charlie Ford | Building Official
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0767

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Tuesday, July 7, 2020 4:58 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>
Cc: Emily Wright <Emily.Wright@juneau.org>
Subject: USE20-18: Transitional Housing at Allen Court

Hello all,

Attached is a Conditional Use Application for up to 15 units of transitional housing on the corner of Jenkins Drive and Allen Court. Please let me know if you have any comments by July 21st. If you will be unable to make that deadline let me know and we will work something out.

Thanks!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Fire

STAFF PERSON/TITLE: Daniel Jager, Fire Marshal

DATE: July 20. 2020

APPLICANT: Central Council of Tlingit & Haida Tribes of Alaska

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Construction of up to 15 units of transitional housing, with shared bathroom and kitchen facilities.

LEGAL DESCRIPTION: LEMON GLACIER 2 LT 6

PARCEL NUMBER(S): 5B1201010150

PHYSICAL ADDRESS: Southeast corner of Jenkins Drive and Allen Court

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

No fire code or fire department concerns with this project.

Irene Gallion

From: Autumn Sapp
Sent: Wednesday, July 8, 2020 8:53 AM
To: Irene Gallion
Subject: RE: USE20-18: Transitional Housing at Allen Court

Good morning,

I don't have any further comments from what was listed in the preapp report.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Tuesday, July 7, 2020 4:58 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>
Cc: Emily Wright <Emily.Wright@juneau.org>
Subject: USE20-18: Transitional Housing at Allen Court

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Thanks!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

Irene Gallion

From: Irene Gallion
Sent: Tuesday, July 28, 2020 3:00 PM
To: Irene Gallion
Subject: FW: USE20-18: Transitional Housing at Allen Court

Edited for clarity, leaves out cc's.

From: David Campbell <DSCampbell@juneaupolice.com>
Sent: Tuesday, July 28, 2020 2:30 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Cc: Ed Mercer <EDMercer@juneaupolice.com>
Subject: RE: USE20-18: Transitional Housing at Allen Court

Chief Mercer has recently met with T&H Talia Ames and was briefed on the project. The location and services appear to be appropriate for the scope of the project.

From: Irene Gallion
Sent: Tuesday, July 7, 2020 4:58 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>
Cc: Emily Wright <Emily.Wright@juneau.org>
Subject: USE20-18: Transitional Housing at Allen Court

Hello all,

Attached is a Conditional Use Application for up to 15 units of transitional housing on the corner of Jenkins Drive and Allen Court. Please let me know if you have any comments by July 21st. If you will be unable to make that deadline let me know and we will work something out.

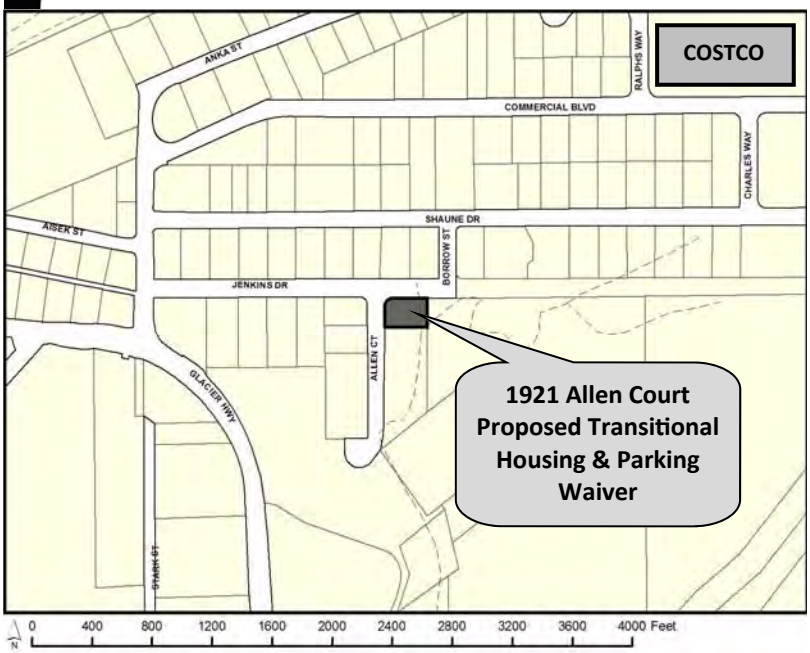
Thanks!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

Invitation to Comment

Neighborhood Meeting & Planning Commission Public Hearing

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

Applications have been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for Transitional Housing and a Parking Waiver to reduce the number of required parking spaces from 14 to 7** located at **1921 Allen Court** in a **General Commercial Zoning District**.

Neighborhood Meeting: **July 22, 2020, 6:00 P.M.**— Opportunity to ask questions and comment.
To join the **Neighborhood Meeting** Webinar, visit: **http://juneau.zoom.us/j/93862578816**. The Webinar ID is: **938 6257 8816**.

Planning Commission Meeting: **August 11, 2020, 7:00 P.M.**— Opportunity to testify.
To join the **Planning Commission Meeting** Webinar, visit: **http://juneau.zoom.us/j/91479438879**. The Webinar ID is: **914 7943 8879**.

Both the Neighborhood Meeting and the Planning Commission meeting will be by video and telephonic participation only.
To join either meeting by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 and enter the associated Webinar ID.

Staff Reports expected to be posted **Monday, August 3, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes, and more here as well.

Now through July 27	July 28 — 12 noon, August 7	August 11, 2020, 7:00 P.M.	August 12
Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	Planning Commission hearing date and time.	The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed July 9, 2020

Case No.: USE2020 0018; PWP2020 0003
Parcel No.: 5B1201010150
CBJ Parcel Viewer: http://epv.juneau.org

Attachment C - Abutters Notice & Neighborhood Meeting Notice

July 27, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801
by email only to: **pc_comments@juneau.org**

Re: ACLU of Alaska's support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

Dear City and Borough of Juneau:

The American Civil Liberties Union of Alaska strongly supports the conditional use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska for the permitting of transitional housing programs for people returning from incarceration.

People released from prison are less likely to reoffend, and are thus less likely to go back to prison, if they have stable, secure, and supportive housing,[1] and cultural support makes reentry housing more supportive. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to support this foundation for successful reentry.

Their success will make Juneau safer, decrease victimization, shrink the footprint of our prison system, and offer opportunities for a community that has traditionally had a hard time getting housing. And, in this time of a global pandemic, providing sober housing and supportive services reduces the spread of COVID-19 by keep people who are reentering out of crowded, congregate shelters where social distancing is difficult.[2]

---

[1] Council of State Governments Justice Center, *Reducing Recidivism: States Deliver Results Bureau of Justice Assistance*: https://bja.ojp.gov/sites/g/files/xyckuh186/files/Publications/CSG-ReducingRecidivism.pdf.

[2] Centers for Disease Control and Prevention, COVID-19 guidance for people experiencing homelessness: https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/homelessness.html.

AMERICAN CIVIL LIBERTIES UNION OF ALASKA FOUNDATION
1057 W. Fireweed Lane, Suite 207 | Anchorage, AK 99503 | Tel: 907.258.0044 | Fax: 907.258.0288
www.acluak.org | ACLUofAlaska | @ACLUofAlaska

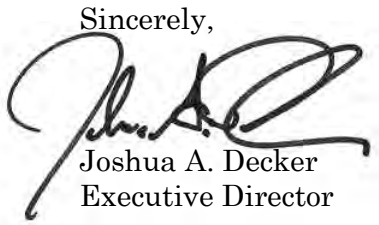
Alaska has long grappled with a persistently high recidivism rate: right now, 2 out of 3 Alaskans who are released from prison will reoffend again.[3] This rate will grow as the pandemic rages without an end in sight, and institutional programming that provides education and vocational opportunities, substance misuse treatment, mental health services, and in-reach opportunities from post-incarceration service providers is, in some cases, suspended indefinitely or substantially scaled back.[4] Service providers and formerly incarcerated people report that it's now harder to obtain basic government identification necessary for gainful employment and housing, and the knowledge to be absorbed by a workforce now heavily reliant on technological skills and tools necessary to work remotely, such as Zoom, Skype, and Microsoft Teams.[5]

Holistic programs, like those of Tlingit & Haida's Alaway Avenue and Allen Court transitional housing programs, not only help fill this growing gap of necessary services for returning citizens to be successful, but also provide alternative housing options outside of the private prison industry, which derive their corporate profits by warehousing and caging people,[6] and outside of the congregate emergency shelter model that is struggling during the ongoing worldwide health crisis.

Supporting this effort means supporting the Constitutional rights to rehabilitation and equal protection; it means supporting those returning to our communities in the midst of substance misuse recovery, and those with mental health illness; and it means the City and Borough of Juneau supports returning power to its tribal entity, while fighting against the same systemic racism that ripped tribal power away from indigenous people and disproportionality incarcerates Alaska Native people.[7]

Thank you for considering our views, and please let me know if you have any questions.

Sincerely,



Joshua A. Decker
Executive Director

---

[3] Recidivism data provided by the Alaska Department of Corrections, which also explains that about 900 people release from state jails and prisons monthly: https://doc.alaska.gov/rehabilitation-reentry/faq.

[4] Alaska Department of Corrections, *FAQ-COVID19*, April 2, 2020: https://doc.alaska.gov/covid-19/docs/DOC%20FAQ.pdf.

[5] Issues discussed at the Anchorage Reentry Coalition Meeting: State of Reentry (Part 1).

[6] Justice Policy Institute, *The Problem with Private Prisons*: http://justicepolicy.org/news/12006.

[7] In Alaska, 39 percent of the prison population is Alaska Native/American Indian. Alaska Department of Corrections, *2019 Offender Profile*: https://doc.alaska.gov/admin/docs/2019Profile.pdf.

Alaska Native
JUSTICE CENTER
Voices for Justice

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Alaska Native Justice Center (ANJC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

ANJC is a non-Profit organization, formed in 1993 to serve the unmet needs of Alaska Natives within Alaska's civil and criminal justice system. Our mission is "Justice to Alaska Native People" and we strive to accomplish this through working with community and statewide partners. ANJC looks forward to a continued partnership in the shared goal of reducing recidivism as individuals' transition out of incarceration and back into our communities.

If you have any questions regarding our support for this program, please do not hesitate to contact Tammy Ashley at 907-793-3550 or tashley@anjc.net.

Sincerely,

ALASKA NATIVE JUSTICE CENTER

Tammy Ashley
Director of Operations

From: Mandy O"Neal Cole
To: PC_Comments; Talia Eames
Subject: Letter of Support- CCTHITA Housing
Date: Thursday, July 23, 2020 4:52:53 PM
Attachments: AWARE_CCTHITA Alaway_Allen LOS.pdf

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commission,

Please find AWARE's Letter of Support for CCTHITA Alaway and Allen Court Housing projects. We are enthusiastic supporters of the Tribe's efforts, and believe these programs will enhance our neighborhoods and community.

Thank you!

--
Mandy O'Neal Cole
Executive Director
AWARE, Inc.
586-6623

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

AWARE strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA) for the permitting of transitional housing programs for individuals returning from incarceration.

AWARE has been providing services for survivors of domestic and sexual assault for over 40 years in Juneau, and we value the leadership and initiative of CCTHITA in the area of re-entry and recovery. As a partner to CCTHITA in many services areas, AWARE recognizes the particular strength of combining cultural supports and housing in order to provide the best opportunity possible to those returning to our community after incarceration.

AWARE supports families as they choose safety and accountability. In the wake of abuse, families often have contact; some in an effort to reunify, while others work to establish firm boundaries. Many formerly incarcerated individuals co-parent children. We believe our community can be safer if we support everyone in making healthier choices as they learn new ways of being. We believe neighborhoods are enhanced by dignified, supportive housing opportunities.

AWARE is proud to support, hire and work with persons in recovery. We recognize their amazing contributions as peer navigators, educators and leaders within our community. We urge you to support the innovative work of CCTHITA in re-entry and recovery programming.

If you have any questions regarding our support for this program, please feel free to reach out. We look forward to hearing from you.

Sincerely,

Mandy Cole
Executive Director, AWARE Inc.

July 23, 2020

CBJ
Community Development

Subject: T.H. proposal for developments at Allen Court & Alaway Ave

My Name is Don Gotschall
I Live at 7400 No. Douglas Hwy

- I support both the Allen court product and the Alaway Avenue Project.
- I have experience hiring the type of clients that will be occupying both housing products.
- Both projects will help friends getting out of Jail and becoming integrated into the Community.
- I worked with an initial funding of $15,000 from Northern Light United Church and helped get ~~archetectural~~ architectural, electrical, & mechanical, & plumbing cost estimates for ~~the~~ combining the trailer houses from Kensington. We raised the $15,000 outside the church budget & got that project into the construction phase.
- This is another good progressive product for us in Juneau.

Don Gotschall
Past civil engineer emeritis
Juneau Area.
Past treasurer for SESSI
That got the Assisted Living
85 unit housing project
into construction status.

586-3132
P.O. Box 20427, 99802

LSC | America's Partner for Equal Justice
LEGAL SERVICES CORPORATION

ALASKA LEGAL SERVICES CORPORATION
JUNEAU OFFICE

8800 GLACIER HIGHWAY, SUITE 228
JUNEAU, ALASKA 99801-1096
TELEPHONE (907) 586-6425
FAX (907) 586-2449
www.alsc-law.org

July 27, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

Re: Letter of Support

To Whom it May Concern:

We at Alaska Legal Services Corporation are writing to indicate our support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Programs.

We believe these programs will be of enormous benefit to the Juneau community at large. As we provide free legal services to low-income clients and elderly residents, with a priority for serving the most vulnerable populations in the community, we regularly see that access to housing is a huge barrier for many individuals in the Juneau community.

For over 50 years, Alaska Legal Services has offered legal aid to assist clients who are facing critical civil legal issues ranging from consumer law, family law, housing problems, public benefits, health care, and other areas specific to veterans or the elderly. In our office and throughout the state, we focus on serving vulnerable populations, including survivors of domestic violence, and those at risk of losing housing, health care, or family stability.

We believe the proposed project fills a significant need for the Juneau community and for our client population. Tlingit & Haida's comprehensive program for both Native and non-Native community members will provide an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing is directly aligned with the priorities of Tlingit & Haida's proposed program. We strongly believe that Tlingit & Haida's programs, as proposed, will be of enormous benefit to the Juneau community at large.

Please accept this letter of support.

Sincerely,

Heather Parker

Heather Parker
Southeast Supervising Attorney

July 21, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits.

I'm acutely aware of the need for safe, affordable housing for former inmates transitioning back into community. As a Community Advocate for current and released inmates I find that the lack of appropriate housing is a major barrier to successful reentry.

To afford most available housing requires a renter earn the equivalent of two and half jobs at minimum wage. An almost impossible barrier for most transitioning out of prison.

The advantage of these proposed T&H proposals is that they are supervised and have supportive programs. We appreciate the due diligence that T&H has demonstrated, creating a safe facility for clients and adjacent neighborhoods.

Often there is opposition to having former inmates living adjacent to established neighborhoods. These are legitimate issues that require acknowledgement and constructive dialogue between all parties.

Juneau housing proponents have worked years to have funding and support for transitional housing, such as T&H is proposing. It is like a miracle to have these appear at a time of state-wide budget crisis amid the virus pandemic. It would be a tragedy to have these housing proposals not approved.

Sincerely,

K.J. Metcalf

K.J. Metcalf
PO Box 20221
Juneau, AK 99802

Residence, 405 N. Douglas
(907) 500-2894

From: themillers@gci.net
To: PC_Comments
Subject: Transitional Housing Proposals
Date: Monday, July 27, 2020 12:20:39 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To CBJ Planning Commission,

It has come to my attention, as a member of Northern Light United Church Social Justice Committee, that Tlingit and Haida has applied to CBJ for Transitional Housing proposals:

- Permits to buy the Aloway Ave building
- Allen Court Project, to place several trailers, for reentry housing, near the Housing First projects in Lemon Creek area.

These are desperately-needed projects that I am confident will be well supervised. Please support these much-needed projects and grant required permits. Thank you for your work for our community!

Sincerely,
Linda S. Miller

400 West 11th Street • Juneau, AK 99801-1512
Phone 907-586-3131 • nluc@ak.net

Northern Light United Church

The United Methodist Church

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

July 21, 2020

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Northern Light United Church (NLUC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) to permit transitional housing programs for individuals returning from incarceration.

Juneau faces an affordable housing crisis. Successful reentry into our community by former inmates requires access to affordable housing. Therefore, NLUC has partnered with Tlingit & Haida financially to support the Allen Court conceptual architectural design concepts. Our involvement and support for both of these programs is a testimony to the serious lack of transitional housing to fill an overwhelming community need.

We view these projects as helping to fulfill restorative practices that can help promote healing and safety for Juneau. Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This, in turn, increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with our priorities.

If you have any questions regarding our support for this program, please do not hesitate to contact me

Sincerely,

Faith McClellan

Rev. Faith McClellan

The Mission of Northern Light United Church is
to make Disciples of Jesus Christ through God-centered Worship and People-centered Ministries

Chelsea Wallace

From: George Partlow <pricerbumanto@hotmail.com>
Sent: Thursday, July 23, 2020 11:02 AM
To: PC_Comments
Subject: Letter of support for THCC transitional housing program conditional use permits

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

July 23, 2020

City and Borough of Juneau
Permit Center
230 S. Franklin Street
Juneau, AK 99801

We are writing in support for the application by Tlingit and Haida Central Council for conditional use permits for the Alaway Avenue and Allen Court Transitional Housing Program.

It is clear to us that Alaska's criminal justice system has a huge recidivism problem. It seems to us that our experience with Haven House shows that one effective way to deal with it is to provide adequate housing for those reentering civil society from the prison system. Since it takes around two and a half jobs at minimum wage to afford most of the available housing in Juneau, it's unlikely that an ex-offender is going to be able to pay for adequate housing even if able to find a job immediately. By not providing housing, we are setting them up for failure.

The THCC projects not only provide a roof overhead, but also supervision and support programs, especially substance-abuse counseling, which are so important to give some hope of success for returning citizens.

We realize that there will be questions from those in the surrounding neighborhoods. Their concerns need to be respectfully listened to and dealt with.

We hope the planning commission and the Assembly will take this seriously and do what needs to be done to make these projects a success.

Sincerely,

George Partlow
Linda McCargar
POB 240557
Douglas, Alaska 99824

Residence: 600 St. Anns Avenue Unit 3, Douglas
928-581-8146
971-241-0534

From: pastorino@gci.net
To: PC_Comments
Cc: Talia Eames
Subject: Letter of Support for Tlingit & Haida Transitional Housing Program
Date: Friday, July 24, 2020 9:34:22 AM
Attachments: Support Letter .docx

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Attached is a letter of support for Tlingit & Haida Transitional Housing Program.
Please let me know that you received this letter. Thank you, Alex Pastorino

July 24, 2020

CBJ Planning Commission

This letter is in support of Tlingit & Haida Alaway Avenue and Allen Court Transitional Housing Programs for individuals returning to the community from incarceration.

True justice focuses on restorative practices rather than retributive approaches that typically result in re-offenses and, thus, returning to prison, resulting in large costs to our communities and our State. Restorative practices focus on restoring individuals, repairing broken relationships, providing access to basic needs--affordable housing, employment, community, etc.—while, at the same time, holding those who caused harm accountable. Research shows that the recidivism rate for those who have stable, supportive housing and who have been participants of restorative practices is much lower.

Both Alaway Avenue and Allen Court Transitional Housing Programs are truly examples of restorative programs. They are carefully planned, comprehensive, state-of-the art, culturally responsive programs designed to provide healing, community building, and supports for re-entrants that are desperately needed for success. Providing supervised, sober housing, supportive services including a case manager and a resident manager on each site, affordable rent, kids rooms that encourage fathers to reconnect with their children and be fathers, and employment opportunities through Tlingit & Haida business enterprises address the basic needs of those returning to the community. Housing and employment opportunities will allow re-entrants to become self-sufficient and accountable, giving them the means to take care of themselves, restore their dignity, pay child support and restitution, and become productive members of society. Creating space for children provides the space for relationships to be mended and restored. Mandatory community service, emphasizes the importance for accountability. Embracing Alaska Native culture grounds Alaska Native reentrants in their roots and values, giving them a sense of belonging and identity and it offers non-native reentrants a rich experience of a restorative culture, that was here long before Alaska was a territory or a State.

The Department of Corrections, Re-Entry Unit--a new unit designed to work with re-entry programs, coalitions, etc. across the state to help inmates move successfully into alternative programs--is a restorative effort that is supported by the Governor. This is an example of a state-wide effort and illustrates restorative practices and programs are being taken seriously in our State. We have an opportunity in Juneau to provide two quality transitional opportunities for those who are attempting to re-establish themselves into our community. It is my hope that our community will embrace both the Alaway Avenue and the Allen Court Transitional housing programs and support this very important, restorative effort that has the potential for not only restoring and healing re-entrants and their families but also healing our entire community, as we participate in mending the web of broken relationships in our community and effecting systemic change in our justice system. It takes all of us to build a restorative community. These projects exemplify this effort.

Respectfully,

Alex & Ray Pastorino
Retired Educator and Psychologist &
Active Community Volunteers

July 25, 2020
Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Re: Transitional Housing for returning citizens.

Dear Members of the Planning Commission;
As a retired correctional superintendent and substance use disorder counselor, I'm well aware of the importance of sober transitional housing for returning citizens and its impact on recidivism.

I wish to lend my support to the two transitional housing projects being developed by the Central Council, Tlingit and Haida Indian Tribes of Alaska.

I think we could all agree that offering returning citizens status in a therapeutic community with peer support is an investment society needs to be willing to make to reduce incarceration rates in our state.

V/R

Ed Sasser, MAT, CDC-1
Douglas, AK.

cc: Richard J. Peterson, President, Central Council, Tlingit and Haida Indian Tribes of Alaska
Don Habeger, Coalition Coordinator, Juneau Reentry Coalition

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

SERRC, Southeast Regional Resource Center, strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

If you have any questions regarding our support for this program, please do not hesitate to contact me.

Sincerely,

Sheryl Weinberg

Sheryl Weinberg
Executive Director

www.serrc.org
ANCHORAGE JUNEAU
210 FERRY WAY, JUNEAU, ALASKA 99801 • PHONE: 907-586-6806 • FAX: 907-463-3811

From: Dave Ringle <dave@svdpjuneau.org>
Sent: Monday, July 27, 2020 7:45 PM
To: PC_Comments
Subject: support for USE2020 0017 and 0018

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commission:

I am writing in support of the two proposed buildings for Tlingit and Haida's prisoner re-entry program, both the Mark Allen Drive proposal and the Alaway Street proposal. I support both these proposals on two levels, my professional role in the community and my personal role in assisting a felon re-enter society.

As the new General Manager of St. Vincent de Paul, I manage both emergency shelters and transitional housing. In my emergency shelter, we are often the first place a released prisoner seeks housing. This can be very problematic in this COVID environment, and we provide only limited services. We as a community have been fortunate that COVID spread among prison staff, but so far not among the prison population. Our shelter sleeps up to 60 people in a room with limited ventilation and this is a situation ripe for easy spread of any disease. Our shelter is only a bed with a roof for a night. There are many services that need to be provided for specific populations that are beyond the scope of our limited mission as an emergency shelter.

I see that also within my housing units. I manage 75 low income transitional housing units, and often a released prisoner will bring a voucher for housing that allow us to provide the individual a comfortable rented apartment. However, just a roof over a head does not provide all the services these individuals need, and often these individuals will reoffend, lose their voucher, and we will need to remove their belongings and re-rent the apartment.

The re-entry program provides both a place to stay and a program to support prisoners as they re-enter society. It fits the complex needs of this specific population and will benefit our community as a whole. Which brings me to the second reason I support this program.

For the last five years at my residence on Meadow Lane in the airport neighborhood, I have housed a young man since he left Goose Creek Correctional Facility after serving time for two felonies. This man has lost both parents, and we have known him since he was two. When he arrived at our home after two years incarcerated, I discovered how difficult it is to re-enter society as a felon. Unexpected things from the challenge of balancing limited job opportunities forcing all night work with random drug testing usually announced in the morning while he was sleeping to changing the social habits and language used to become appropriate outside of prison.

Living in a neighborhood, with support of people who can facilitate re-entry, is essential to break the 60% recidivism rate in Alaska. The first few months had moments where this young man came close to returning to jail, but with support he is now gainfully employed, contributing to our community and returning to a healthy lifestyle. There may be fears associated with putting such a facility in a neighborhood, but experiences such as Haven House, show such programs can exist safely within neighborhoods.

I strongly support these permit proposals.
Sincerely,
Dave Ringle
General Manager of St. Vincent de Paul
Resident of 2215 Meadow Lane

THE GLORY HALL
247 S. Franklin St Juneau, AK 99801
(907) 419-7386 tghoutreach@gmail.com www.feedjuneau.org

July 21, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Glory Hall strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

The Glory Hall sees first-hand the need for these projects. There are not currently enough low income, low barrier, or supportive housing for people exiting incarceration, and so many people end up leaving jail or prison only to find themselves without a home for the first time or again. We see this cycle of incarceration and homelessness every day. Having people leave incarceration to end up homeless, living on the streets, and without any resources is pretty obviously not setting them up for success. We full heartedly support these projects.

If you have any questions regarding our support for this program, please do not hesitate to contact The Glory Hall and me specifically.

THE GLORY HALL
247 S. Franklin St Juneau, AK 99801
(907) 419-7386 tghoutreach@gmail.com www.feedjuneau.org

Sincerely,

Chloe Papier

Chloe Papier
Deputy Director
907-419-7386
The Glory Hall
247 S Franklin St
Juneau AK 99801

United Way of Southeast Alaska

3225 Hospital Drive, Suite 106
Juneau, Alaska 99801
tel 907.463.5530

unitedwayseak.org

LIVE UNITED
United Way

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

Members of the Planning and Zoning Commission:

United Way of Southeast Alaska is pleased to offer this letter of strong support for the Conditional Use Permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida), for the permitting of a transitional housing program for individuals returning from incarceration.

United Way of Southeast Alaska is an independently governed, non-profit organization, dedicated to strengthening lives, helping people, and improving community conditions in Southeast Alaska. United Way of Southeast Alaska and our partners work to create real, lasting change by addressing the underlying causes of problems within our communities.

We support community programs and initiatives that help those in need and also prevent problems from happening in the first place. United Way collaborates with communities and agencies across Southeast Alaska to strengthen and improve the Health, Education, and Financial Stability of all individuals. At United Way of Southeast Alaska, we believe that everyone should have the opportunity for a good life. Everyone deserves a quality education that leads to a stable job, enough income to support a family through retirement, and good health.

That's why our work is focused on the building blocks for a good life: education, income, and health.

Given the existing limitations of reentry programs without supportive housing, Tlingit & Haida is developing a state-of-the-art program to provide sober and supportive housing for returning citizens. Studies show that people released from prison are less likely to reoffend and less likely to go back to prison if they have stable, secure, and supportive housing. The program will provide a healthy foundation built on culturally responsive services for participants as well as direct channels to resources necessary for successful reentry.

The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members, to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community; however, the two proposed projects at the corner of Always Ave and Glacier Highway and the property at Allen Court are ideal for this use. The proximity to support services, employment and public transportation, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact me.

Your careful attention and thoughtful consideration of their conditional use permit application is genuinely appreciated.

Respectfully,

Wayne A. Stevens
President/CEO

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

I strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration. As a practicing lawyer for 39 years, I have focused on criminal cases, both as a prosecutor and a defense attorney, for more than twenty years. I have seen firsthand how the collateral consequences of incarceration can cripple an offender's housing prospects, job prospects, and economic prospects far beyond what may be an appropriate sanction for the crimes committed. These programs are designed to get people back on their feet and help them become contributing members of society.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has had difficulty in obtaining housing.

This is not simply a feel-good charitable approach. The United States in general, and Alaska and Juneau in particular, cannot survive in today's competitive world if we essentially throw away lives because of sometimes youthful mistakes. We must integrate people reentering society from prison into our social and economic life to prosper as a community.

Sincerely,

Tom Wagner

Tom Wagner, Lawyer
90 Spruce Street #104
Juneau, Alaska 99801
Phone 907-209-4666
Email: tomwagnerak@gmail.com

USE2020 0018
PWP 2020 0003

Proposal for Transitional Housing at 1921 Allen Court, and a parking waiver from 13 required off-street parking spaces to 4.

Stand by for the meeting to begin!

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Community Development Staff

Irene Gallion, Senior Planner

Jill Maclean, Director

Alix Pierce, Planning Manager

Laurel Christian, Planner

Agenda

- Purpose of the meeting
- Where we are in the process
- Summary of project
- Brief sponsor statements
- How to comment
- Your comments and questions

We will take questions and comments at the end – thank you!

The purpose of the meeting is YOU

Answer questions and collect comments

- How will they be collected?
  - Meeting notes
  - E mail – Planner AND Planning Commission
  - Mail
  - Phone

- How will they be used? SUBMIT BY JULY 27th

More details on how to comment will be provided at the end of the presentation.

Process

- Application Received July 2, 2020
- Neighborhood meeting scheduled, noticed on July 9, 2020
- Neighborhood Meeting, July 22, 2020
- Planning Commission Meeting noticed on July 9, 2020
- Planning Commission Meeting August 11, 2020
- File an appeal within 20 days of the NOD

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

What can the Planning Commission do?

- Approve

- Approve with conditions
  - Schedule
  - Screening
  - Use
  - Drainage
  - Sound
  - Lighting
  - Traffic
  - Other

- Deny

The Commission has a list of “findings” their decision is based on.

A “Notice of Decision” (NOD) is filed with the clerk.

Project location

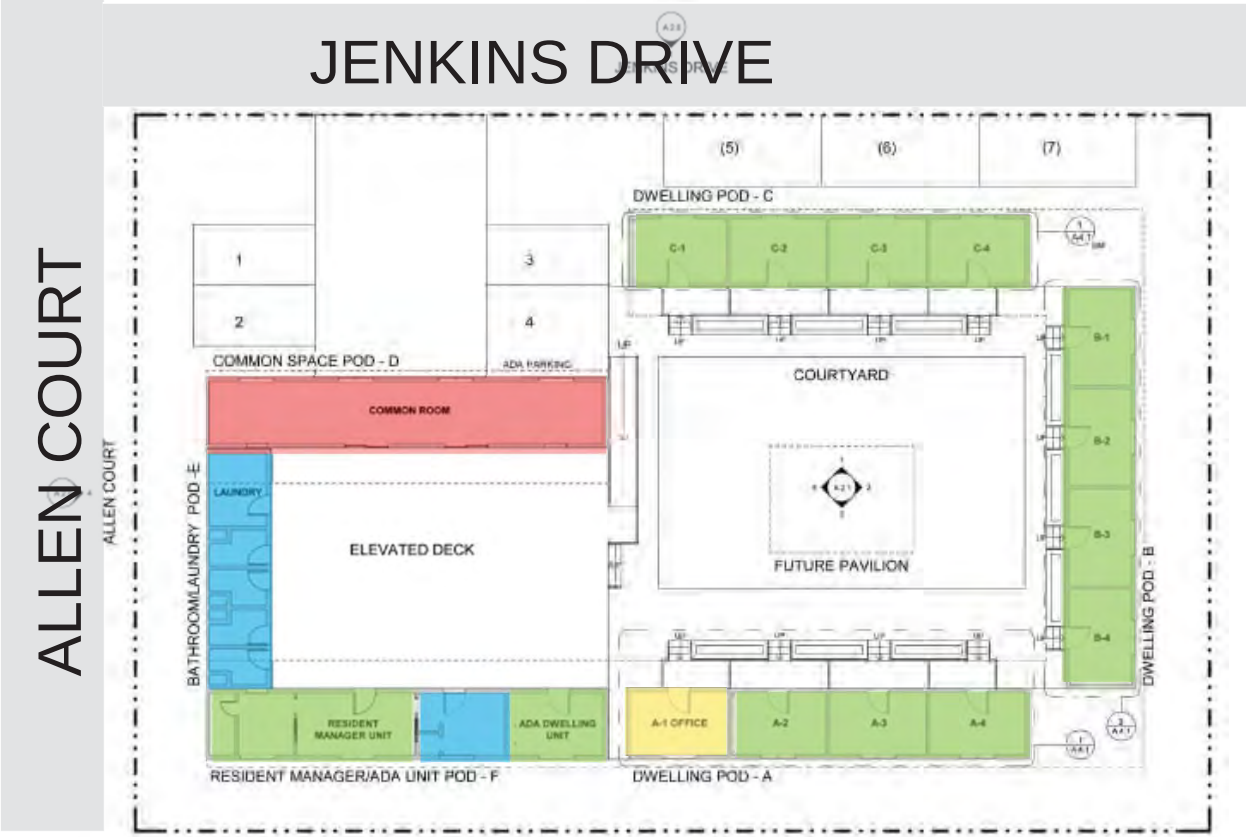
Bus stop

Proposed project – “Transitional Housing”

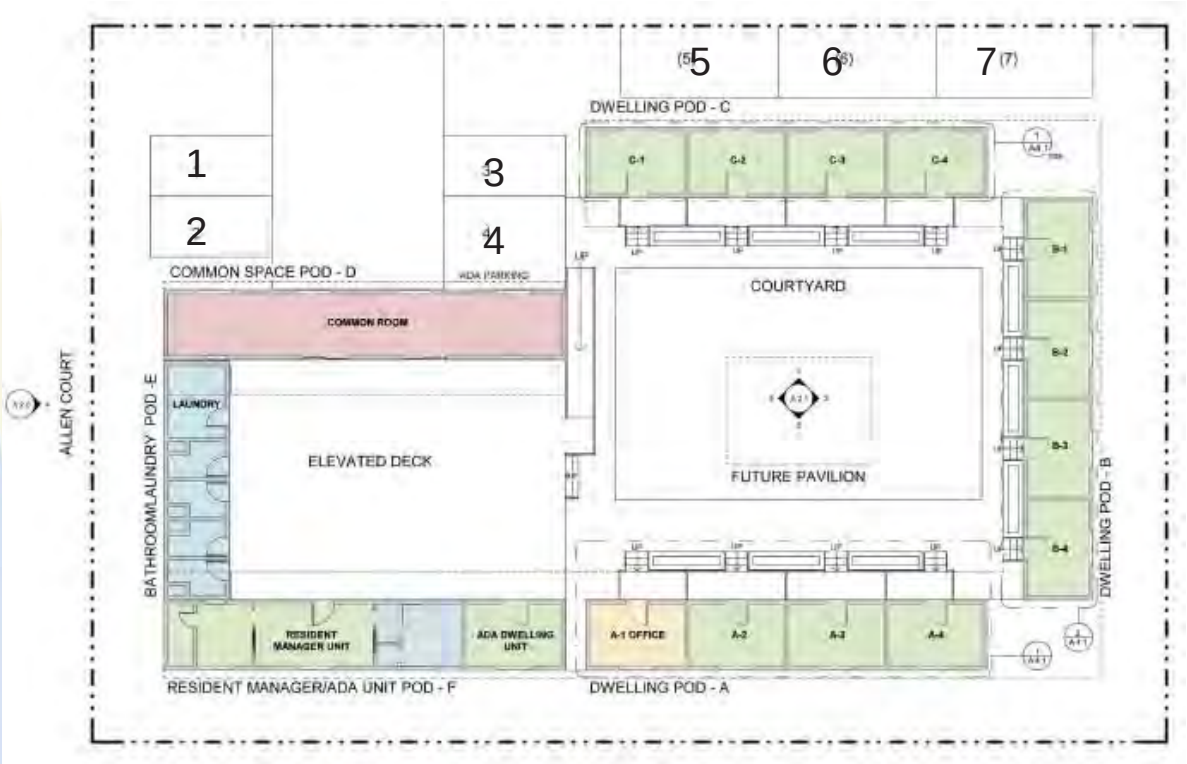
- Residential use
- Exiting correctional or similar facility
- Owner or manager must live on site
- Residents not required to live there

- May be on probation or parole
- May require DOC approval

Site plan – “single room occupancy with shared facilities”



Parking



PARKING		
	Proposed	Required
SRO	4	13

Clients highly dependent on public transportation.

A waiver has been requested.

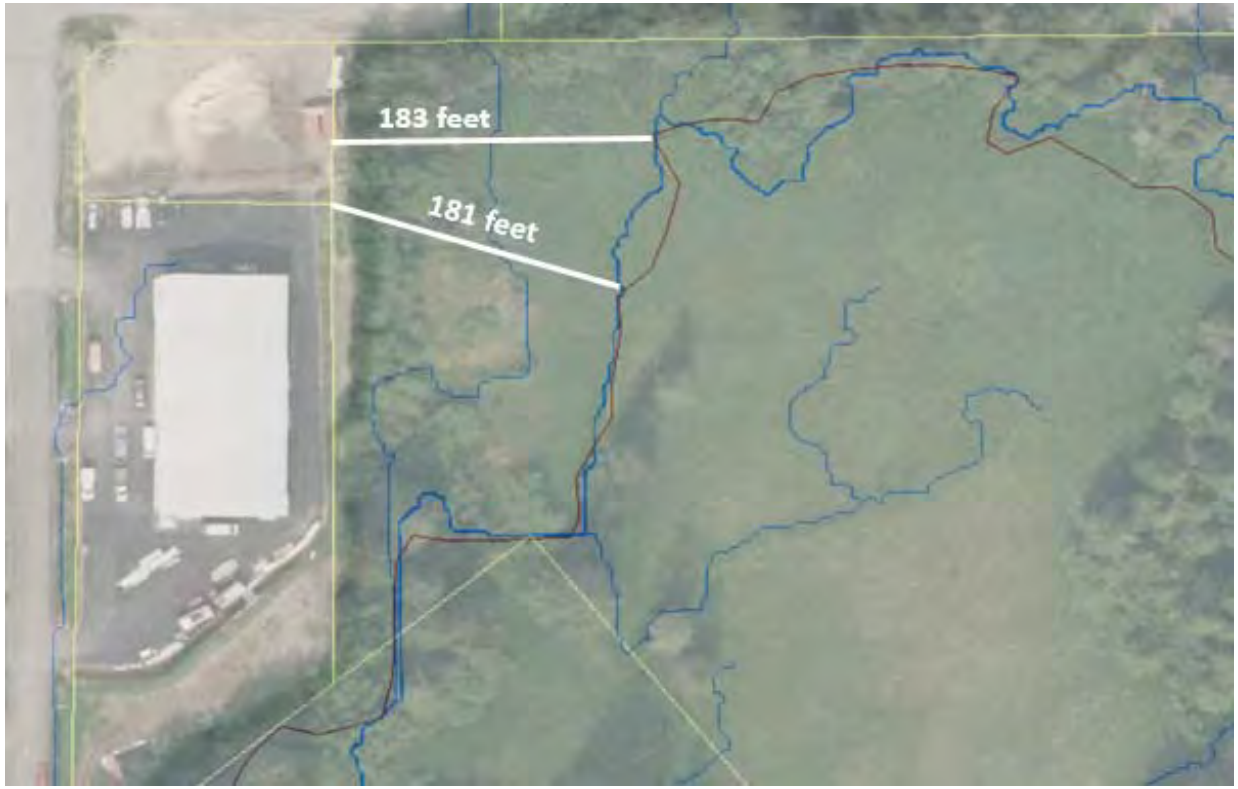
Traffic

Use	Metric	Trips Generated	Total Trips
Congregate Care Facility	Per dwelling	2.02	28.28
		Total ADTs:	28

Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Traffic Impact Analysis (TIA) not required for projected Average Annual Daily Traffic under 250.

Habitat



Neighborhood harmony

- Gastineau Human Services – half way houses and recovery programs (Anka Street area)
- Housing First Collaborative's Forget-Me-Not Manor (Allen Court)
  - JAMHI Health and Wellness facility – physical and mental health

SUMMARY

- Five modular units +, providing 3,074 square feet of housing, 13 individual rooms
- Single rooms with shared sanitary and kitchen facilities
- On-site manager with own suite
- Meets use and dimensional standards of zoning code
- Parking waiver requested

Sponsor Statements

- Talia Eames, Central Council Tlingit & Haida Indian Tribes of Alaska, Manager, Reentry & Recovery Department
- Natasha McClanahan, Central Council Tlingit & Haida Indian Tribes of Alaska, Housing & Reentry Coordinator, Reentry & Recovery Department
- James Bibb, Principal Partner, NorthWind Architects, LLC
- Shannon Crossley, Assoc. AIA, NorthWind Architects, LLC

How to comment

- Testimony
  - Tonight "Raise Hand" or *9
  - Planning Commission meting on August 11th, 2020, 7:00 pm.

- In writing
  - Irene.Gallion@Juneau.org
  - Pc_comments@Juneau.org (that is pc UNDERSCORE comments)
  - Community Development Department
    155 S Seward Street
    Juneau, AK 99801

- (907) 586-0715 (Main number) or (907) 586-0723 (Irene's direct line)

ALLEN COURT
TRANSITIONAL HOUSING PROJECT

Central Council Tlingit & Haida Indian Tribes of Alaska

Attachment E - Neighborhood Meeting Materials & Notes

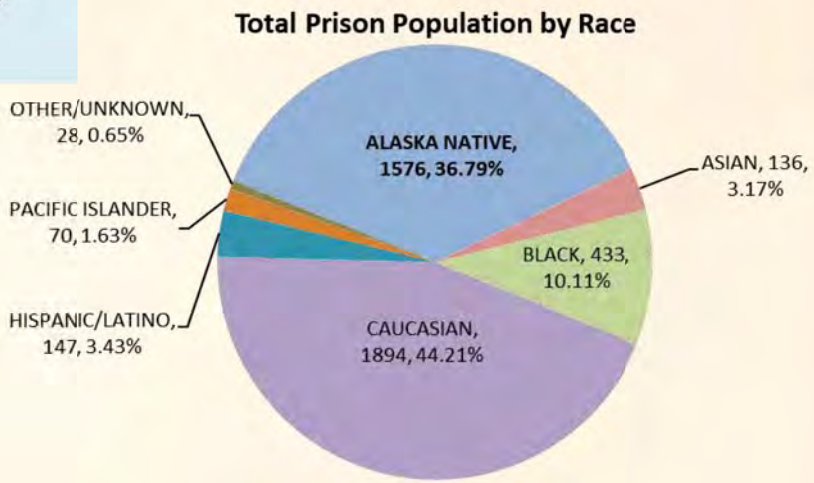
JULY 22, 2020

ALASKA NATIVES IN THE JUSTICE SYSTEM

Alaska Natives make up only 15.6% of the state population

Alaskan Natives represent nearly 37% of Alaska's total prison population.

Nearly two out of three persons released from Alaska's prisons returns within three years. That's a 66% recidivism rate. This has been the trend for 20 years.



**Due to criminal justice reform, Alaska's recidivism rate was reduced to 60%, but the new administration repealed the laws that created that change. What will we see in the next few years?*

OUR VISION

- Traditionally our people lived in longhouses…together
- As many as 100 people lived, worked and honored one another
  - Peer accountability was key

Can we create housing for our tribal citizens with employment, peer support and cultural programming?

WHY TRANSITIONAL HOUSING?

- Second Chance Program, 2015-2018
  - Met with over 300 participants
  - Services without stable, supportive housing seldom "stuck"
    - Participants lost to the system once out of halfway house
    - Literal gap from incarceration to services
      - No true transition from incarceration to community
    - Meaningful employment difficult to obtain
      - Participants in "survival mode" without basic needs met

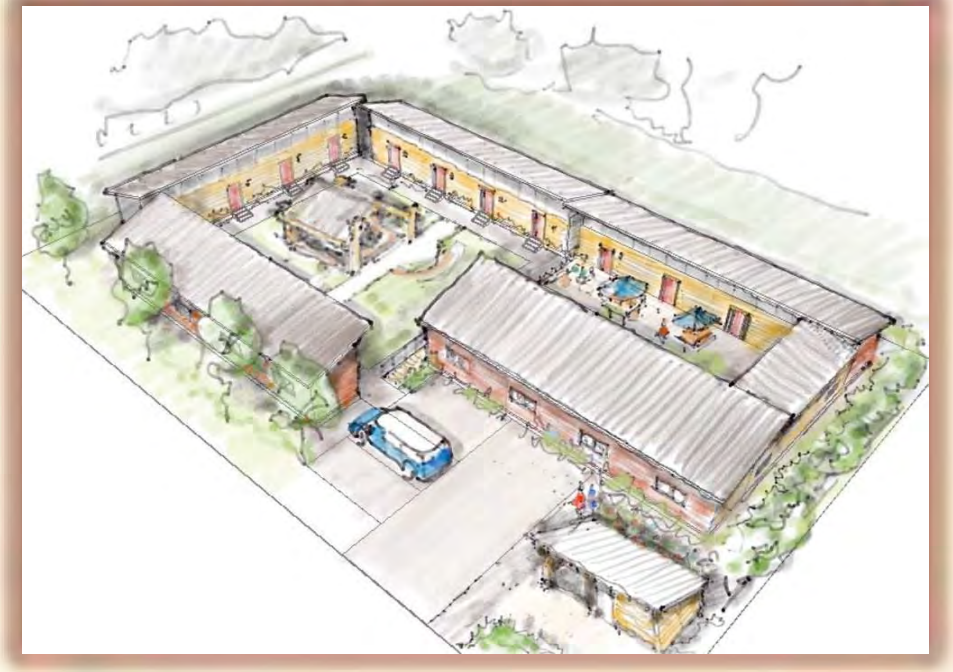
COVID-19 MITIGATION

- The passage of the CARES Act and approval of other funding sources are making it possible to conduct emergency protective measures to protect our communities

- Providing housing and supportive services for the reentry population keeps them out of congregate shelters where social distancing is difficult and mitigates the spread of COVID-19

HOUSING OVERVIEW

- Capacity for 12 male residents on a campus comprised of 5 prefabricated modular structures arranged around a large courtyard
- Dedicated Case Manager and Resident Manager live on-site
- Residents will be paying rent and providing mandatory service to the community



Aerial rendering of 1921 Allen Court housing project

SUPERVISION

- Residents will be remotely monitored using technology, cameras and a central monitored entrance and exit to the campus
- There is an office on the campus that will allow for meetings with probation officers, parole officers, counselors, and other pertinent meetings to help ensure returning citizens stay steady on their paths

ELIGIBILITY

- Interested participants must display readiness and desire for supportive housing, training, resources and employment assistance upon their transition into the community
- Competitive application process includes essay, interview, and recommendation to ensure commitment
  - Participants vetted through close relationship with Lemon Creek Correctional Center
    - Institutional Probation Officer input weighed heavily

LENGTH OF STAY

- Residents will commit to a minimum stay of 6 months
  - Almost two-thirds of offenders released from prison return to prison within three years (Alaska Criminal Justice Commission, 2018)
    - 62% of those offenders return to prison *within the first three months* of release
    - A commitment of 6 months ensures that residents are lifted up during this crucial time
- Maximum stay is 2 years
  - This allows time to transition to permanent housing and employment

DELANCEY STREET FOUNDATION MODEL

- Inclusive program provides housing, job training and employment through social enterprises for those released from incarceration
  - Program is using key elements from this successful model
- Model boasts a 30% recidivism rate
  - Alaska's recidivism rate is 60%
  - Lowered recidivism means less crime, increased public safety

PEER SUPPORT

- Each resident supports one another in their self-sufficiency and successful reentry
- House meals, house meetings and other relationship-building activities
- Campus designed as a “family” and residents will learn to be accountable to each other and the community
- Resident Manager will be a peer mentor

EMPLOYMENT & TRAINING

- Residents will have access to the training and employment opportunities through our tribal enterprises
  - Reentry & Recovery department is also in the process of creating job opportunities specific to reentrants
- Residents will have meaningful employment to pay back legal fees, restitution, and child support while contributing to the economy as they work to become productive members of the community

‘OUR WAY OF LIFE’

- Community connections will be enhanced through the strategic efforts of Reentry & Recovery department staff

- Southeast traditional tribal values will guide us in creating a safe space to encourage pro-social behaviors needed to foster meaningful community connections

WHY CULTURAL PROGRAMMING?

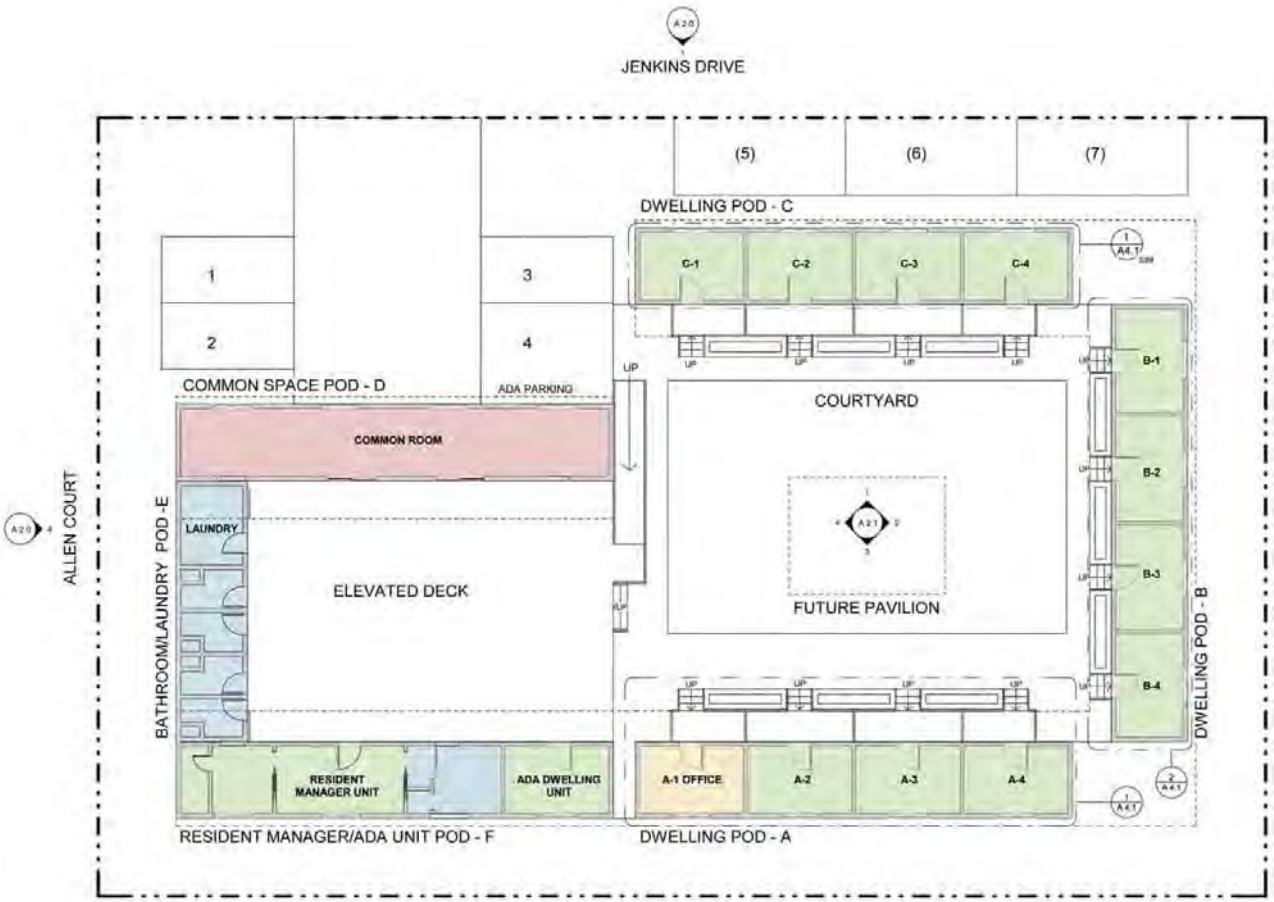
- Traditionally we have a restorative system
  - Balance: Restore disruption and heal self , heal community
- People being released to Southeast Alaska from nearby smaller villages must remain in Juneau to meet probation and parole requirements
  - Displaced Alaska Natives no longer have village supports that could assist in reentry
- In urban areas there is often limited access to subsistence activities, cultural outlets, and the extended family that often will house their kin despite a criminal background
  - This lack of connection and housing for those returning from incarceration results in an undeveloped foundations for services
- Participation in cultural activities is a protective factor for the development of negative outcomes.

OUR LAND & CULTURE ARE RICH IN MANY WAYS

COMMERCIAL BLVD
SHAUNE DRIVE
JENKINS DRIVE
GLACIER HIGHWAY
ALLEN COURT

NorthWind Architects, LLC

JENKINS DRIVE
ALLEN COURT



1 / A1.0 FLOOR PLANS
1/8" = 1'-0"

CONSTRUCTION LEGEND

- NEW (N) CONSTRUCTION
- EXISTING (EX) CONSTRUCTION
- DOOR, FRAME, AND/OR HARDWARE
- SETBACK LINE
- PROPERTY LINE

CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT SAMPLES AND SUBMITTALS OF ALL FINISH MATERIALS TO CLIENT.
2. SUBMITTALS: LINOLIUM FLOORING, PAINT, WALL BASE, FLOORING TRANSITIONS, CASEWORK, ETC.
3. EACH TRADE OR SUB-CONTRACTOR IS NOT TO COMMENCE WITH THEIR WORK UNTIL CONDITIONS MEET THOSE RECOMMENDED BY THE MANUFACTURER OF THE PRODUCTS OR FINISHES BEING INSTALLED.
4. EACH TRADE OR SUB-CONTRACTOR IS TO STOP WORK AND REPORT ANY SUBSTANDARD CONDITIONS, WHETHER EXISTING OR THOSE COMPLETED BY OTHER TRADES, TO THE GENERAL CONTRACTOR.

PLAN NORTH

05/11/2020

NorthWind Architects, LLC

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABEL SCALES

TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

SHEET TITLE:
FLOOR PLAN

CHECKED: JB
DRAWN: SCC

Issue	Date	Description

SHEET # A 1.0
PLOT DATE 05/11/2020
ISSUE DATE 07/07/2020

© NorthWind Architects, LLC Project Number NWA-

NorthWind
Architects, LLC

- Staff presentation
- Sponsor statements
- Comments and questions
    - President Petersen provided support for the project. Questioned what kind of neighbors we wanted to be as a community. Stated the project is designed for someone who wants to be successful and has the opportunity through the program. Believes this is a good opportunity for the community and neighborhood. Stated there has been an increase in homelessness since COVID-19 began, which is why the project is utilizing CARES Act funding. Believes the project provides needed services for stigmatized community members and it provides a foundation for individuals to be accountable. The project is not a free pass but provides opportunity for compassion, empathy, and accountability in a safe and sober environment.
    - Dave Ringle, SVDP, Airport area. Provided support for the project. Stated he runs the shelter at SVDP, but it has it's limitations. Believes this project is a good step for housing community members and reducing homelessness. Stated he has a reentrant living with him for a few years and there are serious obstacles when reentering the community from incarceration. He provided a supportive family and the individual has not been reincarcerated and is a productive member of society. Believes programs like this raise people up who have made mistakes and want to make up for those mistakes.
    - Don Habeger – Valley resident – Juneau Reentry Coalition. Stated the Juneau Reentry Coalition was a collaboration for justice involved residents. Stated the mission. Goal to reduce recidivism. Stated there are many challenges when released and this project provides a solution to a need in the community.
    - Alex Pasterino – Valley resident. Provided full support for the project. Believes program will create a successful environment for reentry, the project is well planned and considered carefully. This housing will not only provide a home but a place for a sense of community and building relationships. When released it is difficult to find employment and be self sufficient, this program helps that. Believes the resident manager and case manager will provide support for additional needs. Stated that crime affects the entire community, project will help reduce crime and improves entire community.
    - Lacy Wilcox – Lemon Creek/Twin Lakes resident. Provided support for the project. Believes there is a lack of programming in the community. Stated she has taken people in because there is no safe housing. Stated that projects like this are successful, and data can show that. Stated she would want to be a neighbor to this project.
    - Jason Wilson – Public Safety manager for CCTH and Village Public Safety program manager. Provided support for the project. Stated it is imperative to have safe housing for success when reentering from incarceration. Believes people want to make changes and need services and housing; this project provides that.
    - Glenn Mitchel – Valley Resident – has a storage unit in lemon creek. Asked how involved the on-site resident manager will be, what will be the role?
        - Answer: Natasha: Resident manger provides peer support, helps build community relations and helps with breathalyzers and security. The resident manger is on-site day and night to help monitor the site.
        - Response: Mitchel: Supports the projects and wants to see people succeed.

- K J Metfalf – N Douglas Resident. Works with a program that provides mentorship to former inmates. Stated is is difficult to find affordable housing and housing is critical for success. Believes this will be an economic and humanity success for Juneau.
- Tammy Jablonski – Valley Resident – Case manger for project. Provided support and stated excitement for the project.
- Chief Ed Mercer, JPD. Said State has been looking at criminal reform. There has been an increase in crime in Juneau in the last few years. Reform programs are looking at setting up programs for reentry. Believes these programs are beneficial to the community and individuals. Hopes the program is successful and helps people become functioning and proud members of the community.

NON-CONGREGATE APPROACHES TO SHELTERING FOR COVID-19 HOMELESS RESPONSE

Continuums of Care considering non-congregate approaches to sheltering people who are homeless that are symptomatic or in high risk categories, such as seniors or people with chronic illness, should consider the following guidance when designing local approaches. Coordination with public health partners is essential in design, resource investment and staffing considerations.

PLACEMENT: Comprehensive screening and triage in place to refer to site and prioritize placement

	Best Practice Approach: Private Individual Rooms	**Better Approach:** Individual Rooms/Semi-Private Spaces	**Good Approach:** Shared Spaces
Target Population	• Individuals who are symptomatic after screening at shelter has been implemented • Individuals who are pending testing or are close contacts of confirmed cases • Individuals who are high risk[i] with or without symptoms • Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized	• Individuals who are symptomatic after screening at shelter has been implemented • Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized as long as all individuals in the space are COVID-19 positive	• Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized as long as all individuals in the space are COVID-19 positive • Individuals who are asymptomatic after screening at shelter has been implemented as long as all individuals in the space are asymptomatic.
Set-up	• Individual bedroom (walls on all sides and a door) • Individual bathroom • Individual HCV • Personal cleaning supplies for an ill person's room and bathroom	• Individual bedroom (walls on all sides and a door) • If no existing walls, makeshift walls that are floor to ceiling should be created to create 6ft separation • Limited shared bathroom with cleaning regiment • Bathroom should be cleaned and disinfected after each use by an ill person • Dedicate an entrance(s) or passageway(s) for infectious individuals when feasible.	• Shared bedroom spaces with 6ft separation • Makeshift walls that are floor to ceiling (if feasible) should be created • Arrange all sleeping areas (including beds/cots) so that individuals are separated by putting a minimum of 6 feet between individual sleeping surfaces to prevent the spread of infections. • Shared bathroom • Bathroom should be cleaned and disinfected after each use by an ill person • Dedicate an entrance(s) or passageway(s) for infectious individuals when feasible.
Staffing	• Onsite healthcare • Transportation plan for closest hospital transport • Staff shifts and crew configuration • Cleaning schedules • PPE available for staff • Non-Congregate site management staff • Case management staff • Security	• Identifying dedicated staff to care for COVID-19 patients. • Telehealth options • PPE available for staff • Non-Congregate site management staff • Security	• Identifying dedicated staff to care for COVID-19 patients. • Telehealth options • PPE available for staff • Non-Congregate site management staff • Security

Counts and Percentages of Offenders in Institutions by Race/Ethnicity: July 1, 2019

Race/Ethnicity	Female Count	Percent Females	Male Count	Percent Males	Total Count	Percent Total
ALASKA NATIVE	188	10.72%	1,566	89.28%	1,754	39.00%
ASIAN/PACIFIC ISLAND	19	8.80%	197	91.20%	216	4.80%
BLACK	21	4.63%	433	95.37%	454	10.09%
CAUCASIAN	188	9.86%	1,719	90.14%	1,907	42.40%
HISPANIC/LATINO	13	9.56%	123	90.44%	136	3.02%
OTHER/UNKNOWN	2	6.45%	29	93.55%	31	0.69%
TOTAL	**431**	**9.58%**	**4,067**	**90.42%**	**4,498**	**100.00%**

Counts and Percentages of Offenders in Institutions by Age Group: July 1, 2019

Age Group	Females	Percent of Female Population	Percent of Females to All Offenders	Males	Percent of the Male Population	Percent of Males to All Offenders	Total	Percent of Total Population
19 and under	9	2.09%	0.20%	52	1.28%	1.16%	61	1.36%
20-24	43	9.98%	0.96%	382	9.39%	8.49%	425	9.45%
25-29	87	20.19%	1.93%	672	16.52%	14.94%	759	16.87%
30-34	108	25.06%	2.40%	709	17.43%	15.76%	817	18.16%
35-39	73	16.94%	1.62%	661	16.25%	14.70%	734	16.32%
40-44	36	8.35%	0.80%	427	10.50%	9.49%	463	10.29%
45-49	33	7.66%	0.73%	336	8.26%	7.47%	369	8.20%
50-54	20	4.64%	0.44%	290	7.13%	6.45%	310	6.89%
55-59	16	3.71%	0.36%	248	6.10%	5.51%	264	5.87%
60-64	3	0.70%	0.07%	160	3.93%	3.56%	163	3.62%
65 and over	3	0.70%	0.07%	130	3.20%	2.89%	133	2.96%
TOTAL	**431**	**100.00%**	**9.58%**	**4,067**	**100.00%**	**90.42%**	**4,498**	**100.00%**

Counts and Percentages of Offenders in Institutions by Length of Time From Admission: July 1, 2019

Months In	Females	Percent of All Females	Males	Percent of All Males	Total	Percent of Total Population
6 MONTHS OR LESS	342	79.35%	1,922	47.26%	2,264	50.33%
7 MONTHS - 12 MONTHS	35	8.12%	532	13.08%	567	12.61%
13 MONTHS - 24 MONTHS	15	3.48%	474	11.65%	489	10.87%
25 MONTHS - 36 MONTHS	9	2.09%	212	5.21%	221	4.91%
37 MONTHS OR MORE	30	6.96%	927	22.79%	957	21.28%
TOTAL	**431**	**100.00%**	**4,067**	**100.00%**	**4,498**	**100.00%**

Attachment - Out of Reach, The High Cost of Housing 2020 - National Low Income Housing Coalition

OUT of REACH

THE HIGH COST OF HOUSING

2020

NATIONAL LOW INCOME HOUSING COALITION

HOW TO USE THE NUMBERS

A renter household needs to earn at least **$23.96** per hour in order to afford a two-bedroom home at FMR.

The annual median family income (AMI) in the United States is **$80,320** (2020).

For a family earning 100% of AMI, monthly rent of **$2,008** or less is affordable.

There were **43,669,988** renter households in the United States (2014-2018).

Renter households represented **36%** of all households (2014-2018).

The estimated mean (average) renter wage in the United States is **$18.22** per hour (2020).

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage[3] needed to afford 2 BR FMR	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households	% of total households	Estimated hourly mean renter wage	Rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
UNITED STATES	**$23.96**	**$1,246**	**$49,830**	**2.4**	**$80,320**	**$2,008**	**$24,096**	**$602**	**43,669,988**	**36%**	**$18.22**	**$948**	**1.3**

The FMR for a two-bedroom rental home in the United States is **$1,246** (2020).

A renter household needs an annual income of **$49,830** in order to afford a two-bedroom rental home at FMR.

On average, a renter household needs **2.4 full-time jobs** paying the minimum wage in order to afford a two-bedroom rental home at FMR.

In the United States, a family at 30% of AMI earns **$24,096** annually.

For a family earning 30% of AMI, monthly rent of **$602** or less is affordable.

If a full-time worker earns the mean renter wage, monthly rent of **$948** or less is affordable.

A renter household needs **1.3 full-time jobs** paying the mean renter wage in order to afford a two-bedroom rental home at FMR.

1: BR = Bedroom.

2: FMR = Fiscal Year 2020 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2020 Area Median Income.

5: Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

WHERE THE NUMBERS COME FROM

Divide income needed to afford FMR ($49,830) by 52 (weeks per year) and then by 40 (hours per work week) ($49,830 / 52 = $958; $958 / 40 = **$23.96**).

Multiply Annual AMI by .3 to get maximum amount that can be spent on housing for it to be affordable ($80,320 x .3 = $24,096). Divide by 12 to obtain monthly amount ($24,096 / 12 = **$2,008**).

HUD FY20 estimated median family income based on data from the American Community Survey (ACS). See Appendix B.

Divide number of renter households by total number of households (ACS 2014-2018) (43,669,988 / 120,935,203 = .36). Then multiply by 100 (.36 x 100 = **36%**).

ACS (2014-2018).

Average wage reported by the Bureau of Labor Statistics (BLS) for 2018, adjusted to reflect the income of renter households relative to all households in the United States, and projected to 2020. See Appendix B.

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage[3] needed to afford 2 BR FMR	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households	% of total households	Estimated hourly mean renter wage	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
UNITED STATES	**$23.96**	**$1,246**	**$49,830**	**2.4**	**$80,320**	**$2,008**	**$24,096**	**$602**	**43,669,988**	**36%**	**$18.22**	**$948**	**1.3**

Developed by HUD annually (2020). See Appendix B.

Multiply the FMR by 12 to get yearly rental cost ($1,245.75 x 12 = $14,949). Then divide by .3 to determine the total income needed to afford $14,949 per year in rent ($14,949 / .3 = **$49,830**).

National average of jobs needed across all counties, weighted by number of renter households. To find jobs needed in a particular state, metro, or county, divide annual income needed to afford the FMR by 52 (weeks per year). Then divide by the prevailing minimum wage. Then divide by 40 (hours per work week).

Multiply Annual AMI by .3 ($80,320 x .3 = **$24,096**).

Multiply 30% of Annual AMI by .3 to get maximum amount that can be spent on housing for it to be affordable ($24,096 x .3 = $7,228.80). Divide by 12 to obtain monthly amount ($7,228.80 / 12 = **$602.40**).

Calculate annual income by multiplying mean renter wage by 40 (hours per week) and 52 (weeks per year) ($18.22374 x 40 x 52 = $37,905.38). Multiply by .3 to determine maximum amount that can be spent on rent ($37,905.38 x .3 = $11,371.61). Divide by 12 to obtain monthly amount ($11,371.61 / 12 = **$948**).

Divide income needed to afford the FMR by 52 (weeks per year) ($49,830 / 52 = $958). Then divide by $18.22 (the United States' mean renter wage) ($958 / $18.22 = 53 hours). Finally, divide by 40 (hours per work week) (53 / 40 = **1.3 full-time jobs**).

1: BR = Bedroom.

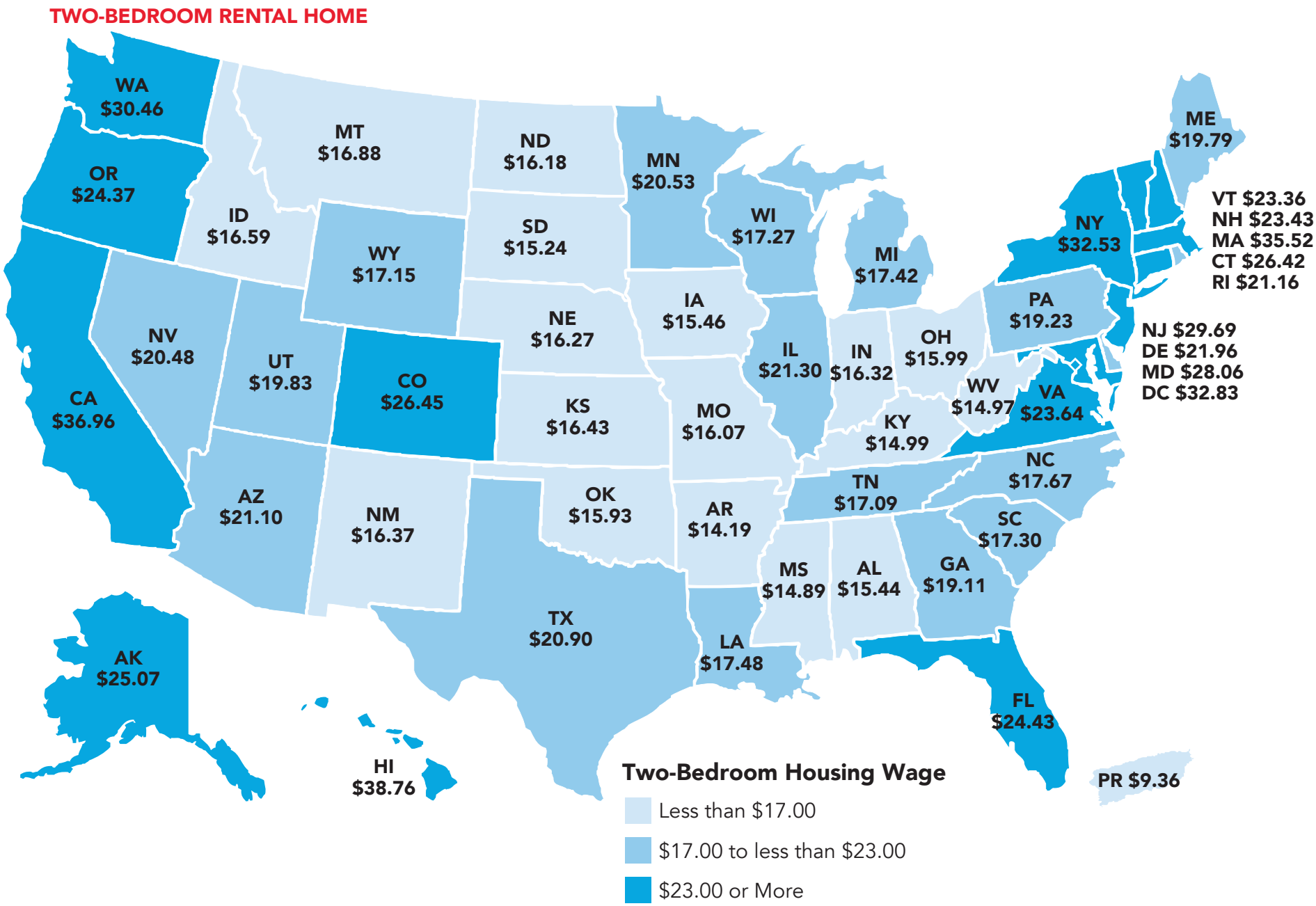
2: FMR = Fiscal Year 2020 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2020 Area Median Income.

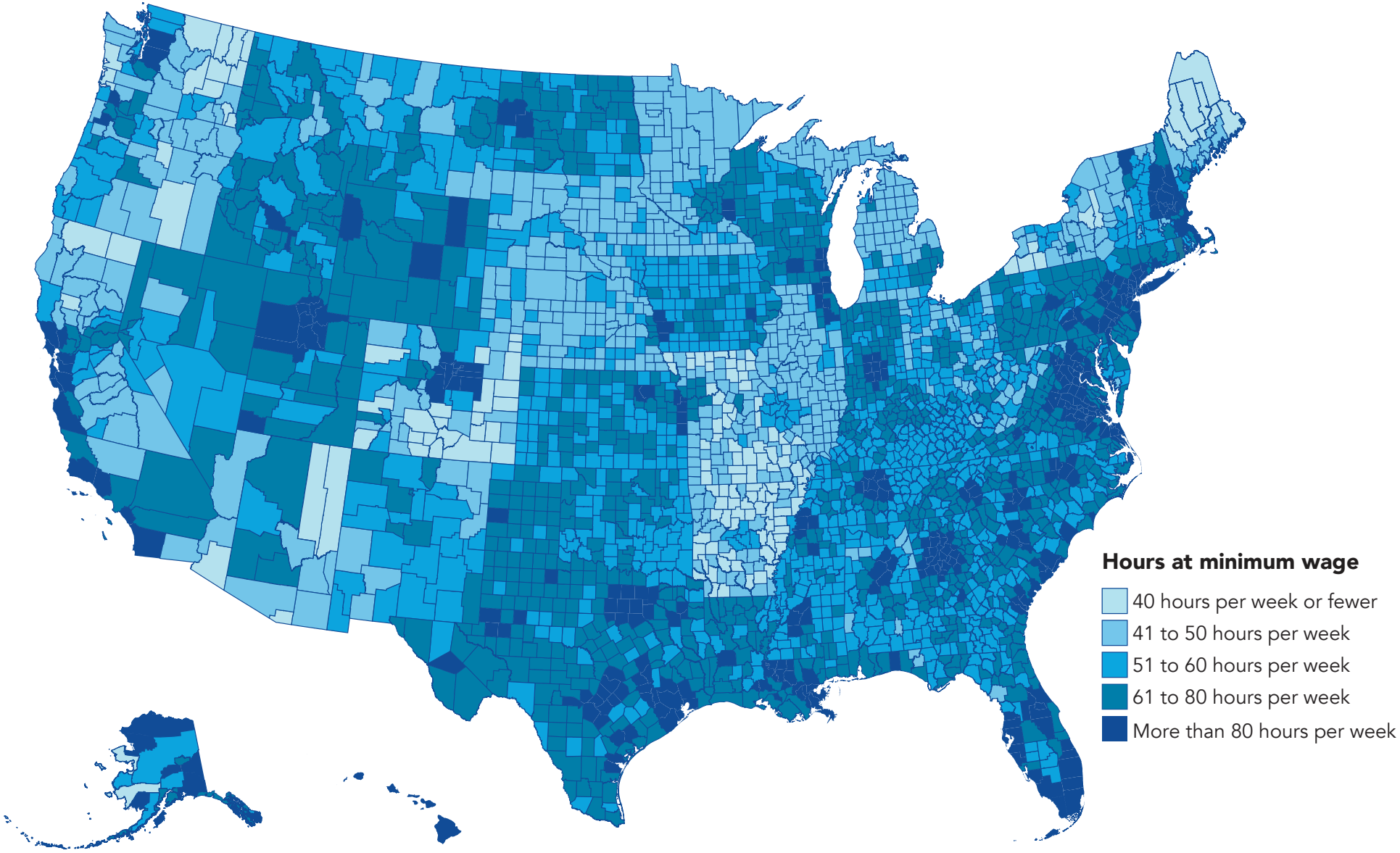
5: Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

2020 TWO-BEDROOM RENTAL HOUSING WAGES



2020 HOURS AT MINIMUM WAGE NEEDED TO AFFORD A ONE-BEDROOM RENTAL HOME AT FAIR MARKET RENT

*Note: New England states are displayed with HUD Fair Market Rent Areas. All other states are displayed at the county level. This map does not account for the 37 sub-county jurisdictions with minimum wages higher than the prevailing county, state, or federal minimum wage. None of these local minimum wages are sufficient to afford a one-bedroom rental home at the Fair Market Rent with a 40 hour work week. The geographic variation of Oregon and New York's state minimum wages are reflected at the county level.



MOST EXPENSIVE JURISDICTIONS

Metropolitan Areas	Housing Wage for Two-Bedroom FMR[1]

Metropolitan Counties[2]	Housing Wage for Two-Bedroom FMR

State Nonmetropolitan Areas (Combined)	Housing Wage for Two-Bedroom FMR

Nonmetropolitan Counties (or County-Equivalents)	Housing Wage for Two-Bedroom FMR

ALASKA #11*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,304**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$4,346** monthly or **$52,147** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$25.07
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ALASKA:

STATE FACTS	
	$10.19
	$19.55
	$25.07
	91,290
	36%

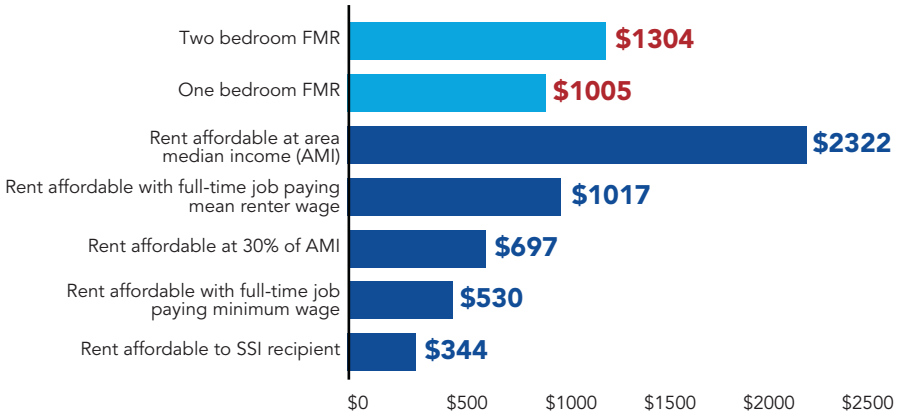
98
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

76
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

2.5
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

1.9
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
	$33.75
	$32.46
	$32.40
	$29.60
	$28.50



Attachment - Out of Reach, The High Cost of Housing 2020 - National Low Income Housing Coalition

ALASKA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	$25.07	$1,304	$52,147	2.5	$92,899	$2,322	$27,870	$697	91,290	36%	$19.55	$1,017	1.3
Combined Nonmetro Areas	$26.11	$1,358	$54,318	2.6	$87,497	$2,187	$26,249	$656	27,308	34%	$23.29	$1,211	1.1
Metropolitan Areas													
Anchorage HMFA	$25.10	$1,305	$52,200	2.5	$97,300	$2,433	$29,190	$730	41,697	39%	$18.95	$985	1.3
Fairbanks MSA	$25.48	$1,325	$53,000	2.5	$93,100	$2,328	$27,930	$698	15,150	41%	$17.08	$888	1.5
Matanuska-Susitna Borough HMFA	$20.06	$1,043	$41,720	2.0	$91,400	$2,285	$27,420	$686	7,135	23%	$11.31	$588	1.8
Counties													
Aleutians East Borough	$23.13	$1,203	$48,120	2.3	$77,700	$1,943	$23,310	$583	328	38%	$27.47	$1,428	0.8
Aleutians West Census Area	$33.75	$1,755	$70,200	3.3	$100,100	$2,503	$30,030	$751	845	72%	$31.02	$1,613	1.1
Anchorage Municipality	$25.10	$1,305	$52,200	2.5	$97,300	$2,433	$29,190	$730	41,697	39%	$18.95	$985	1.3
Bethel Census Area	$32.46	$1,688	$67,520	3.2	$56,900	$1,423	$17,070	$427	1,774	39%	$22.96	$1,194	1.4
Bristol Bay Borough	$23.12	$1,202	$48,080	2.3	$102,500	$2,563	$30,750	$769	157	47%	$24.06	$1,251	1.0
Denali Borough	$29.60	$1,539	$61,560	2.9	$110,500	$2,763	$33,150	$829	140	22%	$18.65	$970	1.6
Dillingham Census Area	$26.79	$1,393	$55,720	2.6	$65,000	$1,625	$19,500	$488	564	40%	$18.45	$959	1.5
Fairbanks North Star Borough	$25.48	$1,325	$53,000	2.5	$93,100	$2,328	$27,930	$698	15,150	41%	$17.08	$888	1.5
Haines Borough	$20.33	$1,057	$42,280	2.0	$80,000	$2,000	$24,000	$600	334	33%	$16.95	$881	1.2
Hoonah-Angoon Census Area	$19.02	$989	$39,560	1.9	$74,500	$1,863	$22,350	$559	209	26%	$13.07	$680	1.5
Juneau City and Borough	$28.50	$1,482	$59,280	2.8	$117,800	$2,945	$35,340	$884	4,507	36%	$15.89	$826	1.8
Kenai Peninsula Borough	$22.92	$1,192	$47,680	2.2	$89,700	$2,243	$26,910	$673	5,809	27%	$14.86	$773	1.5
Ketchikan Gateway Borough	$27.19	$1,414	$56,560	2.7	$87,300	$2,183	$26,190	$655	2,087	39%	$13.59	$707	2.0
Kodiak Island Borough	$27.54	$1,432	$57,280	2.7	$98,400	$2,460	$29,520	$738	1,968	45%	$16.04	$834	1.7
Kusilvak Census Area	$18.13	$943	$37,720	1.8	$38,500	$963	$11,550	$289	435	26%	$14.93	$776	1.2
Lake and Peninsula Borough	$17.44	$907	$36,280	1.7	$50,700	$1,268	$15,210	$380	131	31%	$23.97	$1,246	0.7
Matanuska-Susitna Borough	$20.06	$1,043	$41,720	2.0	$91,400	$2,285	$27,420	$686	7,135	23%	$11.31	$588	1.8

1: BR = Bedroom
2: FMR = Fiscal Year 2020 Fair Market Rent.
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
4: AMI = Fiscal Year 2020 Area Median Income
5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

ALASKA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nome Census Area	$32.40	$1,685	$67,400	3.2	$55,600	$1,390	$16,680	$417	1,141	40%	$27.47	$1,429	1.2
North Slope Borough	$28.50	$1,482	$59,280	2.8	$84,900	$2,123	$25,470	$637	978	50%	$54.57	$2,837	0.5
Northwest Arctic Borough	$27.15	$1,412	$56,480	2.7	$62,000	$1,550	$18,600	$465	826	44%	$43.74	$2,275	0.6
Petersburg Census Area	$22.63	$1,177	$47,080	2.2	$79,900	$1,998	$23,970	$599	371	32%	$11.13	$579	2.0
Prince of Wales-Hyder Census Area	$21.44	$1,115	$44,600	2.1	$67,600	$1,690	$20,280	$507	640	27%	$15.05	$783	1.4
Sitka City and Borough	$24.87	$1,293	$51,720	2.4	$89,100	$2,228	$26,730	$668	1,499	42%	$15.67	$815	1.6
Skagway Municipality	$26.54	$1,380	$55,200	2.6	$83,600	$2,090	$25,080	$627	194	49%	$13.25	$689	2.0
Southeast Fairbanks Census Area	$24.94	$1,297	$51,880	2.4	$82,700	$2,068	$24,810	$620	572	26%	$26.52	$1,379	0.9
Valdez-Cordova Census Area	$23.87	$1,241	$49,640	2.3	$113,200	$2,830	$33,960	$849	832	27%	$22.80	$1,186	1.0
Wrangell City and Borough	$19.40	$1,009	$40,360	1.9	$71,400	$1,785	$21,420	$536	340	32%	$8.46	$440	2.3
Yakutat City and Borough	$23.63	$1,229	$49,160	2.3	$90,800	$2,270	$27,240	$681	87	38%	$13.42	$698	1.8
Yukon-Koyukuk Census Area	$15.69	$816	$32,640	1.5	$51,400	$1,285	$15,420	$386	540	28%	$17.65	$918	0.9

1: BR = Bedroom
2: FMR = Fiscal Year 2020 Fair Market Rent.
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
4: AMI = Fiscal Year 2020 Area Median Income
5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

ALASKA ECONOMIC TRENDS

JUNE 2017

DOES WORKING REDUCE RECIDIVISM?

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Measuring poverty
Our changing age structure

ALASKA DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

ALASKA ECONOMIC
TRENDS

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Commissioner

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Chief, Research and Analysis

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Editor

Sam Dapcevich
Cover Artist

ON THE COVER: Westchester Lagoon is a popular area close to downtown Anchorage, just across a small spit of land from the salt water of Cook Inlet. Photo by Flickr user Doug Brown

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Alaska's policy choices help lower poverty rates

Heidi Drygas
Commissioner

This month's *Trends* examines the poverty rate in Alaska and compares it to other states. Alaska is one of the five states with the lowest federal poverty rates. Since the Egan Administration, Alaska has had strong labor laws compared to other states — and those laws, along with other institutional factors, have reduced poverty in our state and strengthened the middle class.

Labor policies vary widely state to state. For example, Alaska's "Little Davis-Bacon Act" requires that state public construction projects pay the "prevailing wage," or the prevailing pay rate for a given trade in a region. This law ensures construction workers earn a living wage. Twenty states do not have prevailing wage laws, including Mississippi, Arkansas, and Louisiana — three of the four states with the highest poverty rates.

Of course, prevailing wage laws for public construction is just one labor policy. Alaska also has a higher-than-average state minimum wage, at $9.80 per hour, thanks to overwhelming support for a public initiative in 2014. In addition, Alaska has one of the strongest overtime laws in the country, requiring payment of overtime wages for any time worked in excess of eight hours per day or in excess of 40 hours per week. In contrast, many states only require overtime payment for more than 40 hours in a week.

As with public construction, there is a strong correlation between strong minimum wage laws and workers' economic well-being: The four states with the highest poverty rates either don't have state minimum wage laws at all (Louisiana, Mississippi) or have relatively weak minimum wage requirements (Arkansas, New Mexico).

Enforcement of labor laws has a big impact on wages. Once again, Alaska labor laws are stronger than most; employers who engage in wage theft can be subject to triple damages if they get caught. Unlike federal wage laws or many states that fail to include a monetary penalty for wage theft, Alaska's law provides an incentive to comply with the law.

Our department also vigorously enforces the law. For example, we are in the process of recovering nearly $1 million in wages for employees of Taco King and Gallos. That's the largest wage theft recovery in our state's history. A recent national study found that approximately 17 percent of low-wage workers are victims of wage theft, and that simply enforcing labor laws would reduce poverty rates for these workers by more than 25 percent. My department is committed to the rule of law, and standing up for all of Alaska's workers.

Worker safety laws have an impact on poverty rates as well. Some states with high poverty rates, such as Oklahoma and Texas, have created massive loopholes in their workers' compensation system, which mean workers have to bear the cost of on-the-job injuries. Sometimes workers can't afford to treat those injuries and are disabled for life. A study by ProPublica called "The Demolition of Workers' Compensation" found that gutting workers' compensation results in more workers being permanently disabled and on welfare. Clearly, those are policies that exacerbate poverty, and Alaska is fortunate to have an intact workers' compensation system.

It is notable that many resource-rich states, such as Texas and Louisiana, have high rates of poverty and inequality. Alaskans are fortunate to have many valuable resources, but resources alone are not enough to create broadly shared prosperity. For that, we also need strong institutions, including labor laws that promote economic security and opportunity for all Alaskans.

Follow the Alaska Department of Labor and Workforce Development on Facebook (facebook.com/alaskalabor) and Twitter (twitter.com/alaskalabor) for the latest news about jobs, workplace safety, and workforce development.

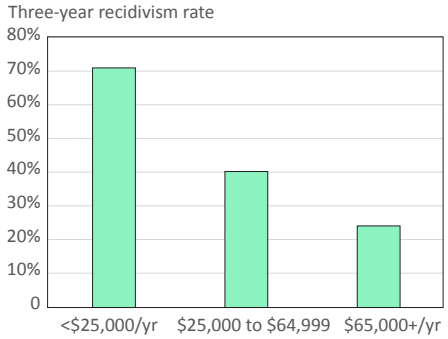
DOES WORKING REDUCE RECIDIVISM?

How jobs affect the likelihood of returning to prison

1

Wages and Recidivism

ALASKA FELONS RELEASED IN 2012



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

By **YUANCIE LEE**

Former inmates face a number of obstacles when reintegrating into society and finding work after their release, and they are highly likely to return to prison. Of the 4,500 Alaska inmates who were released in 2012 after serving time for a felony, 43 percent were reincarcerated within the first year and 66 percent recidivated over the next three years.

About half the inmates we studied found a job at some point in the three years after their release. But simply finding a job usually wasn't enough — finding work fairly quickly and, more importantly, making at least $25,000 a year considerably reduced the likelihood of returning to prison. (See exhibits 1 and 2.)

Who they are

This article covers 4,500 inmates who were released from an Alaska prison in 2012, all of whom had served time for a felony.

	Number	Rate of recidivism	% employed		Average wage	
			2012	2015	2012	2015
Female	908	62%	53%	47%	$7,520	$13,546
Male	3,400	68%	56%	48%	$11,351	$17,175

Seventy-nine percent of the released inmates were male, and men had a roughly 6 percent higher recidivism rate overall. Men fared better than women in both employment and average wages after their release, as the adjacent table shows, but women have narrowed the gap slightly in both areas in recent years.

These inmates were also young overall, with 61 percent under age 35 when they were incarcerated. The younger inmates were more likely to find a job than the older inmates, but they also returned to prison at higher rates, with recidivism declining with each older age group. For example, 74 percent of the 16-to-25-year-olds returned to prison within three years compared to about half of those over age 56.

This analysis looks only at employment's effect on recidivism, but it's important to keep in mind that other factors also play a role — for example, substance abuse, mental health, poverty, extent of criminal history, demographics, and childhood abuse or neglect. For more information, see the sidebar on page 6.

Lower if they found employment quickly

Overall, inmates who worked at some point during the three years after their release returned to prison at a rate of 67 percent, about the same as the overall recidivism rate. But the rate for those who were able to find a job within a year — more than half of them — dropped to 64 percent, and then to 62 percent for the 45 percent who found a job within six months.

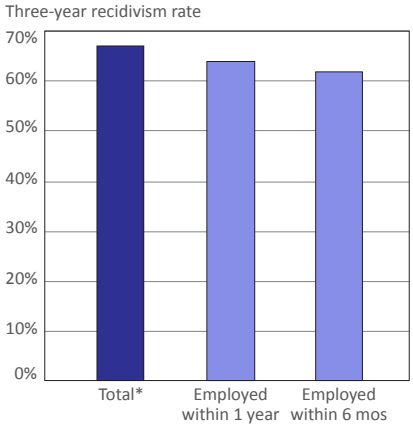
For those employed within six months, what they made during their first six months also affected their three-year recidivism rates. If they made less than $12,500 in those first six months, their recidivism rate was 66 percent. If they were able to earn between $12,500 and $32,499, the rate dropped to 43 percent, and for the few who made more than $32,500 it was 35 percent.

Recidivism rate:

Percent who had been reincarcerated for any offense by 2015, including probation violations.

2 Slightly Lower Rates For Those Who Found a Job Quickly

4,500 ALASKA FELONS RELEASED IN 2012



*Alaska Department of Corrections' published overall rate is 63 percent for those released in fiscal year 2012. See the sidebar below for more about how these rates are calculated and why they differ slightly.

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

How long they kept job mattered

Keeping a job for at least a year was also tied to a lower likelihood of returning to prison, regardless of how long it took to get hired. Among those who got a job and kept it for a full year, 47 percent returned to prison at some point over the period.

Most earned less than $25,000 per year

Former inmates who averaged less than $25,000 a year in wages had a particularly high recidivism rate of 71 percent. Once their average annual wages

About this study

This analysis is possible because of a collaboration between the Alaska Department of Corrections and the Alaska Department of Labor and Workforce Development. The Department of Corrections identified 4,500 convicted felons who were released from an Alaska prison in 2012, and the Department of Labor incorporated employment and Alaska Permanent Fund Dividend data to determine how their employment and wages in the three years after release affected their likelihood of returning to prison.

The Department of Corrections' calculation of recidivism is more complex and uses slightly different methods than the simpler calculation done here to look at broad patterns and make comparisons. The Department of Corrections' published recidivism rate for this period — which should be considered the official recidivism rate — is 63 percent, and the overall rate calculated for this article is 66 percent.

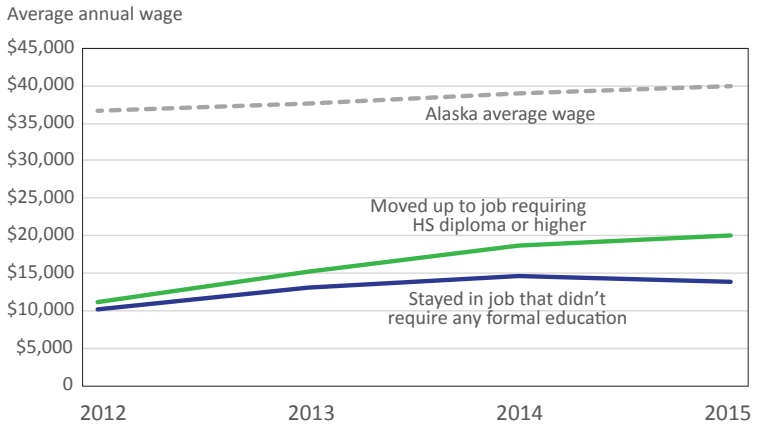
While all of the former inmates were serving time for a felony, these recidivism rates include anyone who was reincarcerated at some point over the three-year period for any offense, including misdemeanors and probation violations.

Data limitations

This analysis covers only those who worked for an employer in Alaska after release, so it excludes former inmates who became self-employed, such as fishermen and other contractors. It also excludes federal workers and those who left the state, although the latter number is likely small because a felony record makes it difficult to leave the state where the conviction occurred.

3 Wage Growth by Requirements of Job

When starting in job with no education requirements



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

Challenges for released inmates and efforts to reduce recidivism

Convicted felons face a number of barriers when released, and finding a job can be a big one. Employers can be reluctant to hire them, and a felony record disqualifies people from many jobs. In some cases, those with a felony conviction can obtain a waiver, but the extra step can further delay or discourage employment.

In 2015, the departments of Corrections, Health and Social Services, and Labor and Workforce Development partnered with the Alaska Court System, Alaska Housing Finance Corporation, and the Alaska Mental Health Trust Authority to develop a plan to reduce recidivism by helping former inmates find stable employment.

The plan includes job training, workshops, and placement services as well as better coordination with education and training providers, including those focusing on apprenticeships. To encourage employers to hire former inmates and reduce their risks, the state's Fidelity Bonding Program and Work Opportunity Tax Credit provide financial incentives.

topped $25,000, the rate dropped sharply to 40 percent. The lowest recidivism rate was 24 percent for the few who made $65,000 or more.

But the vast majority of the released inmates made less than $25,000 a year over that period, with just under 9 percent topping the $25,000 mark and 1 percent making $65,000 or more.

Low-skill work meant less advancement

Similarly, the vast majority worked in jobs with few skill or education requirements after their release, with 66 percent in jobs with no formal education requirements and 94 percent working in occupations that required a high school diploma or less. (See Exhibit 4 for more on the occupations they held.)

The former inmates working in the jobs with the lowest requirements also tended not to advance much. By 2015, 44 percent of those who had found one of these jobs within two years of their release were still working in a job with no education requirements, and they weren't earning much more than they had in 2012. The average yearly wage for these inmates grew from just $10,096 in 2012 to $13,942 in 2015. (See Exhibit 3.) They were also especially likely to return to prison (73 percent).

Only 15 percent of those working a job with no education requirements in 2012 had moved up by 2015 to a job that required a high school education or higher. These workers increased their average wages by 80 percent over that time, from $11,182 to

4 Most Common First Occupations After Release from Prison

Felons released in 2012: Alaska jobs, wages, and recidivism through 2015

First occupation within two years after release	Number employed	Recidivism rate, 3-yr	Quarterly avg wage
Construction Laborers	180	71%	$5,435
Laborers and Freight, Stock, and Material Movers, Hand	165	64%	$1,831
Combined Food Prep and Serving Workers, Incl Fast Food	138	73%	$1,912
Dishwashers	106	76%	$2,117
Cooks, Restaurant	101	73%	$2,979
Cashiers	95	68%	$2,203
Meat, Poultry, and Fish Cutters and Trimmers	90	71%	$2,275
Waiters and Waitresses	78	59%	$3,308
Janitors and Cleaners, Except Maids/Housekeeping Cleaners	76	68%	$2,258
Maids and Housekeeping Cleaners	74	64%	$1,689
Retail Salespersons	73	47%	$3,560
Food Preparation Workers	70	71%	$2,602
Carpenters	62	61%	$6,469
Stock Clerks and Order Fillers	61	71%	$2,565
Production Workers, All Other	45	69%	$4,678
Food Preparation and Serving Related Workers, All Other	41	81%	$2,362
Grounds Maintenance Workers, All Other	41	83%	$1,440
First-Line Supervisors of Food Prep and Serving Workers	35	66%	$2,292
Maintenance and Repair Workers, General	35	69%	$3,972
Landscaping and Groundskeeping Workers	33	67%	$2,070
Meat, Poultry, and Fish Cutters and Trimmers	33	82%	$2,624
Automotive Service Technicians and Mechanics	33	67%	$5,097
Dining Room and Cafeteria Attendants and Bartender Helpers	31	71%	$2,050
Cooks, Fast Food	30	80%	$2,003
Tire Repairers and Changers	27	56%	$3,260
Hotel, Motel, and Resort Desk Clerks	24	54%	$2,596
Helpers: Installation, Maintenance, and Repair Workers	23	57%	$4,211
Construction and Related Workers, All Other	21	71%	$6,102
Plumbers, Pipefitters, and Steamfitters	20	40%	$11,966
Bakers	20	75%	$929
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	20	70%	$1,515
Heavy and Tractor-Trailer Truck Drivers	19	42%	$5,842
Sales and Related Workers, All Other	18	67%	$2,122
Office and Administrative Support Workers, All Other	17	41%	$5,957
Bartenders	17	53%	$2,383
Cleaners of Vehicles and Equipment	17	59%	$3,009
Counter Attendants, Cafeteria/Food Concession/Coffee Shop	17	59%	$1,151
Operating Engrs and Other Construction Equipment Operators	16	63%	$10,784
Bookkeeping, Accounting, and Auditing Clerks	16	56%	$2,285
Automotive and Watercraft Service Attendants	15	87%	$2,316
Cooks, Short Order	15	73%	$3,098
Laundry and Dry-Cleaning Workers	15	73%	$2,647
Material Moving Workers, All Other	15	60%	$3,576
Roofers	15	73%	$5,666
Roustabouts, Oil and Gas	15	53%	$13,114
Electricians	14	50%	$7,943
Gaming and Sports Book Writers and Runners	14	71%	$1,399
Helpers: Carpenters	14	79%	$3,457
Painters, Construction and Maintenance	14	50%	$6,808
Customer Service Representatives	13	54%	$4,392
Office Clerks, General	13	31%	$2,809
Helpers, Construction Trades, All Other	13	62%	$6,336

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

5 Most Found Work in Anchorage or Near Prison

4,500 ALASKA FELONS RELEASED IN 2012

	Number who found a job	Employed		Average wage	
		2012	2015	2012	2015
Anchorage, Municipality	1,055	983	768	$11,216	$17,529
Bethel Census Area	171	149	137	$8,849	$10,886
Matanuska-Susitna Borough	152	136	116	$11,383	$17,783
Fairbanks North Star Borough	145	149	127	$13,662	$24,138
Nome Census Area	135	143	127	$10,188	$10,224
Kenai Peninsula Borough	125	125	91	$12,299	$23,090
Juneau, City and Borough	98	85	62	$11,374	$19,600
Kusilvak Census Area	69	69	57	$6,437	$9,683
North Slope Borough	49	54	49	$22,609	$36,300
Northwest Arctic Borough	45	41	40	$8,278	$9,967
Elsewhere in Alaska	180	188	165	$11,042	$17,866

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

$20,133. They were also only 59 percent likely to return to prison.

Many lack the skills to find good jobs after release

Because so few found higher-paying, higher-skill jobs — just 50 of the 4,500 inmates reached the $65,000 per year mark by 2015 — it's difficult to conclude these jobs translate directly to staying out of prison. But what is clear by the vast number who worked in low-skill, low-paying jobs is that prisoners tend to lack the skills and opportunities to get good jobs when they're released.

Of those who were employed during the two years before incarceration, only 7.1 percent had a job that required more than a high school diploma.

While Alaska inmates have varying levels of access to job training, a number of agencies have developed a recidivism plan to provide more training and employment services. (See the sidebar on page 6 for more information.)

Initial analysis a foundation for more in-depth studies

While this initial data combination showed that a job — but not just any job — played a role in a convicted felon's likelihood of returning to prison, it also laid the groundwork for a range of more comprehensive future analyses.

Additional years of data will allow us to track employment paths more accurately and in greater detail, and it will also allow us to analyze specific characteristics among those with different outcomes. For example, a future project could look at the 1,500 former inmates who didn't return to prison – about a third of them – to find out what, if anything, they had in common.

Yuancie Lee is an economist in Juneau. Reach him at (907) 465-6029 or yuancie.lee@alaska.gov.

MEASURING POVERTY

Yearly U.S. measure shows 10.4% of Alaskans live below the line

By **MALI ABRAHAMSON**

According to yearly national poverty data, 10.4 percent of Alaskans lived below the federal poverty threshold in 2015, compared to 14.7 percent nationally.

Alaska's poverty rate was down a full percentage point from the prior year but slightly above the past two decades' average of 9.8 percent. (See Exhibit 1.)

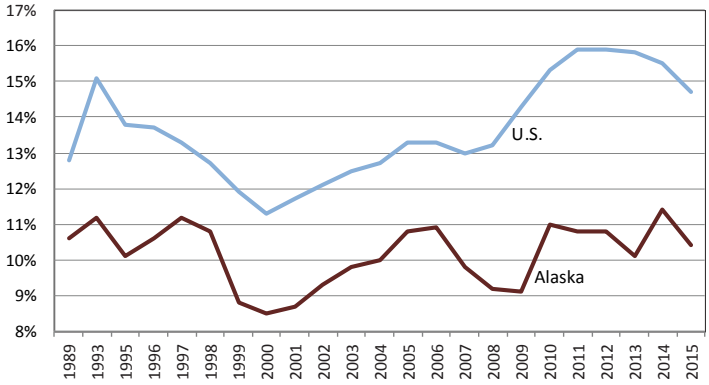
Among states, Alaska had the fourth-lowest poverty rate after New Hampshire, Maryland, and Minnesota. States with the highest poverty rates in 2015 were Mississippi, New Mexico, Louisiana, and Arkansas. (See Exhibit 3.)

Poverty rates are higher everywhere for children. In 2015, 14.5 percent of Alaskans under age 18 and 15.8 percent younger than 5 lived below the threshold. For child poverty, that put Alaska at ninth-lowest among states for everyone under 18 and eighth-lowest for children under 5. (See Exhibit 4.)

Nationally, the rates were 20.7 percent for children under 18 and 22.8 percent for those younger than 5.

1 Alaska Rate Trends Lower Than U.S.

TOTAL POVERTY RATE, 1989 TO 2015



Source: U.S. Census Bureau, Small Area Income and Poverty Estimates

Same thresholds apply nationwide

Alaska has historically trended well below the national poverty rate, but because the data source this article uses applies the same poverty thresholds nationwide, Alaska's higher incomes mean lower poverty rates.

Poverty thresholds shouldn't be confused with bene-

2 National Poverty Thresholds for 2015

BY HOUSEHOLD SIZE

Size of family unit	Weighted avg poverty threshold	With related children under 18 years						
		None	One	Two	Three	Four	Five	Six
One person	$12,082							
Under 65 years	$12,331	$12,331	–	–	–	–	–	–
65 years and over	$11,367	$11,367	–	–	–	–	–	–
Two people	$15,391							
Householder under 65 years	$15,952	$15,871	$16,337	–	–	–	–	–
Householder 65 years and over	$14,342	$14,326	$16,275	–	–	–	–	–
Three people	$18,871	$18,540	$19,078	$19,096	–	–	–	–
Four people	$24,257	$24,447	$24,847	$24,036	$24,120	–	–	–
Five people	$28,741	$29,482	$29,911	$28,995	$28,286	$27,853	–	–
Six people	$32,542	$33,909	$34,044	$33,342	$32,670	$31,670	$31,078	–
Seven people	$36,998	$39,017	$39,260	$38,421	$37,835	$36,745	$35,473	$34,077
Eight people	$41,029	$43,637	$44,023	$43,230	$42,536	$41,551	$40,300	$38,999
Nine people or more	$49,177	$52,493	$52,747	$52,046	$51,457	$50,490	$49,159	$47,956

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

About the data

This article's data come from the U.S. Census Bureau's Small Area Income and Poverty Estimates program, or SAIPE, which the bureau established in 1996 to help the U.S. Department of Education determine federal funding allocations for state and local governments. Before SAIPE, no precise yearly poverty measures were available.

SAIPE estimates combine administrative data, postcensal population estimates, and the decennial census with direct estimates from the Census Bureau's American Community Survey to provide single-year estimates of median household income and poverty for all states and county equivalents as well as poverty estimates for school districts. (See Exhibit 8 for poverty rates by Alaska school district.)

The Census Bureau's American Community Survey is another common measure of poverty and the source we used for our February 2012 poverty article, but because ACS is a five-year measure, it isn't comparable to annual SAIPE estimates.

While SAIPE thresholds are the same nationwide, it's important to note that when determining benefit eligibility, many social and economic programs also apply their own poverty guidelines that account for a range of other factors, such as cost of living, pregnancy, age, and rental costs. For example, the U.S. Department of Health and Human Services uses the SAIPE thresholds but applies different poverty guidelines to Alaska and Hawaii. HHS guidelines determine eligibility for programs such as Head Start, the Supplemental Nutrition Assistance Program or SNAP, the National School Lunch Program, the Low-Income Home Energy Assistance Program, and the Children's Health Insurance Program.

Note that margins of error can be large for small places, although when the data used here were cross-checked with more precise administrative data, such as population estimates, they matched well. In Alaska, the larger error range also comes from people misreporting their income on surveys, such as forgetting to include Alaska Permanent Fund Dividends.

fit eligibility, however — agencies using these thresholds as a baseline often add their own guidelines when determining eligibility for benefits or funding allocation.

Poverty thresholds are more of a statistical measure to track changes over time and to look at poverty rates among different groups within a population and, to a lesser degree, between areas. For more on how poverty is measured and how these rates are used, see the sidebar on this page.

Lower-income areas have highest rates

At the county level, states with the highest concentrations of impoverished counties were in the south, with 70 percent of counties in Alabama, Georgia, Louisiana, Mississippi, and New Mexico registering higher-than-average poverty rates.

Eleven of Alaska's 29 boroughs or census areas' poverty rates topped the national average. Western Alaska, which has some of the lowest incomes in the state, had the highest poverty

3 Mississippi Leads States for Rate of Poverty

All states and district of columbia, 2015

Name	Poverty estimate, all ages	Poverty percent, all ages	Poverty estimate, under 18	Poverty percent, under 18	Median household income	Poverty estimate, under age 5	Poverty percent, under age 5
Mississippi	638,919	22.1%	225,347	31.5%	$40,630	65,706	34.6%
New Mexico	405,364	19.8%	133,471	27.2%	$45,524	40,192	30.3%
Louisiana	885,846	19.5%	309,187	28.1%	$45,829	94,525	30.9%
Arkansas	540,733	18.7%	182,238	26.4%	$42,046	56,199	30.5%
Alabama	875,853	18.5%	288,450	26.5%	$44,833	84,382	29.4%
Kentucky	786,345	18.3%	250,180	25.3%	$45,178	75,486	27.9%
West Virginia	322,589	18.0%	91,962	24.7%	$41,969	28,552	28.2%
District of Columbia	113,185	17.7%	32,947	28.3%	$73,115	10,892	25.6%
Arizona	1,159,046	17.4%	394,337	24.7%	$51,473	113,218	27.0%
Georgia	1,705,831	17.2%	610,161	24.7%	$51,225	174,035	26.9%
South Carolina	796,609	16.8%	260,646	24.4%	$47,308	73,420	26.1%
Tennessee	1,077,866	16.7%	355,680	24.1%	$47,243	108,782	27.7%
North Carolina	1,607,249	16.4%	528,760	23.4%	$47,884	156,403	26.4%
Oklahoma	608,507	16.0%	207,539	22.0%	$48,595	64,648	24.7%
Texas	4,255,690	15.9%	1,634,149	22.9%	$55,668	484,428	24.8%
Florida	3,129,061	15.8%	944,415	23.4%	$49,416	280,519	26.0%
Michigan	1,524,330	15.7%	481,421	22.2%	$51,063	138,623	24.9%
New York	2,985,604	15.5%	921,512	22.3%	$60,805	275,702	23.9%
California	5,896,255	15.4%	1,901,985	21.2%	$64,483	547,759	22.3%
Oregon	601,626	15.2%	167,322	19.8%	$54,074	50,109	22.4%
Nevada	424,824	14.9%	142,071	21.6%	$52,544	42,203	24.4%
Missouri	875,704	14.8%	277,687	20.4%	$50,200	84,223	23.0%
Ohio	1,670,487	14.8%	546,968	21.2%	$51,086	170,403	25.1%
United States	**46,153,077**	**14.7%**	**15,000,273**	**20.7%**	**$55,775**	**4,448,211**	**22.8%**
Idaho	238,646	14.7%	75,056	17.7%	$48,311	23,270	20.9%
Indiana	924,428	14.4%	314,486	20.4%	$50,510	95,156	23.2%
Montana	144,634	14.4%	41,503	18.8%	$49,650	13,432	22.3%
Rhode Island	143,724	14.1%	43,057	20.6%	$57,265	12,497	23.1%
Illinois	1,702,210	13.6%	557,787	19.1%	$59,590	163,741	21.3%
South Dakota	111,697	13.5%	36,584	17.7%	$53,263	12,239	20.5%
Maine	171,266	13.2%	43,683	17.5%	$51,419	12,196	19.5%
Pennsylvania	1,624,991	13.1%	505,576	19.1%	$55,683	146,932	21.0%
Kansas	366,069	12.9%	119,994	16.9%	$53,802	38,465	19.8%
Delaware	115,655	12.6%	38,446	19.1%	$61,327	11,404	20.7%
Washington	860,734	12.2%	248,383	15.7%	$64,080	73,455	16.8%
Nebraska	224,696	12.2%	73,349	15.9%	$55,073	22,837	17.8%
Iowa	366,453	12.1%	106,192	14.9%	$54,843	31,492	16.3%
Wisconsin	679,937	12.1%	209,382	16.5%	$55,623	63,928	19.1%
Colorado	614,410	11.5%	183,216	14.8%	$63,945	55,162	16.7%
Massachusetts	752,453	11.5%	203,789	14.9%	$70,659	59,018	16.4%
Virginia	914,226	11.2%	275,747	15.0%	$66,263	82,761	16.4%
Utah	331,233	11.2%	115,511	12.8%	$62,961	36,805	14.9%
New Jersey	945,989	10.8%	306,606	15.5%	$72,337	89,504	17.3%
North Dakota	78,613	10.7%	20,716	12.1%	$61,674	7,437	14.3%
Hawaii	149,091	10.7%	44,299	14.5%	$73,097	13,836	15.4%
Wyoming	60,787	10.6%	17,725	13.0%	$61,213	5,977	15.8%
Connecticut	367,867	10.6%	110,143	14.6%	$71,333	30,085	16.4%
Vermont	62,643	10.4%	16,009	13.7%	$56,883	4,561	15.6%
Alaska	**74,941**	**10.4%**	**26,564**	**14.5%**	**$73,391**	**8,535**	**15.8%**
Minnesota	546,499	10.2%	165,217	13.1%	$63,459	48,782	14.2%
Maryland	583,369	9.9%	184,229	13.9%	$75,784	56,181	15.5%
New Hampshire	108,293	8.4%	28,590	11.0%	$70,003	8,116	12.9%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

4 How Alaska and U.S. Child Poverty Rates Compare

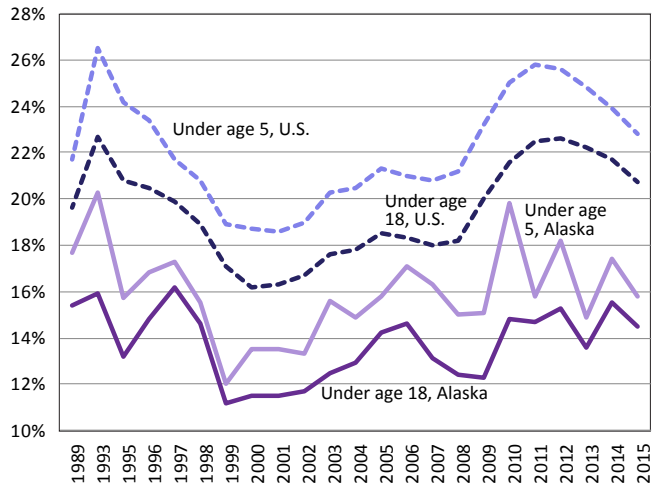
Under 18 and under 5 rates, Alaska and the U.S., 2015

	Total number in poverty	Poverty rate, total	Under 18, in poverty	Under 18, rate	Under 5 in poverty	Under 5, rate
United States	46,153,077	14.7%	15,000,273	20.7%	4,448,211	22.8%
Alaska	74,941	10.4%	26,564	14.5%	8,535	15.8%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

5 Child Poverty Trends

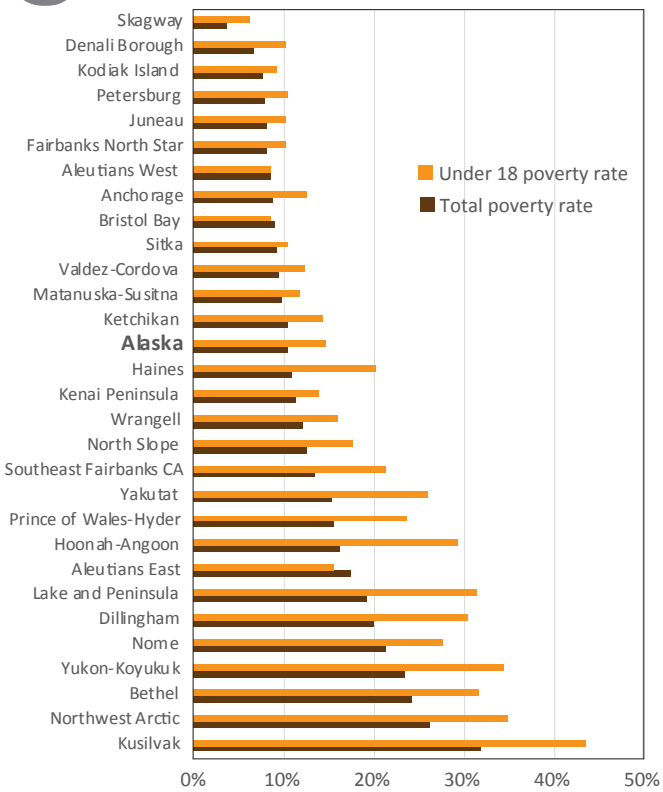
Alaska and the U.S., 1989 to 2015



Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

6 Higher in Southwest Alaska

Poverty by area, 2015



Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

rates overall as well as the highest child poverty rates.

The Kusilvak Census Area was highest at 31.8 percent overall and 43.4 percent among those under age 18.[1] (See exhibits 6 and 7.) Out of the nation's 3,141 county equivalents, Kusilvak's total poverty rate ranked 84th.

In addition to lower median incomes, the areas with higher rates and especially higher child poverty rates tend to have more children per household and a younger population overall than the rest of the state. Poverty status is determined by the total household income of everyone over age 15 except foster children, regardless of family size or location. Note that because Alaska Permanent Fund Dividends for children under 15 don't count toward total family income, actual household income may sometimes be underestimated, especially in rural Alaska.

Many low rates are in Southeast

The places with the lowest poverty rates had among the highest incomes, led by Skagway at 4 percent.

Anchorage, which has the state's largest population and its third-highest median income, had the highest

[1]Rates for children under 5 aren't produced at the county-equivalent level.

7 Income by Alaska Area

Total household, 2015

	Median household Income
Kusilvak Census Area	$33,511
Yukon-Koyukuk Census Area	$37,755
Lake and Peninsula Borough	$42,120
Bethel Census Area	$44,849
Prince of Wales-Hyder CA	$45,305
Dillingham Census Area	$50,753
Nome Census Area	$52,952
Hoonah-Angoon Census Area	$53,726
Northwest Arctic Borough	$53,774
Yakutat, City and Borough	$53,795
Wrangell, City and Borough	$54,500
United States	**$55,775**
Aleutians East Borough	$57,015
Haines Borough	$57,876
Southeast Fairbanks CA	$60,203
Kenai Peninsula Borough	$62,025
Petersburg Borough	$63,098
Ketchikan Gateway Borough	$65,314
Skagway, Municipality	$65,878
Bristol Bay Borough	$66,373
Kodiak Island Borough	$67,515
Sitka, City and Borough	$68,472
Valdez-Cordova Census Area	$70,101
North Slope Borough	$70,834
Fairbanks North Star Borough	$70,881
Denali Borough	$73,000
Alaska	**$73,391**
Matanuska-Susitna Borough	$76,601
Anchorage, Municipality	$77,791
Aleutians West Census Area	$80,695
Juneau, City and Borough	$82,892

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

number of people living in poverty but a low rate of 8.7 percent.

Small areas with transient workers also trend low, including Denali Borough, North Slope Borough, and Aleutians West Census Area. Income is higher in these areas, and any transient workers whose income is below the poverty line would be counted where they live, not where they work.

Mali Abrahamson is a research analyst in Juneau. Reach her at (907) 465-6029 or mali.abrahamson@alaska.gov.

8 Child Poverty by School District

And Alaska district populations, 2015

School district	District population	Total ages 5 to 17	Poverty rate, 5-17
Alaska Gateway School District (Tok area)	2,280	390	23%
Aleutian Region School District	619	27	41%
Aleutians East Borough School District	3,341	221	13%
Anchorage School District	298,695	51,599	11%
Annette Island School District	1,500	285	19%
Bering Strait School District	6,114	1,622	30%
Bristol Bay Borough School District	892	121	7%
Chatham School District	1,287	187	24%
Chugach School District	455	59	37%
Copper River School District	2,746	476	20%
Cordova City School District	2,175	358	4%
Craig City School District	1,234	236	26%
Delta/Greely School District	4,680	824	20%
Denali Borough School District	1,919	253	9%
Dillingham City School District	2,401	434	22%
Fairbanks North Star Borough School District	99,631	16,209	9%
Galena City School District	465	102	19%
Haines Borough School District	2,534	400	16%
Hoonah City School District	758	117	29%
Hydaburg City School District	385	70	29%
Iditarod Area School District (McGrath)	1,094	221	28%
Juneau Borough School District	32,756	5,234	8%
Kake City School District	572	97	27%
Kashunamiut School District	1,021	290	46%
Kenai Peninsula Borough School District	58,059	9,626	12%
Ketchikan Gateway Borough School District	13,709	2,197	12%
Klawock City School District	776	153	19%
Kodiak Island Borough School District	13,889	2,507	8%
Kuspuk School District	1,483	339	32%
Lake and Peninsula Borough School District	1,563	309	30%
Lower Kuskokwim School District	14,997	3,731	29%
Lower Yukon School District	6,546	1,812	42%
Matanuska-Susitna Borough School District	101,095	20,248	10%
Nenana City School District	374	67	16%
Nome School District	3,732	732	16%
North Slope Borough School District	9,687	1,708	16%
Northwest Arctic Borough School District	7,752	1,902	32%
Pelican City School District	88	12	25%
Petersburg Borough School District	3,177	497	10%
Pribilof School District	596	83	10%
Sitka School District	8,863	1,459	9%
Skagway School District	1,057	89	7%
Southeast Island School District	1,874	281	15%
Southwest Region School District	2,596	594	36%
St. Marys City School District	552	144	36%
Tanana City School District	244	47	19%
Unalaska City School District	4,487	352	5%
Valdez City School District	3,864	660	6%
Wrangell School District	2,382	361	13%
Yakutat School District	613	81	26%
Yukon Flats School District	1,425	260	35%
Yukon-Koyukuk School District	1,978	370	38%
Yupiit School District (Aklachak, Akiak, Tuluksak)	1,420	364	42%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

OUR CHANGING AGE STRUCTURE

How aging and migration trends could shape the future population

By **EDDIE HUNSINGER**

Alaska's population has continued to grow in recent years, although growth has slowed and the state's age structure has shifted. The state grew from 735,859 people in 2013 to 739,828 in 2016, but the only age group to increase was 65-plus. (See Exhibit 1.)

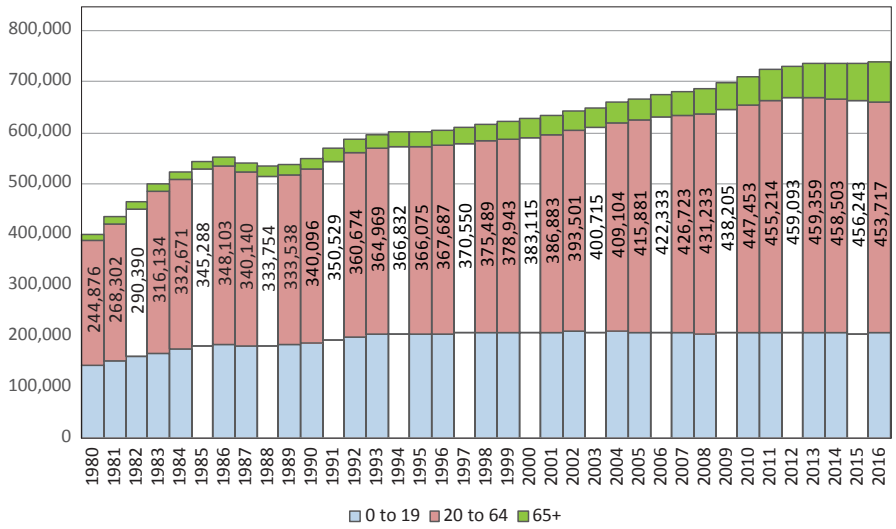
This doesn't mean more senior citizens are moving to Alaska; rather, it's the result of the large cohort of baby boomers, those born between 1946 and 1964, entering retirement age and the resulting subtraction from the 20-to-64 age group.

The increase in Alaskans over 65 has been steady and rapid for several years. The group grew by more than 4,000 people between 2015 and 2016 alone, reaching 78,980, and Alaska's senior population will likely pass the 80,000 mark in 2017 and top 100,000 in the coming years.

The 20-to-64 population, the typical working-age range, declined to 453,717 by 2016 after peaking at 459,359 in 2013. The under-20 population remained essentially unchanged over that period, as it has for more than two decades, hovering between 205,000 and 210,000 since 1994.

1 Alaska's Population by Age Group

1980 TO 2016



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and U.S. Census Bureau

A few things we can predict

Many details about Alaska's future population are uncertain, but we do know three things:

1. Unless Alaska's net-migration gains are higher than the historical average over the next decade, the 20-to-64-year-old population will likely remain flat or decline through 2025.

Alaska's annual net-migration — in-migration minus out-migration — has fluctuated around zero over the last 25 years, meaning the number who migrated to Alaska was approximately balanced by the number who left the state over the period.

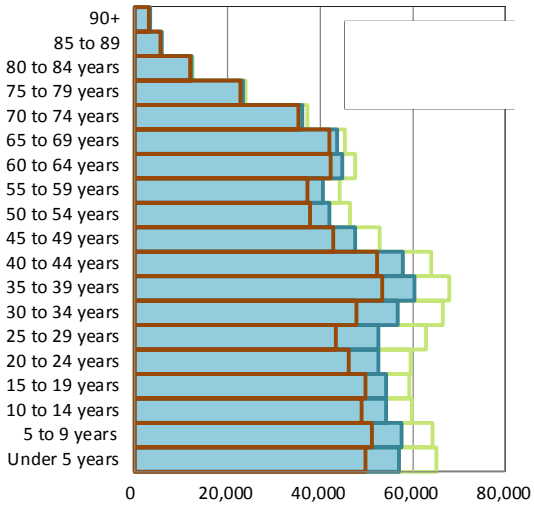
In terms of migration by age, the state typically loses more young people just after high school than it gains, gains more people in their 20s and 30s, and loses more at higher ages.

This pattern plus normal mortality rates and — most importantly — the number aging both into and out of the 20-to-64 group means that group won't grow through 2025 unless the state's overall net-migration gain is higher than the 25-year average.

This is a remarkable shift because before 2012, the state's 20-to-64 population typically grew, even in years the state lost more people to migration than it gained.

3 Three Projected Scenarios Based on Net-Migration

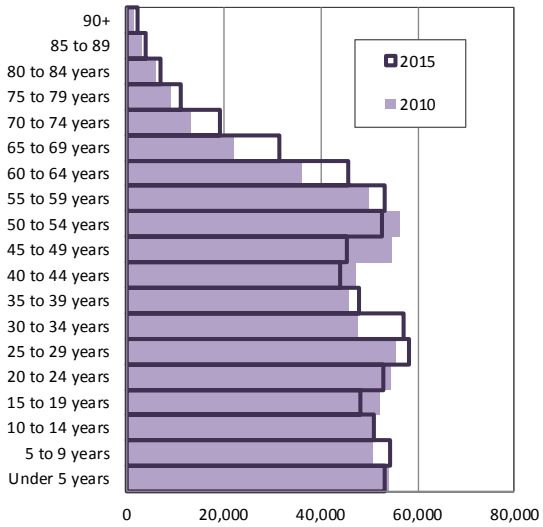
Possible population patterns in 2025



Note: Based on population projections from 2015
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

2 Population in 2010 and 2015

Alaska, by age group



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

This was primarily due to historical age structure; that is, older generations of Alaskans were much smaller.

2. Alaska's 65-plus population — currently 11 percent of its total population — will increase dramatically through 2025, but it's unlikely to make up more than 20 percent of the total population or surpass projected national percentages.

The future senior population is more predictable than other age groups because migration rates decrease with age — older people are less likely to move — and deaths are relatively predictable.

3. Population aging means bigger increases in deaths than births, which means Alaska's population growth will likely be slower in the future.

Higher death rates caused by aging draw from the population each year. Also, while Alaska has a large share of people in the typical child-bearing ages, the state's total fertility rate is at its lowest since the 1970s. Alaska's total fertility rate, or the average number of children per woman, was 2.2 in 2015, down from a high of about 2.6 in the early 1990s.

A known unknown for the future population

A small shift in the long-term level of net-migration

would have a dramatic effect on total population.

Exhibit 3 shows three possible scenarios for Alaska's total population in 2025 based on zero annual net-migration and a 1 percent annual gain or loss.

As other states' experiences show, small shifts in net-migration can produce big changes in population. In Alaska's case, consistent net-migration gains of more than 1 percent of the state's population per year over 10 years would rapidly bring the state toward 1 million residents, although this scenario is considered unlikely given current economic conditions and historical precedent. Likewise, consistent net-migration losses as small as 1 percent of the total population per year would lead to substantial decline in Alaska's total population over the long term.

Eddie Hunsinger is the state demographer. Reach him in Anchorage at (907) 269-4960 or eddie.hunsinger@alaska.gov.

About the data

Even though population projections can have large margins of error due to yearly variation in migration and uncertainty in births and deaths, they provide important information about the most likely future age structure. Recent age trends this article describes were evident in projections before 2013, including the slowdown in working-age population growth as well as the rapid increase in the senior population.

A typical population projections method, and the one we use at the Alaska Department of Labor and Workforce Development, is to divide population into age groups and age them forward in time, adding projected births and in-migrants at each step and subtracting deaths and out-migrants. So, for example, we used the number of 50-year-olds in 2010, along with typical migration and mortality rates for 50-to-55-year-olds, to project the number of 55-year-olds in 2015. (See Exhibit 2.)

Projecting populations this way still carries all of migration's inherent uncertainty, but level and age patterns for each of these components have some predictable characteristics. For instance, annual interstate migration rates are usually between 5 and 7 percent of the state population and have a predictable age makeup, with the highest rates for 18-to-29-year-olds and lowest rates for those 65-plus.

We can also project births and deaths fairly well over the short-term from age structure and from past vital records and population data.

The Month in Numbers

Unemployment Rates

	Prelim.	Revised	
SEASONALLY ADJUSTED	**4/17**	**3/17**	**4/16**
United States	**4.4**	**4.5**	**5.0**
Alaska Statewide	**6.6**	**6.4**	**6.6**
NOT SEASONALLY ADJUSTED			
United States	**4.1**	**4.6**	**4.7**
Alaska Statewide	**7.0**	**7.2**	**6.8**
Anchorage/Mat-Su Region	**6.4**	**6.6**	**6.0**
Municipality of Anchorage	5.7	5.8	5.3
Matanuska-Susitna Borough	8.6	9.2	8.3
Gulf Coast Region	**8.0**	**8.4**	**8.2**
Kenai Peninsula Borough	8.6	9.1	8.8
Kodiak Island Borough	4.9	4.4	4.7
Valdez-Cordova Census Area	8.8	10.2	9.5
Interior Region	**7.0**	**7.3**	**6.8**
Denali Borough	16.1	20.1	15.1
Fairbanks North Star Borough	6.1	6.2	5.8
Southeast Fairbanks CA	10.1	10.8	11.1
Yukon-Koyukuk Census Area	18.1	19.6	17.5
Northern Region	**12.4**	**11.7**	**11.2**
Nome Census Area	13.4	12.7	12.6
North Slope Borough	7.0	6.5	6.1
Northwest Arctic Borough	18.5	17.7	16.4
Southeast Region	**6.1**	**7.0**	**6.3**
Haines Borough	9.2	11.4	11.0
Hoonah-Angoon Census Area	14.2	16.8	14.9
Juneau, City and Borough	4.5	4.9	4.3
Ketchikan Gateway Borough	6.3	7.4	6.8
Petersburg Borough	9.2	10.3	8.7
Prince of Wales-Hyder CA	11.4	12.9	11.9
Sitka, City and Borough	4.1	4.6	4.6
Skagway, Municipality	11.6	19.8	12.2
Wrangell, City and Borough	6.8	8.3	6.7
Yakutat, City and Borough	7.0	9.1	5.7
Southwest Region	**10.3**	**9.4**	**11.3**
Aleutians East Borough	2.3	1.8	2.3
Aleutians West Census Area	3.6	2.2	3.6
Bethel Census Area	13.5	13.4	14.7
Bristol Bay Borough	8.0	12.9	9.5
Dillingham Census Area	9.7	9.7	10.8
Kusilvak Census Area	19.9	20.3	22.4
Lake and Peninsula Borough	14.3	14.4	16.1

How Alaska Ranks

Unemployment Rate[1]

1st Colorado 2.3%

49th 6.6%

50th New Mexico 6.7%

Job Growth[2]

1st Utah 3.3%

49th -2.2%

50th Wyoming -2.3%

Private Sector Job Growth[2]

1st Utah 3.5%

50th -2.9%

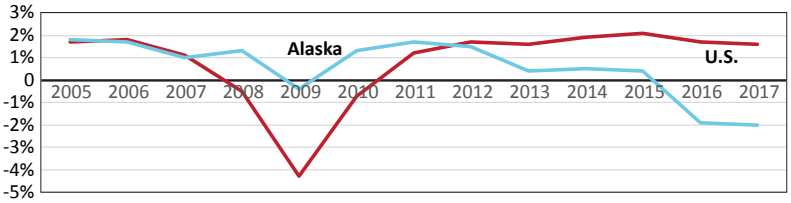
Government Job Growth[3]

1st Idaho 2.8%

38th -0.2%

50th Connecticut -1.7%

Job Growth in Alaska and the Nation



All data sources are U.S. Bureau of Labor Statistics and Alaska Department of Labor and Workforce Development, Research and Analysis Section, unless otherwise noted.

[1]April seasonally adjusted unemployment rates

[2]May employment, over-the-year percent change

[3]May employment, includes federal government (not military), state government (including University of Alaska), and local government (including K-12 public schools and tribal government)

Safety Minute

Vehicle crashes a major cause of death for ages 1 to 24

June is National Safety Month, which aims to reduce the leading causes of injury and death at work, on the road, and in homes and communities. Motor vehicle accidents are the top cause of unintentional death for Americans between ages 1 and 24, according to the National Safety Council's Injury Facts 2017.

- Ages 1 to 4: 33 percent (400 deaths)
- Ages 5 to 14: 56 percent (800 deaths)
- Ages 15 to 24: 57 percent (3,500 deaths)

The largest number of unintentional deaths fall within the early years of learning to drive and entering young adulthood. Further numbers released by The National Organizations for Youth Safety are sobering:

- 66 percent of teen passengers who die in a crash are not wearing a seat belt
- 58 percent of teens involved in crashes are distracted
- 25 percent of car crashes involved an underage driver who had been drinking
- 5 percent of teen deaths in crashes are pedestrians and 10 percent are bicyclists

When instructing young drivers, it's crucial to convey the potential consequences of risky driving to themselves and the community, and to teach and demonstrate safe driving habits. These include avoiding talking or texting while driving, staying alert, avoiding distraction, always wearing a seatbelt, and never driving impaired.

Leading by example and informing young drivers of the consequences of unsafe habits can reduce the number of unintentional deaths and make Alaska's roads safer for everyone.

For more information about safe driving or driver education courses, contact the State of Alaska Division of Motor Vehicles at (907) 269-5551 or visit the DMV's Approved Driving Schools page at http://doa.alaska.gov/dmv/akol/driving_schools.htm.

Safety Minute is written by the Labor Standards and Safety Division of the Alaska Department of Labor and Workforce Development.

Employer Resources

Hiring workers with disabilities benefits business, community

The U.S. Department of Labor's Office of Disability Employment Policy provides comprehensive resources for employers who recognize the significant return on investing in an inclusive workforce.

ODEP resource topics include building an inclusive workforce, disability etiquette, tax incentives, accommodations and accessibility, and how an inclusive workplace is good for business by demonstrating leadership to community, stakeholders, and competitors. These resources are available at www.dol.gov/odep/topics/Employers.htm.

Alaska employers benefit from the collaborative efforts of several state and federal agencies that specialize in disability awareness, recruitment, and employment. The Department of Labor and Workforce Development's divisions of Vocational Rehabilitation and Employment and Training Services are foremost among the agencies employers partner with to learn about recruiting and employing qualified Alaskans with disabilities. Local Alaska Job Center staff will guide you as you develop your disability employment strategy and find applicants to meet your business needs. Federal contractors may particularly benefit from this partnership by hiring people with disabilities (including veterans) as they strive to reach affirmative action goals.

Be a hero to your staff, an innovator in your community, and a leader among competitors. Get started today by contacting your nearest Alaska Job Center at (877) 724-2539 or jobs.alaska.gov/offices.

Employer Resources is written by the Employment and Training Services Division of the Alaska Department of Labor and Workforce Development.

May 2019 Wages in Alaska – Alaska Statewide

These wage data are grouped into 22 occupational groupings. Click on the following group title to go to those occupations.

Architecture and Engineering
Arts, Design, Entertainment, Sports and Media
Building and Grounds Cleaning and Maintenance
Business and Financial Operations
Community and Social Services
Computer and Mathematical
Construction and Extraction
Education, Training, and Library
Farming, Fishing, and Forestry
Food Preparation and Serving Related
Healthcare Practitioner and Technical
Healthcare Support
Installation, Maintenance, and Repair
Legal
Life, Physical, and Social Science
Management
Office and Administrative Support
Personal Care and Service
Production
Protective Service
Sales and Related
Transportation and Material Moving

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Management

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
11-2011	Advertising and Promotions Managers	40.99	21.17	28.68	36.75	46.40	75.27
11-9041	Architectural and Engineering Managers	68.00	42.53	52.80	63.27	78.42	97.96
11-1011	Chief Executives	85.00	38.13	56.21	73.31	*	*
11-3111	Compensation and Benefits Managers	51.33	32.40	36.95	46.57	61.95	76.24
11-3021	Computer and Information Systems Managers	54.15	36.88	44.20	52.41	62.74	75.76
11-9021	Construction Managers	50.22	18.73	37.13	48.01	61.21	77.67
11-9039	Education Administrators, All Other	37.44	19.82	24.50	37.03	48.06	57.36
11-9032	Education Administrators, Elementary and Secondary School	111,450	80,970	96,660	114,840	128,840	149,510
11-9033	Education Administrators, Postsecondary	52.19	25.40	30.97	50.52	71.38	89.38
11-9031	Education Administrators, Preschool and Childcare Center/Program	26.20	17.70	20.91	25.64	30.10	36.78
11-9161	Emergency Management Directors	45.27	26.99	32.43	41.11	53.81	74.17
11-3031	Financial Managers	53.08	31.47	37.13	49.00	62.30	79.04
11-9051	Food Service Managers	32.80	17.09	22.51	30.02	40.75	48.75
11-1021	General and Operations Managers	52.54	24.18	32.65	45.81	62.04	89.83
11-3121	Human Resources Managers	58.94	32.81	40.07	51.62	64.70	97.65
11-3051	Industrial Production Managers	57.22	19.96	31.95	52.59	72.01	99.53
11-1031	Legislators	75,690	31,600	51,190	51,210	63,700	126,190
11-9081	Lodging Managers	35.31	14.27	25.50	29.89	37.16	54.20
11-2021	Marketing Managers	48.85	26.63	33.95	44.11	58.37	78.61
11-9111	Medical and Health Services Managers	54.80	30.84	36.62	49.40	62.85	88.77
11-9121	Natural Sciences Managers	52.19	38.09	44.37	51.56	58.07	67.84
11-9131	Postmasters and Mail Superintendents	25.64	17.15	17.56	23.01	32.06	38.54
11-9141	Property, Real Estate, and Community Association Managers	36.98	15.09	24.50	31.68	40.68	59.58
11-3061	Purchasing Managers	50.39	28.90	36.46	49.01	59.85	70.81
11-2022	Sales Managers	48.10	21.41	28.91	38.81	56.03	89.02

11-9151	Social and Community Service Managers	38.06	21.02	28.32	36.83	47.37	56.44
11-3131	Training and Development Managers	50.83	25.59	33.60	44.21	57.12	78.43
11-3071	Transportation, Storage, and Distribution Managers	45.96	30.47	36.83	44.28	54.05	64.42

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Business and Financial Operations

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
13-2011	Accountants and Auditors	38.13	24.16	28.65	35.34	44.38	56.90
13-2031	Budget Analysts	39.02	27.00	32.09	38.10	45.28	51.21
13-1031	Claims Adjusters, Examiners, and Investigators	34.28	20.61	25.68	33.75	42.58	50.46
13-1141	Compensation, Benefits, and Job Analysis Specialists	35.17	25.36	29.33	33.89	40.41	46.99
13-1041	Compliance Officers	39.30	25.02	29.71	37.64	46.33	53.83
13-1051	Cost Estimators	41.08	21.43	28.13	36.90	53.36	66.91
13-2071	Credit Counselors	27.07	18.24	21.02	25.25	32.33	37.76
13-2061	Financial Examiners	33.19	23.70	27.66	33.24	37.95	43.98
13-1131	Fundraisers	25.28	15.39	19.95	23.66	33.35	37.26
13-1071	Human Resources Specialists	33.08	19.84	25.96	31.97	39.47	47.83
13-2053	Insurance Underwriters	30.65	20.59	22.25	25.02	35.07	49.41
13-1075	Labor Relations Specialists	43.19	21.68	40.51	45.71	51.03	58.48
13-2072	Loan Officers	33.90	11.58	19.17	28.71	42.17	58.92
13-1081	Logisticians	45.17	27.61	33.10	41.76	52.32	71.51
13-1111	Management Analysts	45.18	29.04	34.61	43.05	52.37	60.90
13-1161	Market Research Analysts and Marketing Specialists	33.88	19.36	23.37	31.96	42.14	54.11
13-1121	Meeting, Convention, and Event Planners	23.78	15.49	18.70	24.63	28.78	31.38
13-2052	Personal Financial Advisors	43.61	20.35	23.86	34.21	47.20	84.82
13-2081	Tax Examiners and Collectors, and Revenue Agents	44.08	28.69	36.38	43.47	54.31	60.52
13-2082	Tax Preparers	28.31	13.01	19.63	26.76	40.71	46.68

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Computer and Mathematical

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
15-2031	Operations Research Analysts	35.88	19.58	22.60	32.00	43.16	51.30
15-2041	Statisticians	43.05	28.22	35.13	41.60	50.89	60.50

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Architecture and Engineering

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
17-1011	Architects, Except Landscape and Naval	44.43	30.97	36.48	44.08	51.91	60.40
17-3011	Architectural and Civil Drafters	31.89	21.51	24.89	32.17	37.85	44.02
17-1021	Cartographers and Photogrammetrists	38.96	30.87	33.61	40.18	44.92	48.20
17-2041	Chemical Engineers	69.28	33.20	45.77	68.15	90.30	*
17-3022	Civil Engineering Technicians	31.43	20.69	24.64	29.59	37.44	45.75
17-2051	Civil Engineers	48.49	31.35	36.46	45.39	57.87	72.19
17-2061	Computer Hardware Engineers	*	*	*	*	*	*
17-3023	Electrical and Electronic Engineering Technicians	41.01	29.04	34.79	41.57	47.56	53.29
17-3012	Electrical and Electronics Drafters	31.51	21.43	24.11	27.15	30.96	46.69
17-2071	Electrical Engineers	53.11	27.24	38.03	51.00	63.79	78.58
17-3024	Electro-Mechanical Technicians	28.79	16.83	21.29	29.86	35.81	39.40
17-2072	Electronics Engineers, Except Computer	45.55	33.28	36.45	42.72	55.06	62.36
17-2199	Engineers, All Other	57.00	40.81	47.87	58.33	70.21	77.07
17-3025	Environmental Engineering Technicians	30.69	16.03	19.99	28.81	37.54	48.25
17-2081	Environmental Engineers	47.63	31.15	39.20	49.53	57.05	61.94
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspectors	41.61	17.14	26.65	37.84	49.36	72.47
17-3026	Industrial Engineering Technicians	43.17	22.44	26.86	40.51	61.76	73.75
17-2112	Industrial Engineers	*	*	*	*	*	*
17-2121	Marine Engineers and Naval Architects	53.80	30.31	39.56	47.46	68.29	78.92
17-2131	Materials Engineers	44.87	27.69	31.59	39.98	57.48	66.14
17-3013	Mechanical Drafters	35.27	20.70	22.73	30.38	51.85	59.91
17-3027	Mechanical Engineering Technicians	25.65	10.56	11.56	27.88	34.80	41.37
17-2141	Mechanical Engineers	49.69	28.77	38.72	49.29	61.12	74.65
17-2151	Mining and Geological Engineers, Including Mining Safety Engineers	54.45	33.30	41.72	52.99	64.23	77.42
17-2171	Petroleum Engineers	72.18	42.00	51.23	65.00	80.03	*
17-3031	Surveying and Mapping Technicians	33.68	24.02	26.44	29.78	36.21	51.13
17-1022	Surveyors	41.85	26.21	34.46	42.51	49.59	57.40

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Life, Physical, and Social Science

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
19-3091	Anthropologists and Archeologists	44.59	30.34	33.75	41.39	48.28	53.47
19-2021	Atmospheric and Space Scientists	42.95	26.99	32.19	43.05	50.89	60.51
19-1029	Biological Scientists, All Other	39.42	26.99	32.65	39.20	45.67	50.88
19-4021	Biological Technicians	22.24	16.64	18.69	21.69	25.44	28.95
19-4031	Chemical Technicians	32.30	22.99	26.82	31.92	37.17	42.15
19-2031	Chemists	41.09	25.85	33.74	40.34	48.27	55.32
19-3031	Clinical, Counseling, and School Psychologists	40.27	19.09	25.49	38.65	49.66	62.19
19-1031	Conservation Scientists	35.96	21.52	26.66	32.60	43.06	55.85

19-3011	Economists	45.43	29.17	34.72	42.89	56.97	69.46
19-2041	Environmental Scientists and Specialists, Including Health	39.32	25.64	30.46	37.56	46.42	57.56
19-4092	Forensic Science Technicians	34.80	24.68	28.13	33.41	42.01	46.99
19-1032	Foresters	35.53	26.69	29.73	34.94	41.36	46.13
19-2042	Geoscientists, Except Hydrologists and Geographers	49.10	28.41	35.01	46.32	60.52	76.19
19-3093	Historians	48.30	30.88	33.38	39.15	44.37	50.74
19-2043	Hydrologists	42.70	31.64	35.93	42.46	48.28	51.21
19-4099	Life, Physical, and Social Science Technicians, All Other	28.88	16.46	19.08	24.93	37.66	46.84
19-1042	Medical Scientists, Except Epidemiologists	*	*	*	*	*	*
19-2099	Physical Scientists, All Other	48.22	33.75	41.75	47.01	56.00	60.52
19-3039	Psychologists, All Other	53.97	46.54	50.12	54.30	59.23	62.27
19-3099	Social Scientists and Related Workers, All Other	36.72	23.43	29.09	36.97	43.05	48.34
19-3022	Survey Researchers	27.88	15.99	20.04	24.56	33.42	49.45
19-3051	Urban and Regional Planners	39.75	28.40	32.83	37.96	45.75	55.11
19-1023	Zoologists and Wildlife Biologists	38.80	25.46	31.09	36.56	43.37	50.89

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Community and Social Services

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
21-1021	Child, Family, and School Social Workers	25.34	14.75	19.50	24.69	30.74	36.99
21-2011	Clergy	23.62	13.14	14.49	22.08	31.33	35.94
21-1099	Community and Social Service Specialists, All Other	20.14	13.44	15.83	17.80	21.77	31.97
21-1094	Community Health Workers	24.00	15.23	17.44	22.04	28.97	37.99
21-1019	Counselors, All Other	30.78	24.23	26.71	29.61	34.06	39.03
21-2021	Directors, Religious Activities and Education	26.51	11.26	14.06	26.07	36.83	43.15
21-1012	Educational, Guidance, School, and Vocational Counselors	32.32	19.93	23.51	29.86	40.70	49.05
21-1091	Health Educators	32.31	21.53	25.17	30.29	37.20	47.92
21-1022	Healthcare Social Workers	31.26	20.24	24.25	32.67	36.99	41.10
21-1013	Marriage and Family Therapists	28.38	21.85	25.13	28.14	31.68	36.14
21-1023	Mental Health and Substance Abuse Social Workers	24.70	14.15	16.59	21.13	30.20	39.53
21-1092	Probation Officers and Correctional Treatment Specialists	32.14	22.62	26.15	31.37	36.80	43.36
21-1015	Rehabilitation Counselors	22.00	15.16	16.65	19.19	25.18	35.34
21-2099	Religious Workers, All Other	15.77	10.25	10.26	11.67	17.87	25.01
21-1093	Social and Human Service Assistants	20.97	14.82	17.12	20.12	24.03	29.20
21-1029	Social Workers, All Other	34.87	18.51	24.12	36.64	44.31	48.34
21-1018	Substance Abuse, Behavioral Disorder, and Mental Health Counselors	29.25	17.57	21.17	27.48	36.33	44.74

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Legal

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
23-1021	Administrative Law Judges, Adjudicators, and Hearing Officers	53.40	39.50	42.52	52.10	59.39	76.91
23-1022	Arbitrators, Mediators, and Conciliators	42.92	33.39	41.03	44.39	47.75	49.60
23-1023	Judges, Magistrate Judges, and Magistrates	*	*	*	*	*	*
23-1011	Lawyers	55.41	33.24	40.07	51.75	63.21	78.46
23-2099	Legal Support Workers, All Other	31.34	9.90	21.18	31.37	42.97	48.46
23-2011	Paralegals and Legal Assistants	27.09	17.60	22.32	26.96	30.60	37.01
23-2093	Title Examiners, Abstractors, and Searchers	28.73	17.03	21.15	27.42	36.22	41.75

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Education, Training, and Library

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
25-3011	Adult Basic and Secondary Education and Literacy Teachers and Instructors	25.70	17.23	20.05	23.68	30.87	37.79
25-1051	Atmospheric, Earth, Marine, and Space Sciences Teachers, Postsecondary	81,720	52,440	61,980	74,260	99,370	129,270
25-1011	Business Teachers, Postsecondary	101,440	54,840	66,830	95,580	130,900	161,300
25-2023	Career/Technical Education Teachers, Middle School	97,310	57,780	85,460	104,150	119,210	128,030
25-2032	Career/Technical Education Teachers, Secondary School	78,690	55,310	67,720	78,580	93,200	103,650
25-4012	Curators	32.30	19.91	25.44	29.51	39.22	48.64
25-1081	Education Teachers, Postsecondary	106,280	47,430	68,460	79,930	102,420	*
25-9099	Education, Training, and Library Workers, All Other	22.60	15.83	17.82	21.38	24.42	30.59
25-2021	Elementary School Teachers, Except Special Education	75,860	52,300	60,780	73,960	90,410	104,300
25-1071	Health Specialties Teachers, Postsecondary	69,540	21,190	59,450	73,630	86,630	99,740
25-9031	Instructional Coordinators	33.86	20.08	24.41	32.95	41.50	51.15
25-2012	Kindergarten Teachers, Except Special Education	65,420	31,500	49,050	67,690	81,820	96,000
25-4031	Library Technicians	22.06	15.18	18.53	21.91	25.01	30.40
25-2022	Middle School Teachers, Except Special and Career/Technical Education	80,730	55,810	64,800	77,600	95,650	114,710
25-4013	Museum Technicians and Conservators	23.88	11.21	16.86	24.52	30.33	36.40
25-1072	Nursing Instructors and Teachers, Postsecondary	75,940	31,080	61,320	78,560	96,830	113,750
25-1199	Postsecondary Teachers, All Other	77,910	28,170	38,630	63,190	98,180	157,210
25-2011	Preschool Teachers, Except Special Education	17.11	10.95	12.76	15.15	18.29	25.22
25-1066	Psychology Teachers, Postsecondary	61,050	21,180	39,830	68,210	80,250	93,390
25-2031	Secondary School Teachers, Except Special and Career/Technical Education	75,820	49,990	61,980	74,910	91,030	104,760
25-3021	Self-Enrichment Education Teachers	26.59	15.23	18.67	24.25	30.82	40.34
25-2052	Special Education Teachers, Kindergarten and Elementary School	73,380	52,050	60,880	72,860	85,930	100,670

25-2051	Special Education Teachers, Preschool	68,430	44,860	57,310	70,510	79,640	91,330
25-3097	Teachers and Instructors, All Other, Except Substitute Teachers	50,750	27,410	33,780	43,790	60,740	79,800
25-1194	Vocational Education Teachers, Postsecondary	35.85	17.07	28.72	39.37	45.07	48.44

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Arts, Design, Entertainment, Sports and Media

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
27-1011	Art Directors	*	*	*	*	*	*
27-1019	Artists and Related Workers, All Other	25.12	16.36	18.57	24.28	28.79	37.02
27-4011	Audio and Video Equipment Technicians	19.71	11.78	15.59	18.58	22.81	28.66
27-4012	Broadcast Technicians	15.79	10.43	11.23	12.36	14.83	28.02
27-2022	Coaches and Scouts	50,290	21,800	28,400	44,480	62,870	88,690
27-3041	Editors	24.42	16.97	19.16	22.22	30.01	36.47
27-1023	Floral Designers	15.54	12.14	13.38	15.38	17.84	19.42
27-1024	Graphic Designers	28.89	15.98	18.52	26.60	40.93	47.09
27-1025	Interior Designers	33.31	25.42	30.34	33.97	37.37	41.71
27-3091	Interpreters and Translators	26.64	12.06	19.73	25.65	32.77	42.55
27-3099	Media and Communication Workers, All Other	17.89	10.58	11.05	11.84	24.58	33.82
27-1026	Merchandise Displayers and Window Trimmers	17.66	13.20	14.96	17.06	19.29	24.11
27-1014	Multimedia Artists and Animators	24.22	19.51	20.93	23.33	27.14	31.18
27-4021	Photographers	20.45	11.28	13.19	19.10	24.10	30.76
27-2012	Producers and Directors	24.28	9.90	18.12	22.92	29.57	38.59
27-3031	Public Relations Specialists	33.89	21.80	26.69	32.66	39.20	49.03
27-3011	Radio and Television Announcers	20.62	10.19	14.22	20.95	26.59	30.46
27-3042	Technical Writers	34.92	23.86	27.90	33.07	41.33	48.54
27-2023	Umpires, Referees, and Other Sports Officials	*	999,999	*	*	*	*
27-3043	Writers and Authors	31.55	19.48	22.00	32.39	40.25	46.51

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Healthcare Practitioner and Technical

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
29-9091	Athletic Trainers	50,640	41,030	43,730	48,100	53,990	65,140
29-1181	Audiologists	38.73	25.57	32.50	37.78	45.86	53.46
29-2031	Cardiovascular Technologists and Technicians	30.01	14.84	19.92	28.65	38.20	48.07
29-1011	Chiropractors	38.02	25.40	30.83	36.57	46.71	54.28
29-1021	Dentists, General	115.35	59.08	87.44	*	*	*
29-2032	Diagnostic Medical Sonographers	46.76	38.73	41.74	46.29	52.67	59.37
29-2051	Dietetic Technicians	19.88	14.60	16.47	19.70	23.00	25.95
29-1031	Dietitians and Nutritionists	34.92	22.54	26.80	32.67	40.96	49.96

29-2061	Licensed Practical and Licensed Vocational Nurses	30.70	24.19	27.09	30.29	33.74	38.02
29-2035	Magnetic Resonance Imaging Technologists	43.27	33.34	38.93	43.58	48.04	54.82
29-1161	Nurse Midwives	41.31	22.44	28.31	37.72	53.00	66.04
29-1171	Nurse Practitioners	55.72	29.58	39.37	56.00	68.29	79.66
29-1122	Occupational Therapists	43.43	27.72	38.91	44.30	49.99	58.30
29-2057	Ophthalmic Medical Technicians	22.62	16.62	18.50	21.62	24.79	30.98
29-2081	Opticians, Dispensing	26.01	17.50	21.04	26.64	30.48	34.71
29-1041	Optometrists	69.01	42.03	47.73	58.11	75.36	*
29-1051	Pharmacists	68.56	51.69	64.02	70.68	77.78	88.24
29-2052	Pharmacy Technicians	21.29	15.91	17.86	21.00	24.21	28.02
29-1123	Physical Therapists	49.35	32.81	41.07	47.48	58.53	70.26
29-1071	Physician Assistants	61.79	42.47	52.81	61.77	73.45	81.60
29-2053	Psychiatric Technicians	19.41	14.92	16.52	18.45	21.69	25.11
29-2034	Radiologic Technologists	36.95	26.75	31.09	36.62	43.51	48.00
29-1141	Registered Nurses	43.51	29.36	35.00	43.54	52.35	58.85
29-1126	Respiratory Therapists	33.41	23.57	27.02	32.84	40.02	46.50
29-1127	Speech-Language Pathologists	41.76	25.26	33.68	42.43	49.08	58.71
29-2055	Surgical Technologists	32.53	25.41	28.46	32.88	36.73	39.48
29-1131	Veterinarians	45.67	20.90	29.60	41.97	49.12	64.20
29-2056	Veterinary Technologists and Technicians	18.85	13.19	14.94	18.26	22.38	25.74

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Healthcare Support

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
31-9091	Dental Assistants	23.73	16.01	18.79	22.65	28.36	32.48
31-9099	Healthcare Support Workers, All Other	24.21	16.87	20.54	24.44	27.76	32.04
31-9011	Massage Therapists	37.06	10.26	12.15	40.31	53.48	60.83
31-9092	Medical Assistants	21.94	16.63	18.63	21.55	24.37	28.25
31-9093	Medical Equipment Preparers	24.37	17.00	19.29	23.32	28.13	31.89
31-9094	Medical Transcriptionists	16.41	10.53	11.63	14.02	20.95	26.59
31-9095	Pharmacy Aides	23.36	17.23	18.91	21.54	25.40	31.95
31-9097	Phlebotomists	20.24	15.80	16.97	18.92	23.13	27.36
31-2022	Physical Therapist Aides	22.98	12.06	16.55	19.01	27.00	40.71
31-2021	Physical Therapist Assistants	30.50	18.33	24.57	31.36	37.32	40.90
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	15.62	11.12	12.78	15.24	18.08	20.24

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Protective Service

		Mean Wage	Wage by Percentile

SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
33-9011	Animal Control Workers	26.06	18.77	22.89	26.36	29.87	32.88
33-3012	Correctional Officers and Jailers	30.97	22.36	26.22	30.08	35.26	39.88
33-9091	Crossing Guards	36.99	14.92	20.62	30.86	55.83	60.31
33-3021	Detectives and Criminal Investigators	54.53	28.80	39.83	58.71	65.95	73.71
33-2021	Fire Inspectors and Investigators	30.21	13.19	14.59	28.41	40.48	56.91
33-2011	Firefighters	26.14	12.30	19.05	26.89	32.70	38.28
33-1011	First-Line Supervisors of Correctional Officers	47.81	38.46	40.39	45.42	53.19	62.14
33-1021	First-Line Supervisors of Fire Fighting and Prevention Workers	39.49	19.34	31.80	40.81	48.53	56.74
33-1012	First-Line Supervisors of Police and Detectives	55.74	34.56	43.63	57.92	67.41	75.64
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service	16.47	11.07	13.36	16.39	18.90	22.72
33-3051	Police and Sheriff's Patrol Officers	42.24	26.55	32.82	40.50	52.97	60.63
33-9021	Private Detectives and Investigators	28.28	13.78	17.94	27.31	34.90	42.24
33-9032	Security Guards	20.70	13.30	15.95	19.29	23.87	31.57
33-9093	Transportation Security Screeners	24.25	17.41	20.29	24.10	26.66	30.58

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Food Preparation and Serving Related

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
35-3011	Bartenders	13.18	10.63	11.11	12.21	14.32	17.35
35-1011	Chefs and Head Cooks	25.40	16.81	19.74	24.71	29.54	32.96
35-2019	Cooks, All Other	16.41	13.06	14.93	16.69	18.30	19.36
35-2011	Cooks, Fast Food	13.30	10.71	11.38	12.94	15.00	16.48
35-2012	Cooks, Institution and Cafeteria	18.68	12.40	14.00	17.50	22.60	27.85
35-2014	Cooks, Restaurant	14.82	10.90	11.95	14.58	17.41	19.30
35-2015	Cooks, Short Order	14.95	10.60	11.46	13.90	17.77	22.26
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	12.46	10.60	10.96	11.85	13.57	15.56
35-9021	Dishwashers	12.17	10.31	10.73	11.51	12.67	15.12
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	17.88	11.77	13.59	16.12	20.31	27.53
35-9099	Food Preparation and Serving Related Workers, All Other	13.54	10.12	10.76	12.00	15.64	19.56
35-2021	Food Preparation Workers	14.88	10.78	11.70	13.72	16.94	21.16
35-3041	Food Servers, Nonrestaurant	16.05	10.97	12.68	16.22	18.58	21.88
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	12.50	10.60	10.73	11.74	13.53	15.13
35-3031	Waiters and Waitresses	12.97	10.51	10.73	11.49	13.41	18.37

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Building and Grounds Cleaning and Maintenance

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	21.40	13.31	15.19	20.55	26.53	31.42
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping Workers	34.33	18.48	22.80	35.72	45.49	49.75
37-3019	Grounds Maintenance Workers, All Other	21.23	13.02	16.16	20.38	25.56	31.47
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	16.69	11.20	13.08	15.96	18.95	23.31
37-3011	Landscaping and Groundskeeping Workers	18.27	12.08	14.09	17.44	22.25	26.04
37-2012	Maids and Housekeeping Cleaners	14.44	11.12	12.23	14.02	16.38	18.74
37-3013	Tree Trimmers and Pruners	24.41	14.61	18.29	24.87	29.18	33.33

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Personal Care and Service

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
39-3091	Amusement and Recreation Attendants	12.80	10.71	11.19	12.05	13.66	15.91
39-6011	Baggage Porters and Bellhops	11.44	10.47	10.81	11.36	11.91	12.42
39-9011	Childcare Workers	13.79	10.90	11.70	13.21	14.97	18.00
39-6012	Concierges	15.30	12.97	13.72	14.95	16.68	18.68
39-9031	Fitness Trainers and Aerobics Instructors	19.15	11.05	12.53	17.90	24.38	29.14
39-3012	Gaming and Sports Book Writers and Runners	15.88	11.08	12.69	15.26	18.82	22.26
39-3019	Gaming Service Workers, All Other	16.96	11.52	12.63	14.46	18.99	28.17
39-5012	Hairdressers, Hairstylists, and Cosmetologists	13.62	10.18	10.82	11.83	14.35	20.06
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	13.69	10.44	11.00	12.80	15.78	18.69
39-5092	Manicurists and Pedicurists	11.71	10.26	10.27	10.75	13.27	14.45
39-2021	Nonfarm Animal Caretakers	15.79	10.78	11.73	14.37	18.38	24.62
39-9032	Recreation Workers	18.42	10.98	12.09	16.70	22.75	29.91
39-9041	Residential Advisors	18.36	15.20	16.83	18.65	19.91	23.07
39-5094	Skincare Specialists	20.30	10.60	16.66	20.07	24.54	29.84
39-3031	Ushers, Lobby Attendants, and Ticket Takers	11.57	10.32	10.66	11.23	11.83	13.82

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Sales and Related

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
41-3011	Advertising Sales Agents	24.70	11.25	16.96	23.42	30.57	39.20
41-2011	Cashiers	13.57	10.63	11.45	12.97	14.83	17.74
41-2021	Counter and Rental Clerks	15.62	11.23	12.52	14.92	17.83	21.95

41-9011	Demonstrators and Product Promoters	16.34	10.79	11.82	14.30	18.06	26.99
41-1012	First-Line Supervisors of Non-Retail Sales Workers	34.88	21.45	24.73	30.68	41.06	58.04
41-1011	First-Line Supervisors of Retail Sales Workers	22.69	14.33	16.91	20.69	26.24	32.83
41-2012	Gaming Change Persons and Booth Cashiers	13.86	10.51	10.52	11.17	13.50	26.86
41-3021	Insurance Sales Agents	32.52	16.18	19.26	25.31	33.90	52.40
41-2022	Parts Salespersons	20.16	13.12	15.60	19.39	23.16	29.72
41-9021	Real Estate Brokers	33.30	25.93	27.90	32.00	37.35	45.05
41-9022	Real Estate Sales Agents	38.15	27.21	31.83	36.83	44.36	50.89
41-2031	Retail Salespersons	15.62	10.74	11.72	13.79	17.08	22.44
41-9099	Sales and Related Workers, All Other	16.63	11.56	12.86	14.22	16.51	26.57
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	28.69	16.48	20.87	25.97	33.79	45.76
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	38.12	20.53	25.76	34.84	47.34	60.10
41-3031	Securities, Commodities, and Financial Services Sales Agents	36.60	19.64	22.25	27.10	33.48	64.00
41-9041	Telemarketers	13.10	10.48	11.92	13.30	14.50	15.34
41-3041	Travel Agents	20.88	13.92	16.60	19.51	23.78	29.33

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Office and Administrative Support

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
43-3011	Bill and Account Collectors	25.75	16.93	20.44	23.63	29.02	40.33
43-3021	Billing and Posting Clerks	22.40	16.30	19.02	22.25	25.83	29.56
43-3031	Bookkeeping, Accounting, and Auditing Clerks	23.30	13.58	18.17	22.92	28.22	33.48
43-4011	Brokerage Clerks	24.54	17.65	21.41	24.51	28.14	30.74
43-5011	Cargo and Freight Agents	21.19	15.18	17.08	20.34	25.56	29.15
43-2099	Communications Equipment Operators, All Other	15.18	12.09	13.08	14.54	16.93	18.99
43-5021	Couriers and Messengers	16.87	12.82	13.77	15.31	18.72	24.96
43-4031	Court, Municipal, and License Clerks	25.47	17.20	19.59	23.56	29.21	37.31
43-4051	Customer Service Representatives	19.45	12.09	14.90	18.44	23.21	28.35
43-9021	Data Entry Keyers	18.46	12.78	15.12	17.35	19.72	28.48
43-5032	Dispatchers, Except Police, Fire, and Ambulance	28.25	16.41	20.79	27.70	35.47	41.16
43-4061	Eligibility Interviewers, Government Programs	26.44	21.22	22.28	25.59	29.09	34.27
43-6011	Executive Secretaries and Executive Administrative Assistants	29.48	20.39	23.55	28.74	34.48	39.41
43-4071	File Clerks	15.59	10.47	11.02	12.60	18.72	24.70
43-3099	Financial Clerks, All Other	24.52	12.69	17.65	22.52	28.40	37.15
43-1011	First-Line Supervisors of Office and Administrative Support Workers	31.10	18.77	23.13	29.11	37.38	46.88
43-3041	Gaming Cage Workers	13.80	10.16	11.87	13.55	15.14	18.16
43-4081	Hotel, Motel, and Resort Desk Clerks	14.15	10.66	11.63	13.81	15.79	18.69
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	23.15	17.11	19.86	23.05	26.41	29.67
43-4199	Information and Record Clerks, All Other	21.11	12.24	16.20	21.61	25.48	28.69

43-9041	Insurance Claims and Policy Processing Clerks	22.28	13.60	15.09	19.14	24.36	35.57
43-4111	Interviewers, Except Eligibility and Loan	19.40	13.24	16.39	18.81	22.26	27.10
43-6012	Legal Secretaries	24.07	17.64	19.03	23.52	28.23	34.13
43-4121	Library Assistants, Clerical	17.57	12.52	14.52	16.98	19.99	24.48
43-4131	Loan Interviewers and Clerks	22.39	15.93	17.98	21.83	26.63	30.47
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	18.73	12.25	14.29	18.43	22.38	26.53
43-6013	Medical Secretaries	19.13	14.08	16.08	18.56	22.44	25.00
43-5041	Meter Readers, Utilities	30.98	17.61	20.02	28.31	39.46	49.07
43-4141	New Accounts Clerks	20.02	14.68	16.48	19.34	23.40	27.84
43-9199	Office and Administrative Support Workers, All Other	24.55	16.04	18.87	23.13	28.51	35.82
43-9061	Office Clerks, General	21.65	12.73	16.51	20.19	26.09	32.37
43-9071	Office Machine Operators, Except Computer	*	*	*	*	*	*
43-4151	Order Clerks	20.13	12.64	15.07	18.29	23.94	32.52
43-3051	Payroll and Timekeeping Clerks	24.90	17.82	20.68	24.73	29.14	33.10
43-5031	Police, Fire, and Ambulance Dispatchers	28.36	18.82	21.76	26.35	34.21	44.12
43-5051	Postal Service Clerks	20.65	13.13	13.16	21.23	29.20	29.79
43-5052	Postal Service Mail Carriers	25.19	17.80	19.05	24.66	30.97	30.97
43-5053	Postal Service Mail Sorters, Processors, and Processing Machine Operators	23.32	17.19	17.20	21.81	29.20	29.21
43-3061	Procurement Clerks	24.14	17.30	20.03	23.54	27.46	30.46
43-5061	Production, Planning, and Expediting Clerks	25.26	16.25	19.23	24.33	29.98	36.11
43-4171	Receptionists and Information Clerks	17.05	11.16	13.53	16.93	19.70	23.71
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	21.25	13.26	15.14	19.01	27.14	31.48
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	20.76	13.84	16.78	20.15	24.66	28.99
43-5071	Shipping, Receiving, and Traffic Clerks	21.37	13.62	16.16	19.67	26.76	30.42
43-2011	Switchboard Operators, Including Answering Service	15.69	12.15	13.18	14.70	17.38	19.10
43-3071	Tellers	16.61	13.07	14.52	16.60	18.50	20.53
43-9022	Word Processors and Typists	20.45	15.01	17.82	20.20	23.16	24.98

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Farming, Fishing, and Forestry

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	15.54	11.48	12.93	14.68	17.29	20.90
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	21.98	15.95	17.73	20.82	23.97	30.93

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Construction and Extraction

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
47-2011	Boilermakers	30.56	17.39	19.76	32.91	36.51	39.55
47-2021	Brickmasons and Blockmasons	35.05	24.38	27.35	30.28	37.95	60.06
47-2031	Carpenters	31.74	21.46	25.70	31.32	36.75	40.39
47-2041	Carpet Installers	22.08	16.32	17.53	19.45	25.94	33.01
47-2051	Cement Masons and Concrete Finishers	27.08	16.21	19.82	27.22	32.99	38.96
47-4011	Construction and Building Inspectors	40.40	27.01	32.98	39.19	48.19	57.18
47-2061	Construction Laborers	25.44	16.26	20.02	24.44	29.57	36.86
47-5041	Continuous Mining Machine Operators	34.36	24.19	29.49	35.10	39.59	44.18
47-5011	Derrick Operators, Oil and Gas	*	*	*	*	*	*
47-2081	Drywall and Ceiling Tile Installers	24.53	16.58	19.68	23.35	28.19	31.53
47-2111	Electricians	36.23	21.53	31.30	37.35	43.64	48.31
47-2121	Glaziers	27.23	19.63	22.37	27.04	32.24	36.99
47-4041	Hazardous Materials Removal Workers	28.44	21.52	24.61	27.70	30.59	37.57
47-3019	Helpers, Construction Trades, All Other	22.16	14.71	17.04	22.60	27.56	30.03
47-3012	Helpers--Carpenters	17.93	12.64	14.20	17.78	21.95	23.99
47-3013	Helpers--Electricians	21.33	13.85	16.71	20.89	26.54	29.61
47-5081	Helpers--Extraction Workers	20.96	14.69	16.78	19.28	26.30	29.62
47-3014	Helpers--Painters, Paperhangers, Plasterers, and Stucco Masons	18.55	13.40	15.89	19.03	21.86	23.70
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	21.39	15.33	17.13	20.43	24.55	28.64
47-3016	Helpers--Roofers	20.24	15.37	17.58	20.35	23.45	26.95
47-4051	Highway Maintenance Workers	23.57	16.19	17.43	19.51	30.89	33.29
47-2132	Insulation Workers, Mechanical	34.77	22.04	27.18	32.93	37.73	55.75
47-2073	Operating Engineers and Other Construction Equipment Operators	33.50	24.70	27.92	32.93	38.04	44.19
47-2141	Painters, Construction and Maintenance	27.67	17.69	21.63	27.59	33.24	38.40
47-2071	Paving, Surfacing, and Tamping Equipment Operators	26.14	18.86	20.12	22.27	28.24	45.74
47-2152	Plumbers, Pipefitters, and Steamfitters	38.28	26.35	30.93	38.02	45.25	49.96
47-2171	Reinforcing Iron and Rebar Workers	35.85	32.61	33.98	36.28	38.58	40.19
47-2181	Roofers	29.09	14.11	20.30	32.11	36.62	39.92
47-5012	Rotary Drill Operators, Oil and Gas	37.90	27.33	30.83	37.21	45.03	49.00
47-5071	Roustabouts, Oil and Gas	24.60	17.84	20.90	25.02	28.60	31.04
47-2211	Sheet Metal Workers	31.93	16.48	18.23	24.18	36.84	68.22
47-2221	Structural Iron and Steel Workers	35.59	24.21	31.61	35.89	40.39	47.12
47-1011	Supervisors of Construction and Extraction Workers	43.90	26.87	32.79	40.58	48.79	62.53

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Installation, Maintenance, and Repair

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
49-3011	Aircraft Mechanics and Service Technicians	32.11	21.07	26.65	31.97	37.54	43.43

49-3021	Automotive Body and Related Repairers	28.28	18.79	23.40	27.15	30.26	40.03
49-3023	Automotive Service Technicians and Mechanics	25.53	12.27	16.48	25.00	32.52	38.92
49-2091	Avionics Technicians	33.75	25.95	28.27	33.42	37.63	41.96
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	30.50	19.83	24.70	30.19	36.70	42.47
49-9092	Commercial Divers	37.13	19.80	25.47	31.06	38.97	73.20
49-2011	Computer, Automated Teller, and Office Machine Repairers	22.35	15.06	17.76	22.01	27.11	30.79
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	33.74	19.73	26.47	34.08	40.29	49.89
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipment	38.83	25.12	35.31	38.73	41.69	48.99
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	43.84	17.47	40.73	47.14	54.03	60.08
49-9051	Electrical Power-Line Installers and Repairers	44.15	28.59	38.76	45.36	53.06	59.02
49-2096	Electronic Equipment Installers and Repairers, Motor Vehicles	18.18	13.62	15.45	17.87	21.07	23.64
49-2097	Electronic Home Entertainment Equipment Installers and Repairers	21.84	16.37	18.41	21.80	24.91	28.95
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	42.26	26.64	32.64	41.65	50.61	60.56
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	32.86	20.33	27.67	32.84	37.76	42.98
49-9098	Helpers--Installation, Maintenance, and Repair Workers	19.70	11.04	12.52	17.63	25.33	33.13
49-9031	Home Appliance Repairers	23.32	14.54	17.86	23.10	28.66	33.55
49-9041	Industrial Machinery Mechanics	29.03	17.26	21.21	27.37	35.14	39.51
49-9099	Installation, Maintenance, and Repair Workers, All Other	34.79	19.57	23.99	33.68	45.36	55.58
49-9094	Locksmiths and Safe Repairers	35.43	28.39	31.87	35.42	38.29	44.23
49-9071	Maintenance and Repair Workers, General	24.51	15.50	17.91	23.22	30.06	36.97
49-9043	Maintenance Workers, Machinery	29.04	15.59	22.41	28.50	35.98	43.68
49-9062	Medical Equipment Repairers	31.31	24.78	26.42	29.16	35.03	42.93
49-9044	Millwrights	34.59	25.82	29.84	34.54	38.47	43.25
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	33.93	23.11	29.65	34.62	38.56	44.77
49-3051	Motorboat Mechanics and Service Technicians	18.88	11.13	12.27	17.97	25.02	28.83
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	21.12	16.05	17.29	19.32	24.62	29.68
49-9069	Precision Instrument and Equipment Repairers, All Other	34.19	24.18	31.45	34.21	37.43	43.19
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	37.55	25.86	29.83	39.61	45.55	48.93
49-3092	Recreational Vehicle Service Technicians	22.30	15.12	17.51	20.98	23.81	27.94
49-9096	Riggers	30.70	20.97	25.74	29.60	33.96	37.77
49-2098	Security and Fire Alarm Systems Installers	32.75	17.85	23.81	33.80	41.43	47.14
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Installers	34.37	24.62	29.93	35.35	39.33	44.92
49-9052	Telecommunications Line Installers and Repairers	31.62	18.72	22.91	31.06	39.06	47.21
49-3093	Tire Repairers and Changers	14.65	11.27	12.46	13.82	15.77	18.42

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Production

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
51-3011	Bakers	16.60	11.61	12.94	15.20	19.64	24.02
51-3021	Butchers and Meat Cutters	22.77	15.68	18.05	22.35	26.84	31.20
51-7011	Cabinetmakers and Bench Carpenters	20.80	14.85	16.91	19.64	24.42	29.80
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tenders	*	*	*	*	*	*
51-9081	Dental Laboratory Technicians	23.24	15.19	17.76	23.35	29.19	31.41
51-1011	First-Line Supervisors of Production and Operating Workers	33.83	13.51	18.09	29.91	44.24	63.03
51-3092	Food Batchmakers	18.01	11.58	13.60	17.56	21.62	25.01
51-8092	Gas Plant Operators	30.55	18.98	23.60	30.26	36.96	44.59
51-9198	Helpers--Production Workers	16.25	10.82	11.81	15.31	19.40	23.48
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	38.80	18.56	28.31	39.57	46.85	52.64
51-9071	Jewelers and Precious Stone and Metal Workers	17.80	10.54	13.33	17.02	22.46	26.20
51-6011	Laundry and Dry-Cleaning Workers	15.09	11.05	12.31	14.23	17.53	20.44
51-4041	Machinists	28.24	16.73	20.30	27.91	35.98	41.21
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	12.40	10.35	10.58	11.30	12.28	16.43
51-9082	Medical Appliance Technicians	22.12	15.72	17.54	20.70	23.90	32.41
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	*	*	*	*	*	*
51-9111	Packaging and Filling Machine Operators and Tenders	14.97	10.42	10.43	12.67	17.39	23.45
51-8093	Petroleum Pump System Operators, Refinery Operators, and Gaugers	39.05	31.83	33.66	36.80	42.70	52.45
51-8099	Plant and System Operators, All Other	28.53	13.76	16.15	31.97	39.18	46.10
51-8012	Power Distributors and Dispatchers	37.90	26.00	28.38	33.89	45.24	58.23
51-8013	Power Plant Operators	33.30	16.23	21.41	31.70	44.85	52.60
51-5113	Print Binding and Finishing Workers	16.73	10.56	11.40	14.36	21.92	27.44
51-5112	Printing Press Operators	22.45	13.27	17.42	23.41	27.87	30.47
51-9199	Production Workers, All Other	28.05	11.36	16.91	24.53	38.74	47.57
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	15.90	10.89	12.49	15.42	18.37	22.24
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, Operators, and Tenders	16.66	11.28	12.88	15.65	18.56	22.52
51-6031	Sewing Machine Operators	16.44	9.89	9.90	14.71	22.33	24.86
51-8021	Stationary Engineers and Boiler Operators	34.11	27.24	31.46	34.54	37.72	39.70
51-2041	Structural Metal Fabricators and Fitters	27.30	18.28	21.94	27.20	33.17	37.96
51-8031	Water and Wastewater Treatment Plant and System Operators	31.47	20.37	25.63	30.80	38.01	44.84
51-4121	Welders, Cutters, Solderers, and Brazers	32.09	19.98	25.52	32.51	38.55	45.33
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	30.47	20.81	23.73	28.65	36.36	44.47

51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	17.25	10.69	12.72	16.53	20.90	25.86

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Transportation and Material Moving

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
53-2021	Air Traffic Controllers	53.71	35.53	43.38	51.72	64.92	74.05
53-2022	Airfield Operations Specialists	36.22	20.85	28.01	33.28	44.66	55.97
53-2011	Airline Pilots, Copilots, and Flight Engineers	171,030	60,600	88,590	151,460	*	*
53-6031	Automotive and Watercraft Service Attendants	15.93	12.39	13.57	15.47	18.05	19.66
53-5021	Captains, Mates, and Pilots of Water Vessels	36.59	20.16	26.32	32.49	45.75	58.43
53-7061	Cleaners of Vehicles and Equipment	14.10	9.90	11.07	13.12	16.14	19.09
53-2012	Commercial Pilots	121,080	44,660	63,300	88,320	148,100	*
53-7021	Crane and Tower Operators	33.92	22.52	28.61	34.50	41.04	46.32
53-3031	Driver/Sales Workers	16.77	10.59	11.99	15.56	18.92	24.36
53-3032	Heavy and Tractor-Trailer Truck Drivers	28.77	18.95	23.29	27.84	32.63	39.81
53-7051	Industrial Truck and Tractor Operators	*	*	*	*	*	*
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	19.33	11.78	13.57	17.30	24.09	30.42
53-3033	Light Truck or Delivery Services Drivers	22.83	14.15	16.95	21.32	28.25	34.41
53-7199	Material Moving Workers, All Other	27.05	16.77	21.19	25.70	34.84	38.29
53-3099	Motor Vehicle Operators, All Other	*	*	*	*	*	*
53-7064	Packers and Packagers, Hand	16.81	11.57	13.65	16.31	18.95	23.31
53-6021	Parking Lot Attendants	13.36	10.56	11.26	12.74	14.67	17.87
53-7072	Pump Operators, Except Wellhead Pumpers	28.97	19.69	23.00	29.05	35.58	39.24
53-7081	Refuse and Recyclable Material Collectors	21.13	11.82	14.12	19.28	26.39	35.39
53-5011	Sailors and Marine Oilers	21.06	12.58	15.68	19.16	26.47	29.94
53-5031	Ship Engineers	33.50	22.79	25.88	32.59	40.09	44.56
53-6061	Transportation Attendants, Except Flight Attendants	*	*	*	*	*	*
53-6051	Transportation Inspectors	51.82	36.03	43.06	51.21	60.51	67.84

* indicates the wage is not available.

Department of Labor and Workforce Development, Research and Analysis Section
P.O. Box 115501
Juneau, Alaska 99811-5501
Phone: 907.465.4500, Fax: 907.523.9654
July 19, 2020

USE2020 0018 and PWP2020 0003

Recommend **APPROVAL with conditions** for a 13-room transitional housing facility.

Recommend **APPROVAL with conditions** for parking waiver from 13 to 4 off-street spaces.

Key concept

This is one presentation that impacts two different but related decisions

- USE permit for the transitional housing project(USE2020 0018)
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?

- Parking waiver from 13 off-street spaces to 4 (PWP2020 0002)
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Vicinity map

Gastineau Human Services /
Alaska Department of Corrections

Tlingit Haida Regional Housing

Juneau Housing First
Collabortive's Forget-Me-Not
Manor

Lot size: 14,866

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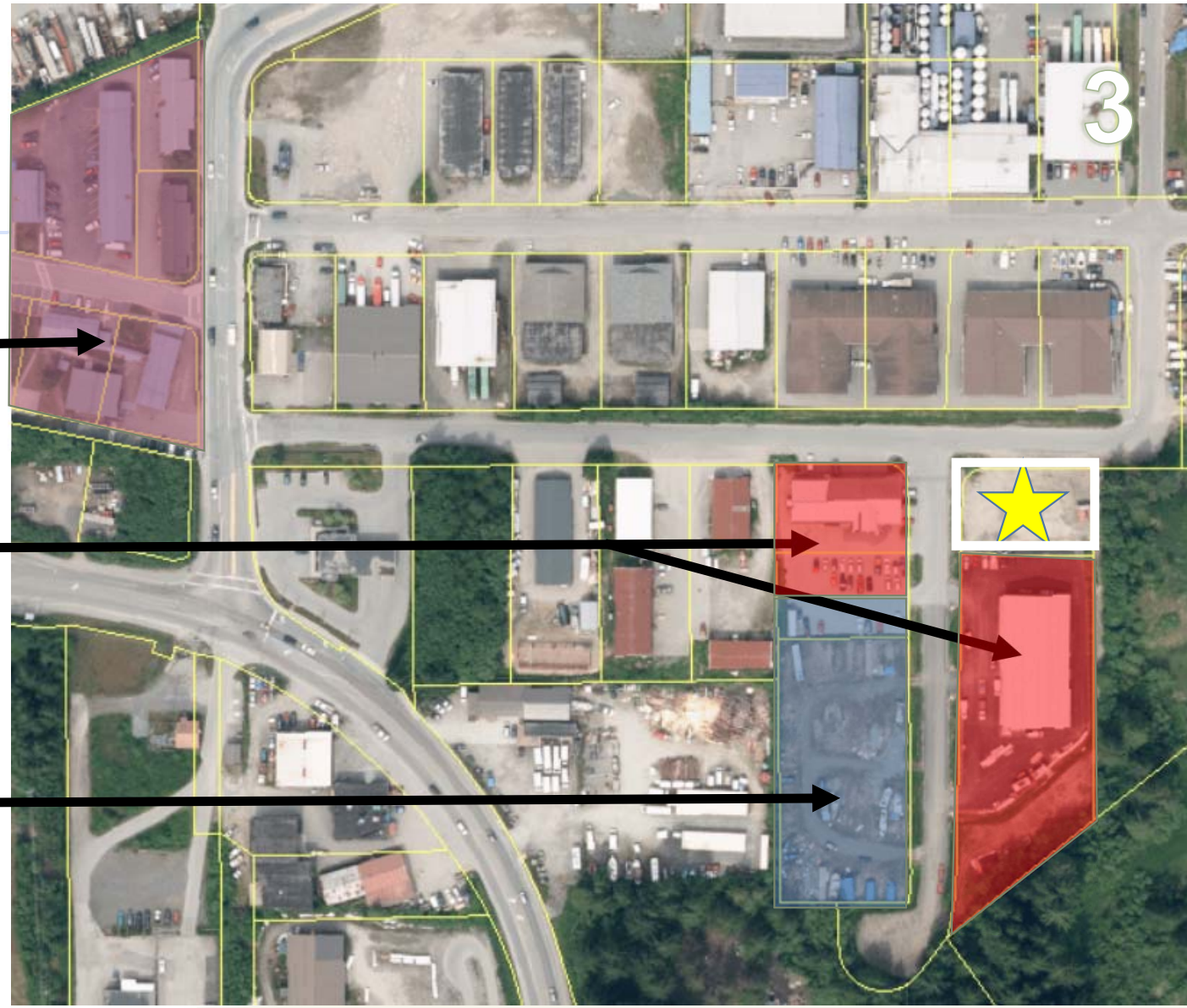

Vicinity map

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site

Site

Site

Site

Site

9
PRIVATE
PROPERTY
NO
TRESPASSING
VIOLATORS
WILL BE
PROSECUTED

Site plan – “single room occupancy with shared facilities”

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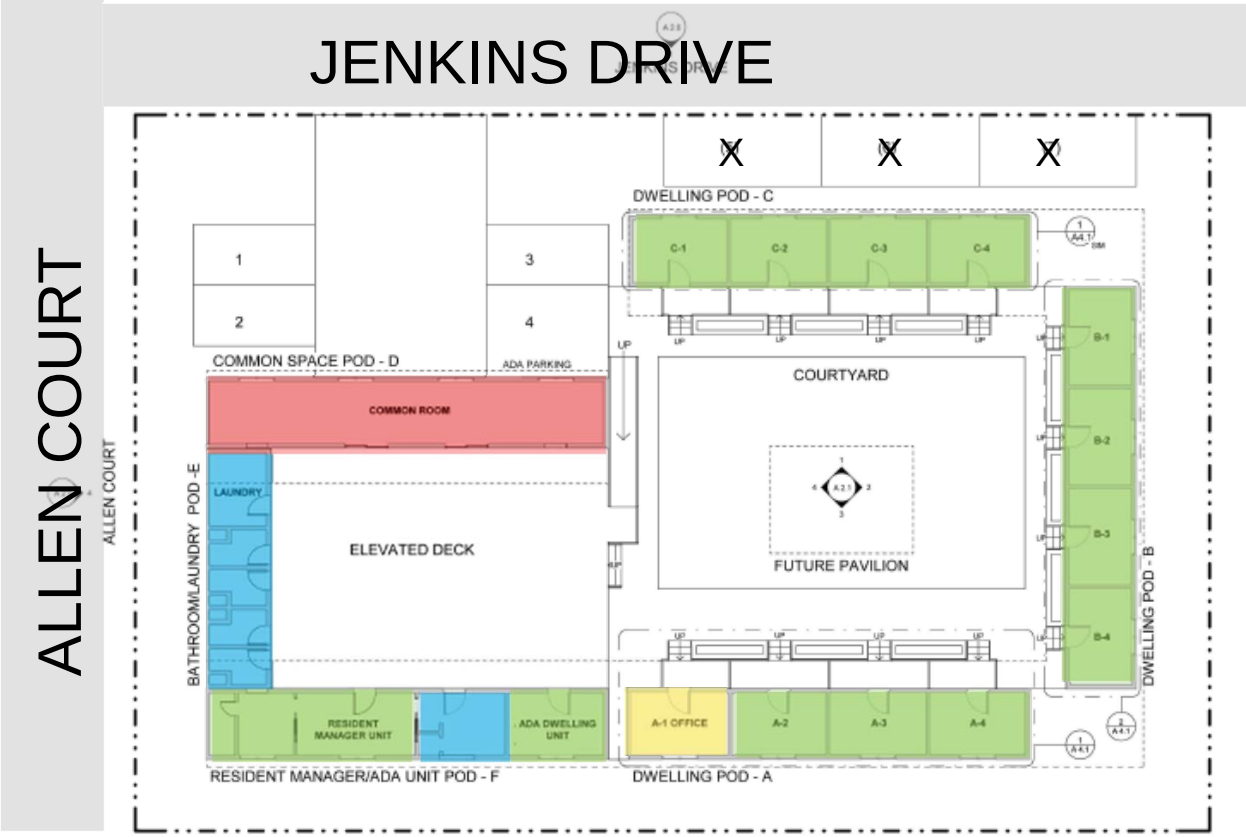


Adaptive reuse

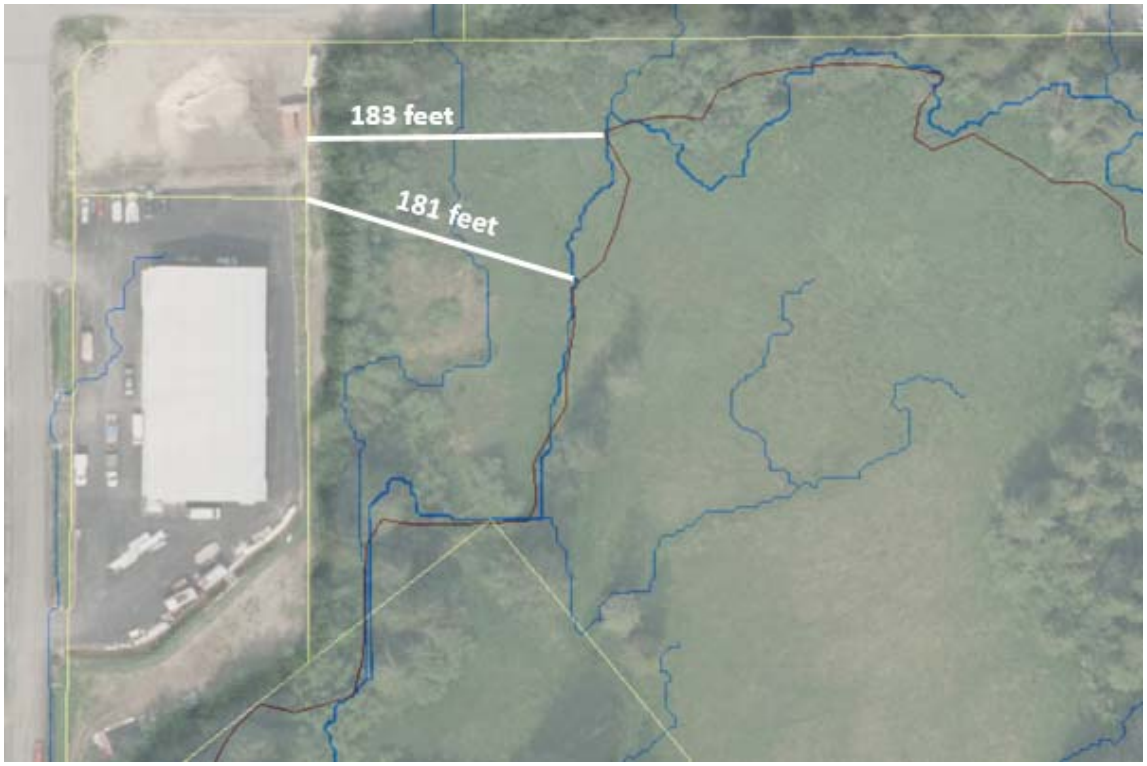
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site & design - transit

Site & design - transit

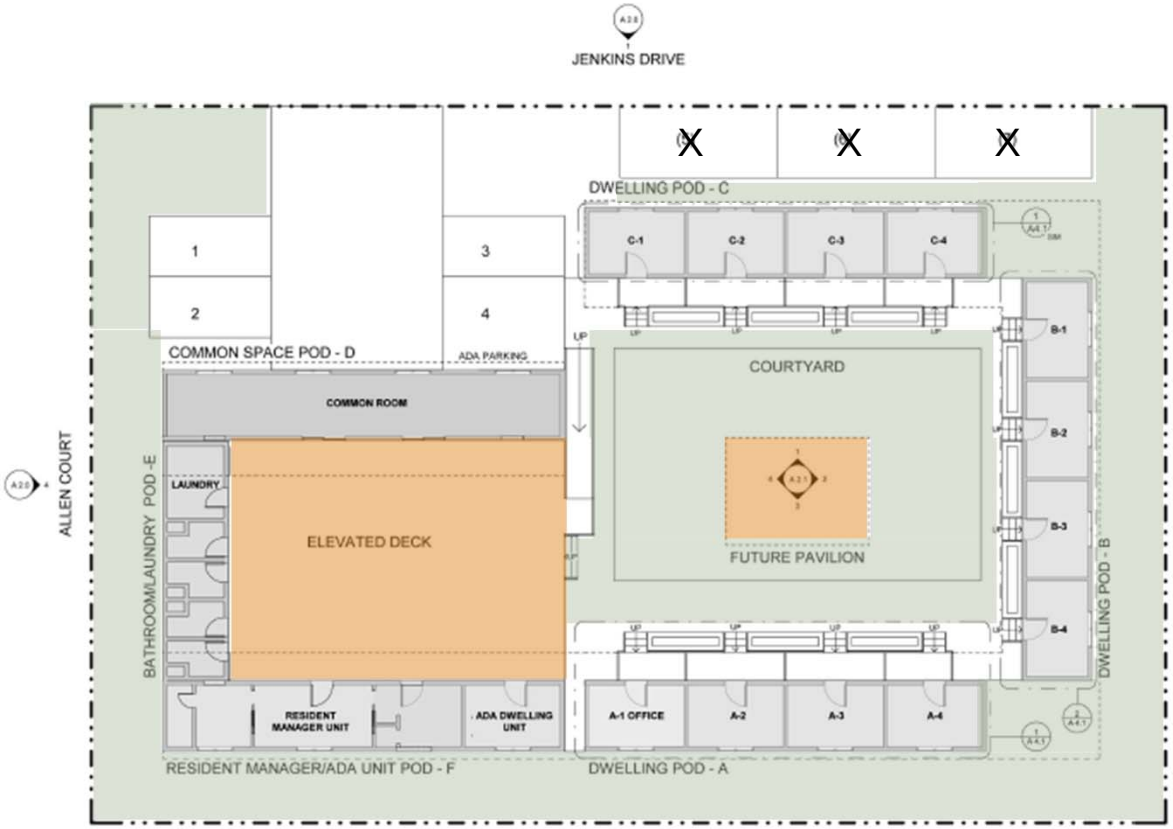
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Habitat and drainage



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Noise and vegetative cover



Traffic

Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	13	2.02	28.28
		Total ADTs:	**28.28**

Institute of Transportation Engineers Trip Generation Manual, 9th edition.
Page 508, Volume 1

"Congregate care facility:"

- Independent living with centralized dining and social activities
- Vehicle ownership low
- Employees and service providers make up majority of trips

No conditions recommended.

Site conditions

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

Note: Detailed discussion of parking to follow

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public health and safety

- Anticipate 50% reduction in recidivism
- Alaska Natives = 39% of incarcerated adults, 20% GP (institutional racism)
- Project funded through tribal CARES funding, must be SPENT by EOY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

You are the re-entrant

Expenses may include:

- Child support
- Legal representation
- Restitution
- AND rent

Cannot live with another felon

Page 203 of your packet

#1 Get a job

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	Standard Occupational Classification
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Find a place to live

FMR 2 bedroom = $1,482
30% of salary = $59,000

$28.50 OR
2.8 full time min wage

FMR 1 bedroom = $1005
30% of salary = $40,200

$19.30 OR
2.0 full time min wage

MINIMUM WAGE: $9.89

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 30% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
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Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 60% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
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Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BUT

- AHFC 1 bedroom wait list: 63
- 25% of affordable housing units are available to felons
- Leaves 40% of income for child support, legal representation, restitution, AND food and transportation
- CBJ Housing office found 5% vacancy rate with large landlords

Support people who want to do it right

- Reasonable housing costs
- Employment assistance
  - Earn everything (Delancey Street Model)
  - Employment opportunities
- On-site programs
- Monitoring

- CBJ $ = 0

Property value or neighborhood harmony

Gastineau Human Services (orange): 123 beds for halfway house, mental health and recovery housing.

Subject Parcel

Housing First's Forget-Me-Not Manor (blue): 64 studio apartment units

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public comments

In support: 31

- Reduces recidivism
- Improves safety
- Significant community need

In opposition: 2

- Question data and studies, present counter arguments
- Experimental
- Economic justice

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Conformity with plans

- Housing for all economic groups
- Housing near corridors
- Support for adults in crisis
- Housing for cost-burdened and severely cost-burdened

Findings for USE2020 0008

- Application is complete
- In Table of Permissible Uses
- Complies with elements of Title 49
- Will not materially endanger
- Will not substantially decrease property value
- Conforms with plans

Staff recommends APPROVAL WITH CONDITIONS

Before Temporary Certificate of Occupancy:

1. *Striping for parking*

2. *Circulation pavement markings*

4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*

5. *Lighting plan*

PWP2020 0003

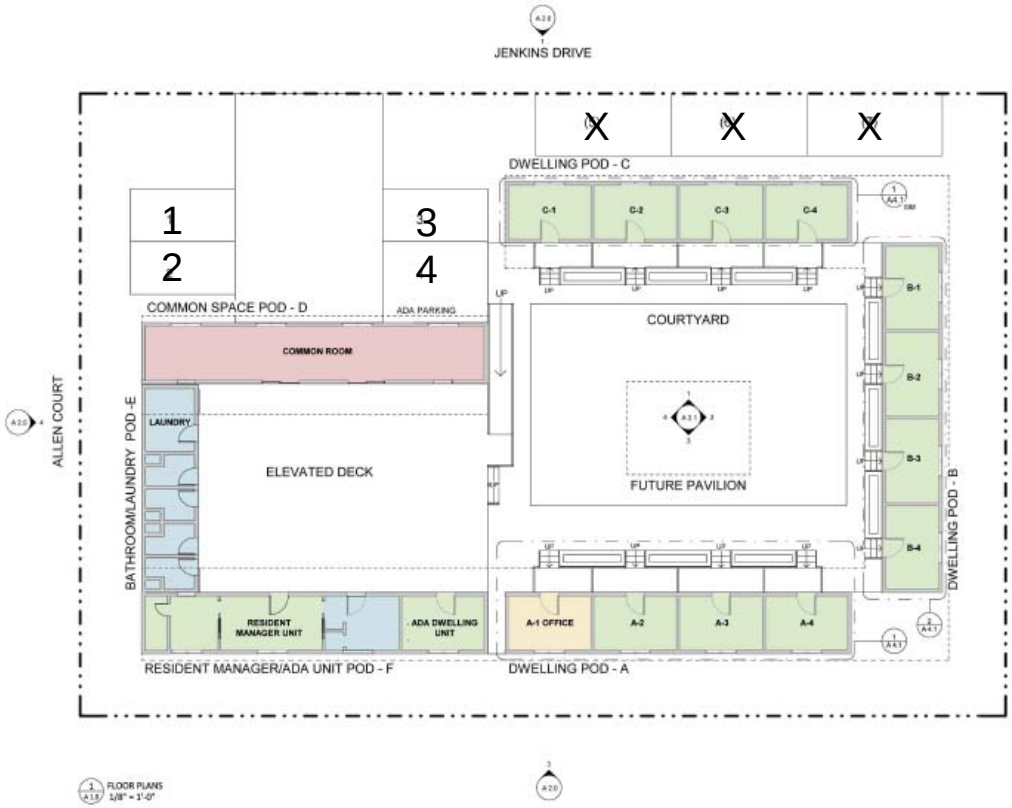
Recommend **APPROVAL** for parking waiver.

13 off-street parking spaces to 4

Parking required

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Parking – reduction from 13 to 4



Parking reduction TH: how others do it

- Chelan, Greenfield, CA: Based on demonstrated need
- City of Los Angeles: None for target population, then 1/20 rooms - **1**
- Urbana, IL: 1 per 4 residents, + 1 per employee - **4-5**
- Arroyo Grande, CA: 1 per bed, + 1 per employee - **5**
- Santa Rosa, CA: Same as other residential uses - **13**
- City of North Las Vegas, NV: 1 per 3 residents, + 1 per employee - **5**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Parking – design

- Driveway 25’ distance from intersection
- Aisle width 24’
- Predominantly perpendicular to driveways
- Sidewalks link to buildings
- No stacked parking
- No back-out parking

Other considerations

- 1,040 linear feet to transit
  - Lack of sidewalk, curb and gutter to Anka
- No health or safety concerns specific to parking
- No property value issues specific to parking
- Complies with Comprehensive Plan and Non-Motorized Plan

*** One applicable comment in BLUE FOLDER**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Findings – PWP2020 0002

- More benefits than detriments
- Outside of PD-1 and -2, fee-in-lieu
- No adverse impacts to neighbors
- Less parking does not endanger public health, safety or welfare.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends APPROVAL

No conditions regarding the number of parking spaces.

RECAP

This is one presentation that impacts two different but related decisions

- USE permit for the shelter and office building
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?
- Parking waiver for the shelter and office building
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends:

APPROVAL WITH CONDITIONS of USE2020 0018

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

APPROVAL WITH CONDITIONS of PWP2020 0003

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

THANK YOU!

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

PWP2020 0003: A Parking Waiver to reduce the number of required spaces from 13 to 4 - CONTINUED TO AUGUST 25, 2020 REGULAR PLANNING COMMISSION MEETING

AGENDA ITEM:

Case No.: PWP2020 0003
Applicant: Northwind Architects, LLC
Location: 1921 Allen Court
Proposal: A Parking Waiver to reduce the number of required spaces from 13 to 4

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested parking waiver. The permit would reduce parking requirements from 13 off-street parking spaces to four for transitional housing.

ATTACHMENTS:

	Description	Upload Date	Type
	Staff Report for PWP2020 0003	7/31/2020	Staff Report
	Presentation for PWP2020 0003 & USE2020 0018	8/10/2020	Presentation

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
PARKING WAIVER PWP2020-0003
HEARING DATE: AUGUST 11, 2020

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

STAFF RECOMMENDATION:

Staff recommends approval.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-4 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

This is a quasi-judicial decision and requires five (5) affirmative votes for approval.

DATE: July 31, 2020

TO: Planning Commission

THROUGH: Jill Maclean, Director AICP

BY: Irene Gallion, Senior Planner

PROPOSAL SYNOPSIS: Applicant requests a parking waiver for Allen Court transitional housing project, from 13 required off-street spaces to four (4).

SUMMARY OF KEY CONSIDERATIONS:

- Residents of this transitional housing are not allowed to have vehicles.
- Vehicle activity anticipated to be from employees or service providers; and on-site, live-in manager.
- Bus stop within 1,040 linear feet on Glacier Highway.

GENERAL INFORMATION	
Property Owner	Tlingit and Haida Regional Housing Authority
Applicant	Tlingit and Haida Regional Housing Authority
Property Address	1921 Allen Court
Legal Description	LEMON GLACIER 2 LT 6
Parcel Number	5B1201010150
Zoning	General Commercial
Land Use Designation	Commercial
Lot Size	14,866
Water/Sewer	Public
Access	Jenkins Drive
Existing Land Use	Vacant
Associated Applications	USE2020 0018

49.40.210(d)(6) PARKING WAIVERS. *The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the director in the case of minor development; the commission in the case of major development; and the commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director*

SITE FEATURES AND ZONING

SURROUNDING LAND USES	
North	Storage/office
South	Warehouse
East	Vacant
West	Office

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No

ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice

AGENCY REVIEW

CDD conducted an agency review comment period between July 7 and July 21, 2020.

Agency	Summary
Juneau Police Department, CBJ General Engineering, CBJ Buildings Division, CBJ Capital Transit, and Capital City Fire and Rescue	Expressed no concerns with the parking waiver.

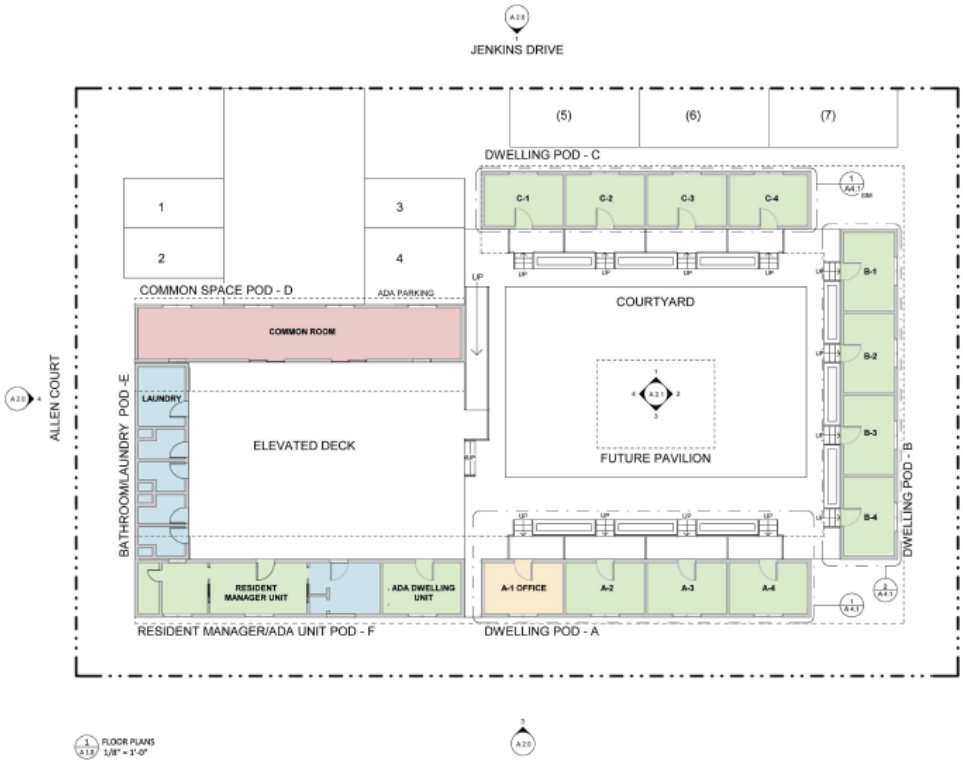
PUBLIC COMMENTS

CDD conducted a public comment period between July 7 and July 21, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel (Attachment B). No public comments addressed the parking requirement.

A neighborhood meeting was held July 22, 2020 via Zoom Webinar. No comments or questions addressed the parking requirement.

SITE PLAN AND PHOTOS

Figure 1: Site plan showing proposed parking spaces (1-4). The proposed parallel parking would not be allowed as proposed.



DISCUSSION

Background Information – A similar development using the Harbor Inn downtown was approved under USE18-23 and PWP18-04. That project included a parking waiver that was approved for a reduction from six off-street parking spaces to three, serving 17 residents. The Harbor Inn is in the Juneau geographic area, so has reduced parking requirements compared to the current proposal [CBJ 49.40.210(a)]. The proposed project site is not located in a geographic area that has reduced parking.

The Harbor Inn provided three parking spaces for 17 residents. This project proposes four parking spaces for 13 residents.

Project Site – This discussion is specific to off-street parking requirements. See USE2020 0018 for a detailed review of the project.

The site is a vacant lot on the southeast corner of Jenkins Drive and Allen Court. The proposed development includes approximately 3,074 square feet of transitional housing with shared sanitary and kitchen facilities, with 13 individual rooms proposed.

Average Annual Daily Traffic (AADT) on Anka is 10,424, and on Commercial Boulevard is 5,529 [The Alaska Department of Transportation and Public Facilities].

Condition: None recommended.

Project Design – The applicant requests a reduction from 13 required off-street parking spaces to four. Other than the on-site, live-in resident manager, the residents are not allowed vehicles. Staff finds the four spaces provided, including an ADA van accessible space, are adequate for visitors and staffing.

If the Commission feels additional spaces are advisable, one proposal could be two additional spaces in the lot next to the parking spaces labeled “1” and “3” on the site plan. Additional spaces in the lot would reduce the buffer between housing and the street. The applicant would like to maintain this buffer if possible.

Parallel parking, as proposed by the applicant and shown on the site plan, does not meet code. CBJ 49.40.210(b)(2) requires parallel spaces to be accessed via the site, not directly from a roadway (Jenkins Drive). An access aisle would need to be added to the site, and the site cannot accommodate this addition.

Parallel parking is also contrary to CBJ49.40.230, “Parking and Circulation Standards,” which requires, “All *parking* shall be located in bays generally perpendicular to driveways or roads.”

Per 49.40.230(b), “Parking and circulation standards,” the proposed parking design complies with regulatory requirements.

1. Access: The driveway on Jenkins Drive is approximately 25 feet from the intersection of Jenkins Drive and Allen Court.
2. Size of aisles: Scaling off of the site plan, the access aisle is 24 feet wide, adequate for two-way traffic and 90 degree parking.
3. (Not applicable to this project)
4. (Not applicable to this project)
5. Sidewalks and curbing: Walkways will provide four feet of passable area. Gravel walkways are being considered, but if paved sidewalks are used they will be six inches above the adjacent parking area except when crossing driveways or streets. Parked vehicles cannot extend over sidewalks.

6. Stacked parking: Disallowed for this use, and not proposed.
7. Back-out parking: Back-out parking is disallowed for this project, and is not proposed.

Off-street parking areas are required to have adequate landscaping and drainage [CBJ 49.40.230(c)]. Permeable pavements and gravel are being considered for walkways and parking, allowing ground absorption and filtering of surface drainage. The proposed development includes vegetative cover in the lot setbacks.

Lighting shall be "suitable," and direct light only onto the subject parcel [49.40.230(d)].

The site plan shows parking spaces oriented towards specific buildings. Walkways link off-street parking spaces to the buildings they serve. A walkway provides access from the parking lot to an ADA ramp and courtyard perimeter walkway.

Condition: None recommended.

Vehicle Parking & Circulation – The applicant is required to provide 13 off-street parking spaces, including one ADA van accessible parking space. ADA spaces cannot be waived. The applicant requests a reduction to four off-street parking spaces.

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Below are standards for communities that have reduced off-street parking standards for transitional housing. Staff estimated off-street parking spaces the development would be required to have under these parking regimes, assuming 12 residents and one manager.

- Chelan, Greenfield, CA: Based on demonstrated need.
- City of Los Angeles, CA: None required for target population, +1 for every 20 rooms to accommodate guests. The subject project would be required to have **1 off-street parking space**.
- Urbana, IL: One space for every 4 residents and one for each employee at the maximum staffing level at any one time. The subject project would be required to have **4-5 off-street parking spaces**.
- Arroyo Grande, CA: One space per three beds plus one space per employee on the largest shift. The subject project would be required to have **5 off-street parking spaces**.
- Santa Rosa, CA: Same as other residential uses. This would require **13 parking spaces** under CBJ code.
- City of North Las Vegas, NV: One per three residents, plus an additional space for each employee. The subject project would be required to have **5 off-street parking spaces**.

Code and guidance from other communities includes reminders that transitional housing cannot be required to have more parking than other comparable residential uses.

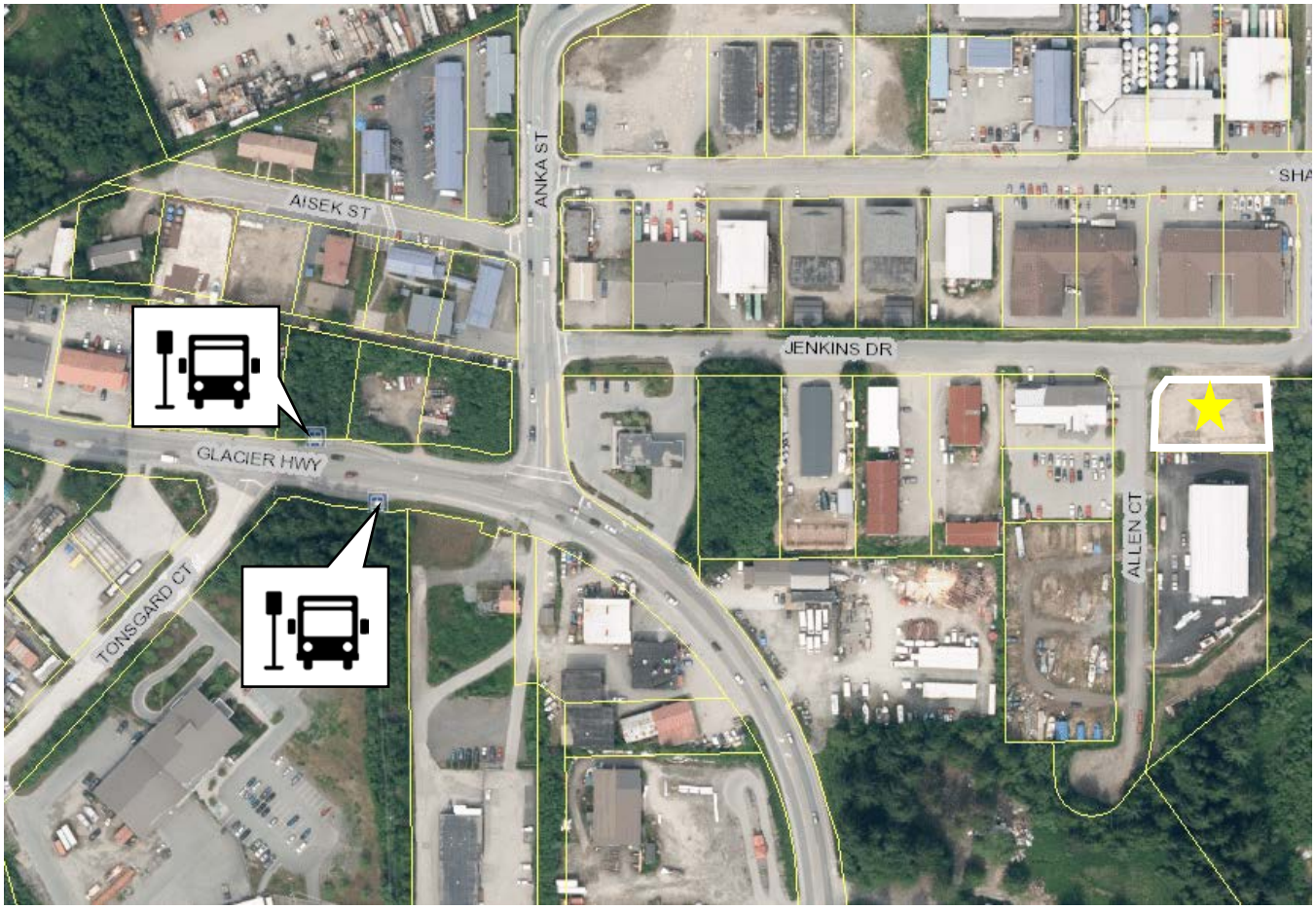
Condition: None recommended.

Impacts to Nearby On-street Parking – On a site visit conducted on July 16, 2020, staff did not note any "NO PARKING" signs on Jenkins Drive or Allen Court.

The street side yard of the site along Jenkins Drive is currently used for parallel parking, which is not permissible. Residents will not be allowed to have vehicles, minimizing impacts to nearby on-street parking. The parking area on-site will primarily serve visitors, the resident manager, and case manager.

Condition: None recommended.

Figure 2: Bus stops closest to the proposed development.



Non-motorized Transportation – Residents will not be allowed to have a car. There are no sidewalks or street lighting on Jenkins Drive between the site and Anka Street. Anka Street has sidewalks on both side of the street. The 64 residents of nearby Housing First's Collaborative Forget-Me-Not Manor also are dependent on non-motorized transportation. A resident who uses the bus will use non-motorized transportation to travel 780 feet west on Jenkins Drive, then approximately 260 feet on Anka Street and Old Glacier Highway to get to a bus stop.

Condition: None recommended.

Proximity to Transit – The site is approximately 1,040 linear feet from a bus stop on Old Glacier Highway. Residents of Housing First Collaborative's Forget-Me-Not Manor, residents of the Department of Corrections halfway houses, and people using Gastineau Human Services housing and services all use the bus stop.

Condition: None recommended.

Public Health or Safety – The number of off-street parking spaces does not spur public health or safety concerns.

Condition: None recommended.

Property Value or Neighborhood Harmony – The number of off-street parking spaces does not spur property value or neighborhood harmony concerns.

Condition: None recommended.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan.			
Chapter	**Page No.**	**Item**	**Summary**
3	18	Provide Transportation Options	Parking should satisfy the customer/patron needs of the non-residential space with minimal parking provided for residents and workers who are encouraged to take transit.

FINDINGS

Parking Waiver Criteria - Per CBJ 49.40.210(d)(6)(1-4) the Director makes the following findings on the proposed parking waiver:

1. ***Will granting the waiver result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan?***

   Analysis: No additional analysis.

   Finding: Yes. Granting the requested parking waiver from 13 off-street spaces to four will result in more benefits than detriments to the community as a whole as identified by the 2013 Comprehensive Plan by using the site for housing while not requiring excessive parking.

2. ***Is the development located outside of the PD-1 Parking District, PD-2 Parking District, and the Downtown Fee In Lieu of Parking district?***

   Analysis: No additional analysis.

   Finding: Yes. The subject parcel is located outside of the above listed parking districts.

3. Will granting the waiver result in adverse impacts to property in the neighboring area?

Analysis: No additional analysis.

Finding: No. There is no evidence to suggest that granting the requested waiver will result in adverse impacts to neighboring property.

4. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: No additional analysis.

Finding: No. There is no evidence to suggest that granting the requested waiver will materially endanger the public health or safety.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested parking waiver. The permit would reduce parking requirements from 13 off-street parking spaces to four for transitional housing.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
1921 ALLEN COURT, JUNEAU, AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
LEMON GLACIER 2 LT 6

Parcel Number(s)
5B1201010150

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner
TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY

Contact Person
Joyce Niven

Mailing Address
5446 Jenkins Drive, Juneau AK 99801

E-mail Address
jniven@thrha.org

Phone Number(s)
(907) 780-3156

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Joyce Niven — Landowner/Lessee Signature — Date: 7/07/2020

X _____ Landowner/Lessee Signature — Date _____

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant
NORTHWIND ARCHITECTS, LLC

Contact Person
SHANNON CROSSLEY

Mailing Address
126 SEWARD STREET, JUNEAU, ALASKA 99801

E-mail Address
SHANNON@NORTHWINDARCH.COM

Phone Number(s)
540 229 9452

X [signature] — Applicant's Signature — Date of Application: 07/01/2020

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials	
tmg	
Case Number	Date Received
PWP20200003	7/8/2020

I:\FORMS\PLANFORM\DPA.docx

Updated 2017 – Page 1 of 1

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PARKING WAIVER APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Central Council Tlingit & Haida Tribes of Alaska is requesting the consideration of a parking waiver for The Allen Court Transitional Housing Project located at 1921 Allen Court Juneau, AK 99801. We are concurrently applying for a Conditional Use Permit to use the building as transitional housing for individuals reentering the community from incarceration. The granting of this waiver would result in more benefits than detriments to the community as a whole as it will allow the establishment of transitional housing for a population that often has difficulty obtaining housing. This will allow residents to successfully reenter the community while improving public safety.

TYPE OF PARKING WAIVER REQUESTED (check one)

MINOR DEVELOPMENT
Parking Waiver Departmental Review (PWD)

MAJOR DEVELOPMENT
Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)

Existing

Proposed – Related Case Number: USE20-18

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)

☑ For Residential Uses: 14 spaces

☐ For Non-Residential Uses: _____ spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED

☑ For Residential Uses: 7 spaces

☐ For Non-Residential Uses: _____ spaces

ALL REQUIRED MATERIALS ATTACHED

☑ **Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)**

☑ **Narrative including:**

- ☑ Why the parking waiver is being requested?
- ☑ How the requested waiver meets items 1-4 on page 2

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

PARKING WAIVER FEES

Residential Spaces	_____	Non-Residential Spaces	_____
Residential Fee	$_____	Non-Residential Fee	$_____
Total Residential	$_____	Total Non-Residential	$_____

Total Fee $_____

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
PWP20200003	7/8/20

Parking Waiver Information

Parking waivers are outlined in CBJ 49.40.210(d)(6)

Parking Waivers are pursuant to 49.40.210(d) Exceptions (6) Parking Waivers. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director of the Community Development Department in the case of minor development; the Planning Commission in the case of major development; and the Planning Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

(1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;
(2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;
(3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and
(4) The waiver will not materially endanger public health, safety, or welfare.

- Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of $400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.
- The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250 foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

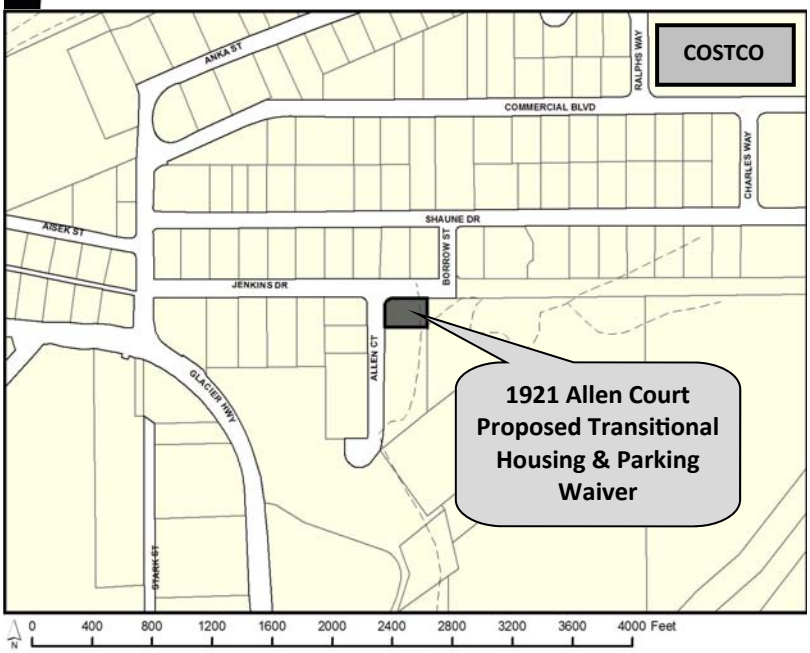
Approved parking waivers shall expire upon a change in use.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Invitation to Comment

Neighborhood Meeting & Planning Commission Public Hearing

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

Applications have been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for Transitional Housing and a Parking Waiver to reduce the number of required parking spaces from 14 to 7** located at **1921 Allen Court** in a **General Commercial Zoning District**.

Neighborhood Meeting: **July 22, 2020, 6:00 P.M.**— Opportunity to ask questions and comment.
To join the **Neighborhood Meeting** Webinar, visit: **http://juneau.zoom.us/j/93862578816**. The Webinar ID is: **938 6257 8816**.

Planning Commission Meeting: **August 11, 2020, 7:00 P.M.**— Opportunity to testify.
To join the **Planning Commission Meeting** Webinar, visit: **http://juneau.zoom.us/j/91479438879**. The Webinar ID is: **914 7943 8879**.

Both the Neighborhood Meeting and the Planning Commission meeting will be by video and telephonic participation only.
To join either meeting by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 and enter the associated Webinar ID.

Staff Reports expected to be posted **Monday, August 3, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes, and more here as well.

Now through July 27	July 28 — 12 noon, August 7	August 11, 2020, 7:00 P.M.	August 12
Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	Planning Commission hearing date and time.	The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed July 9, 2020

Case No.: USE2020 0018; PWP2020 0003
Parcel No.: 5B1201010150
CBJ Parcel Viewer: http://epv.juneau.org

USE2020 0018 and PWP2020 0003

Recommend **APPROVAL with conditions** for a 13-room transitional housing facility.

Recommend **APPROVAL with conditions** for parking waiver from 13 to 4 off-street spaces.

Key concept

This is one presentation that impacts two different but related decisions

- USE permit for the transitional housing project(USE2020 0018)
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?

- Parking waiver from 13 off-street spaces to 4 (PWP2020 0002)
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Vicinity map

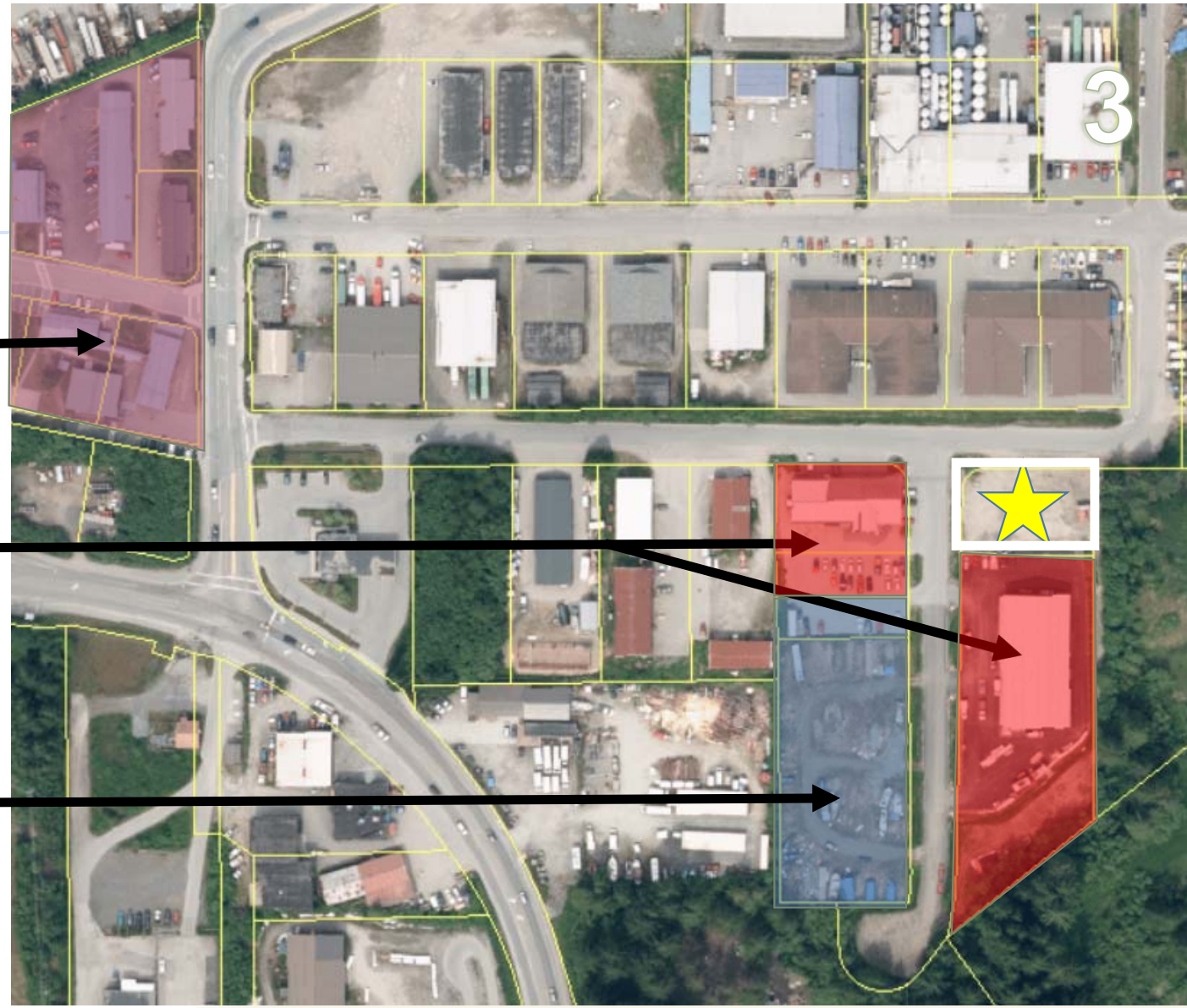
Gastineau Human Services /
Alaska Department of Corrections

Tlingit Haida Regional Housing

Juneau Housing First
Collabortive's Forget-Me-Not
Manor

Lot size: 14,866

Page 192 of your packet



Vicinity map

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site

Site

Site

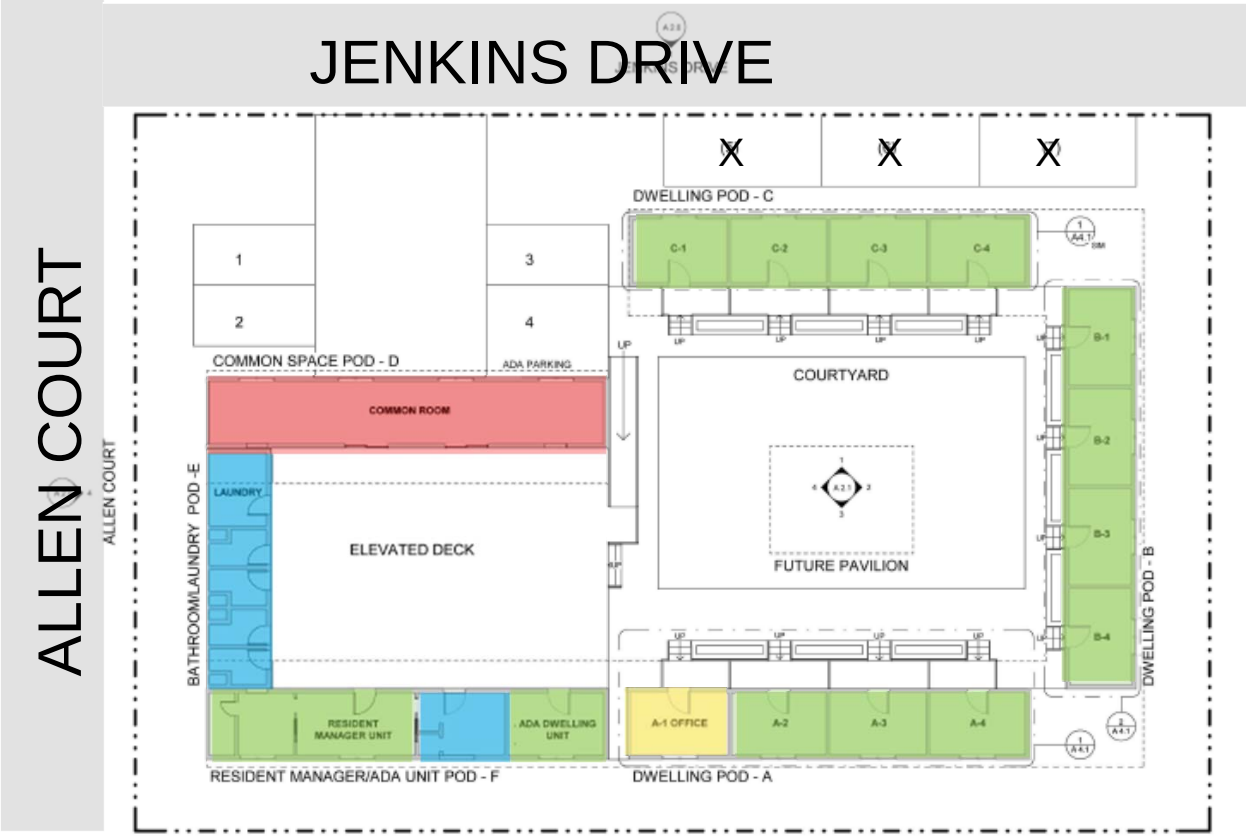
Site

Site

9
PRIVATE
PROPERTY
NO
TRESPASSING
VIOLATORS
WILL BE
PROSECUTED

Site plan – “single room occupancy with shared facilities”

Page 199 of your packet



Adaptive reuse

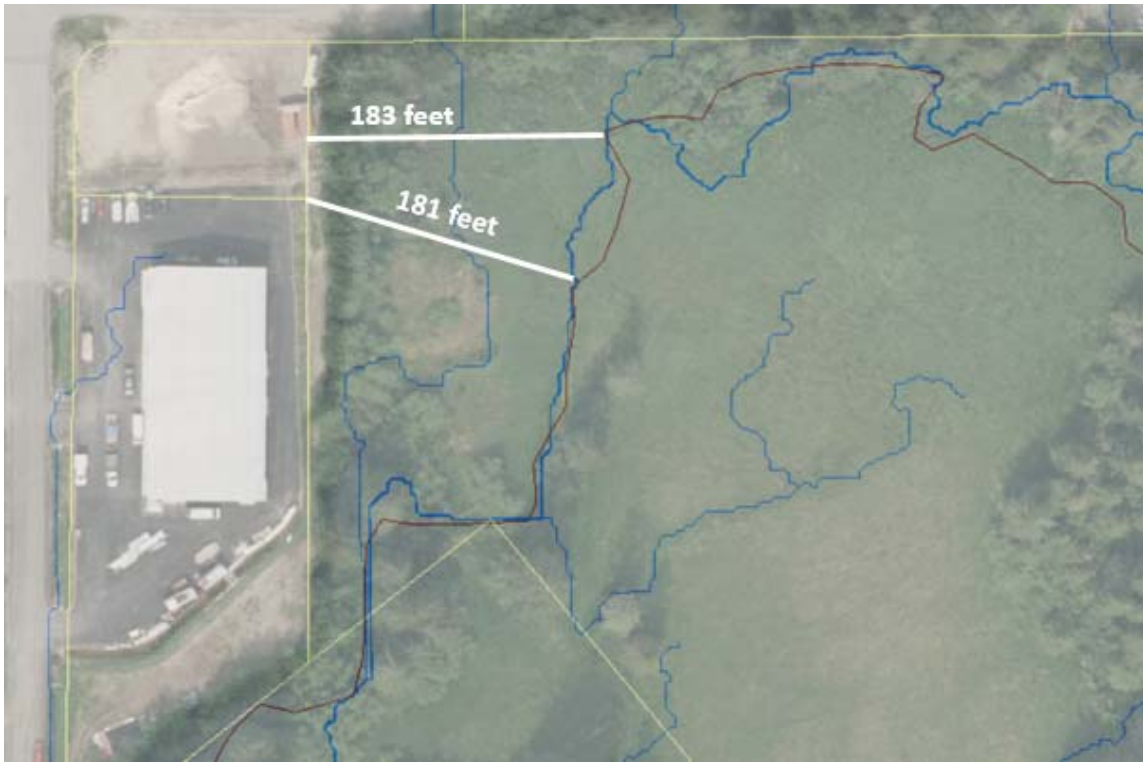
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site & design - transit

Site & design - transit

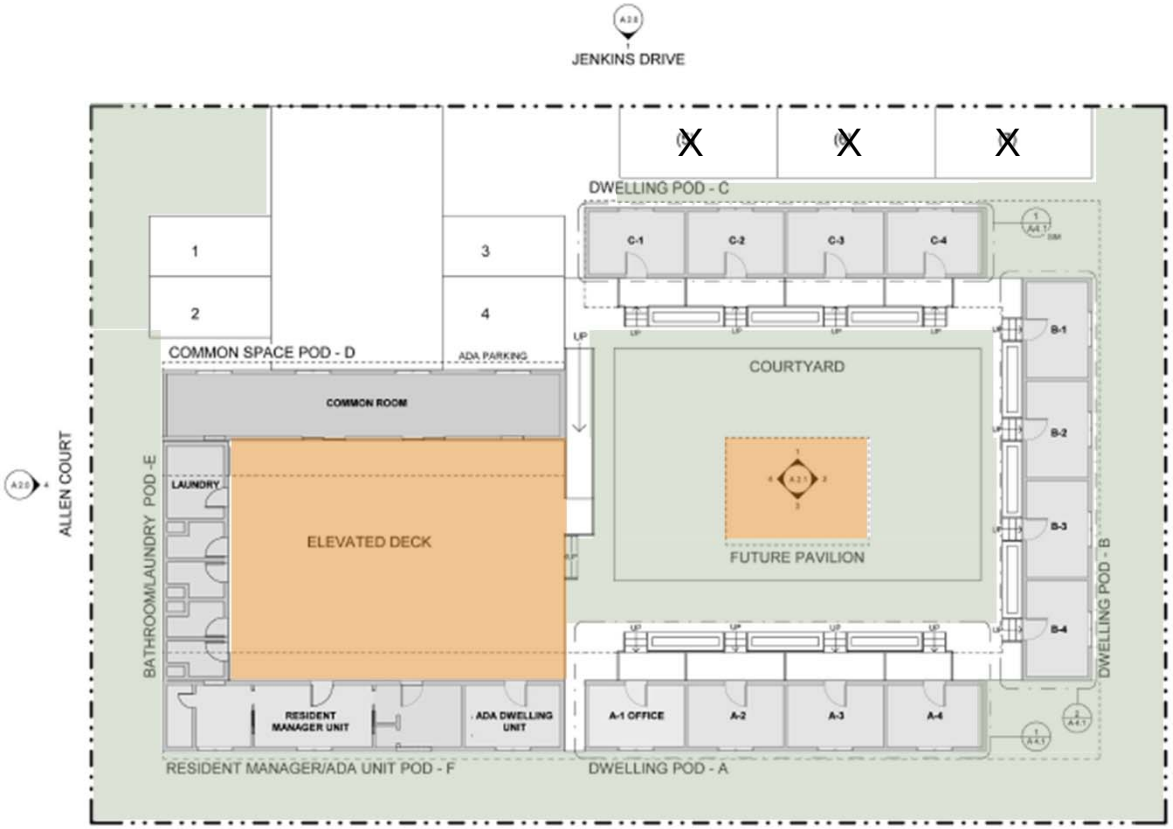
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Habitat and drainage



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Noise and vegetative cover



Traffic

Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	13	2.02	28.28
		Total ADTs:	**28.28**

Institute of Transportation Engineers Trip Generation Manual, 9th edition.
Page 508, Volume 1

"Congregate care facility:"

- Independent living with centralized dining and social activities
- Vehicle ownership low
- Employees and service providers make up majority of trips

No conditions recommended.

Site conditions

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

Note: Detailed discussion of parking to follow

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public health and safety

- Anticipate 50% reduction in recidivism
- Alaska Natives = 39% of incarcerated adults, 20% GP (institutional racism)
- Project funded through tribal CARES funding, must be SPENT by EOY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

You are the re-entrant

Expenses may include:

- Child support
- Legal representation
- Restitution
- AND rent

Cannot live with another felon

Page 203 of your packet

#1 Get a job

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	Standard Occupational Classification
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Find a place to live

FMR 2 bedroom = $1,482
30% of salary = $59,000

$28.50 OR
2.8 full time min wage

FMR 1 bedroom = $1005
30% of salary = $40,200

$19.30 OR
2.0 full time min wage

MINIMUM WAGE: $9.89

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 30% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry and fish cutters and trimmers	4	$12.40	51-3022
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Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 60% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
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Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BUT

- AHFC 1 bedroom wait list: 63
- 25% of affordable housing units are available to felons
- Leaves 40% of income for child support, legal representation, restitution, AND food and transportation
- CBJ Housing office found 5% vacancy rate with large landlords

Support people who want to do it right

- Reasonable housing costs
- Employment assistance
  - Earn everything (Delancey Street Model)
  - Employment opportunities
- On-site programs
- Monitoring

- CBJ $ = 0

Property value or neighborhood harmony

Gastineau Human Services (orange): 123 beds for halfway house, mental health and recovery housing.

Subject Parcel

Housing First's Forget-Me-Not Manor (blue): 64 studio apartment units

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public comments

In support: 31

- Reduces recidivism
- Improves safety
- Significant community need

In opposition: 2

- Question data and studies, present counter arguments
- Experimental
- Economic justice

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Conformity with plans

- Housing for all economic groups
- Housing near corridors
- Support for adults in crisis
- Housing for cost-burdened and severely cost-burdened

Findings for USE2020 0008

- Application is complete
- In Table of Permissible Uses
- Complies with elements of Title 49
- Will not materially endanger
- Will not substantially decrease property value
- Conforms with plans

Staff recommends APPROVAL WITH CONDITIONS

Before Temporary Certificate of Occupancy:

1. *Striping for parking*

2. *Circulation pavement markings*

4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*

5. *Lighting plan*

PWP2020 0003

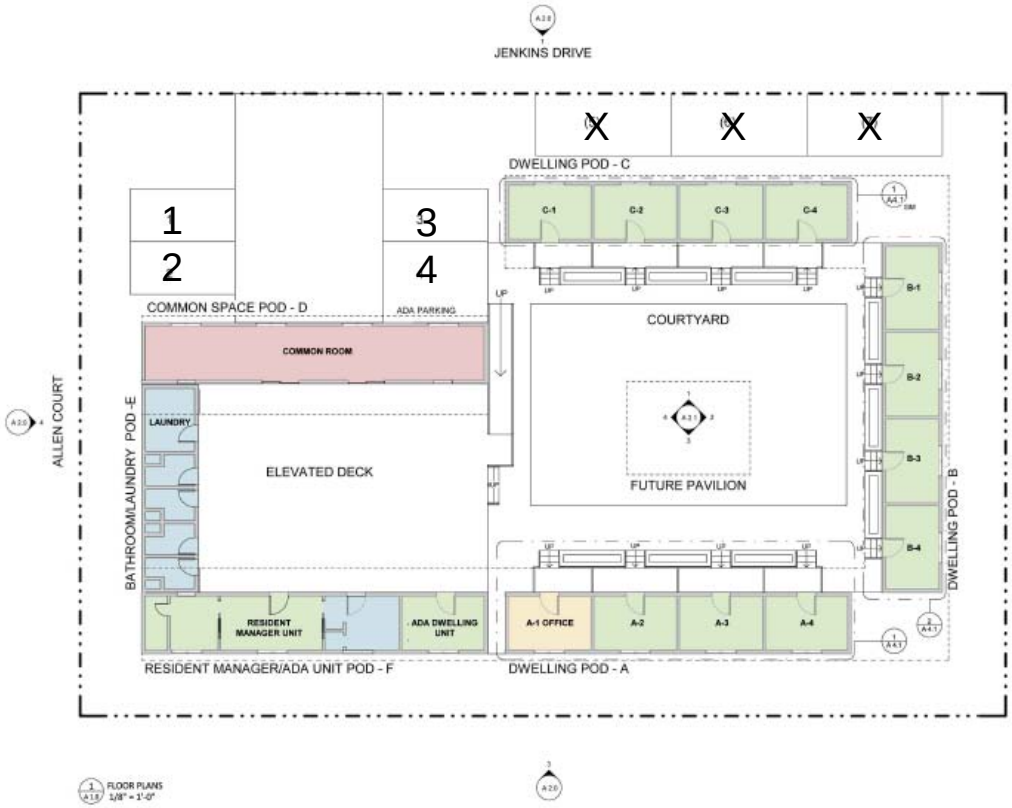
Recommend **APPROVAL** for parking waiver.

13 off-street parking spaces to 4

Parking required

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Parking – reduction from 13 to 4



Parking reduction TH: how others do it

- Chelan, Greenfield, CA: Based on demonstrated need
- City of Los Angeles: None for target population, then 1/20 rooms - **1**
- Urbana, IL: 1 per 4 residents, + 1 per employee - **4-5**
- Arroyo Grande, CA: 1 per bed, + 1 per employee - **5**
- Santa Rosa, CA: Same as other residential uses - **13**
- City of North Las Vegas, NV: 1 per 3 residents, + 1 per employee - **5**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Parking – design

- Driveway 25’ distance from intersection
- Aisle width 24’
- Predominantly perpendicular to driveways
- Sidewalks link to buildings
- No stacked parking
- No back-out parking

Other considerations

- 1,040 linear feet to transit
  - Lack of sidewalk, curb and gutter to Anka
- No health or safety concerns specific to parking
- No property value issues specific to parking
- Complies with Comprehensive Plan and Non-Motorized Plan

*** One applicable comment in BLUE FOLDER**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Findings – PWP2020 0002

- More benefits than detriments
- Outside of PD-1 and -2, fee-in-lieu
- No adverse impacts to neighbors
- Less parking does not endanger public health, safety or welfare.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends APPROVAL

No conditions regarding the number of parking spaces.

RECAP

This is one presentation that impacts two different but related decisions

- USE permit for the shelter and office building
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?
- Parking waiver for the shelter and office building
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends:

APPROVAL WITH CONDITIONS of USE2020 0018

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

APPROVAL WITH CONDITIONS of PWP2020 0003

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

THANK YOU!

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

USE2020 0016: A modification to a Conditional Use Permit (USE2016 0006) to include on-site consumption of edible marijuana products - CONTINUED TO SEPTEMBER 8, 2020 REGULAR PLANNING COMMISSION MEETING

AGENDA ITEM:

Case No.: USE2020 0016
Applicant: Rainforest Farms LLC
Location: 201 Seward Street
Proposal: A modification to a Condtional Use Permit (USE2016 0006) to include on-site consumption of edible marijuana products

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Special Use Permit. The permit would allow the modification of a Use Permit (USE2016 0006) to include on-site consumption of Marijuana products with the following condition:

1. Prior to commencement of the proposed use, the applicant must make the doors to the patio emergency only exits and post emergency exit signage.
2. All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.

The approval is also subject to conditions listed in the Notice of Decision for USE2016 0006 (Attachment D).

ATTACHMENTS:

Description	Upload Date	Type
Staff Report for USE2020 0016	8/4/2020	Staff Report
Presentation for USE2020 0016	8/11/2020	Presentation

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
SPECIAL USE PERMIT USE2020 0016
HEARING DATE: AUGUST 11, 2020

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

STAFF RECOMMENDATION:

Staff recommends approval with conditions

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Relevant Code:
  - CBJ 49.65.1245(b)
  - CBJ 49.65.1245(c)/(d)
  - CBJ 49.15.330

DATE: August 4, 2020

TO: Planning Commission

THROUGH: Jill Maclean, Director, AICP

BY: Laurel Christian, Planner II

PROPOSAL SYNOPSIS: Applicant requests modification of a Special Use Permit (USE2016 0006) to include on-site consumption of edible marijuana products

SUMMARY OF KEY CONSIDERATIONS:

- No on-site smoking of marijuana is proposed
- No changes to the footprint of the building
- Addition of on-site edible consumption is not anticipated to have significant impacts on neighboring properties
- This permit does not modify conditions of USE2016 0006; those conditions remain
- The original USE permit was approved in 2016 and will need to be reviewed in 2021 (USE2016 0006). This approval (USE2020 0016) does not void/restart the 5 year review requirement.

GENERAL INFORMATION	
Property Owner	Goldstein Improvement Company
Applicant	Rainforest Farms, LLC
Property Address	201 Seward Street
Legal Description	JUNEAU TOWNSITE BL 4 LT 1, 2 & 7 FR
Parcel Number	1C070A040010
Zoning	Mixed Use (MU)
Land Use Designation	Traditional Town Center (TTC)
Lot Size	12,282 sq. ft.
Water/Sewer	Public
Access	Seward St & Second St
Existing Land Use	Marijuana Retail Facility and Retail/Commercial
Associated Applications	Modification of USE2016 0006

49.65.1245(b) Marijuana Use Permits Modification. *If a licensee desires to modify the licensed premises by changes to equipment, increased use, such as in accordance with an approved state license endorsement, or any approved plan, an amendment to the original application and required fee shall be submitted for review and approval.*

SITE FEATURES AND ZONING

SURROUNDING LAND USES	
North (MU)	Mixed Use
South (MU)	Second Street
East (MU)	Eagles Edge Mobile Parking
West (MU)	Seward Street

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Historic District	No

ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice
Attachment C	Public Comments
Attachment D	USE2016 0006 Notice of Decision
Attachment E	Ord. 2019-29(b)(am)

AGENCY REVIEW

CDD conducted an agency review comment period between July 1 and July 17, 2020. No agency comments were received.

PUBLIC COMMENTS

CDD conducted a public comment period between July 7 and July 20, 2020. Public notice was mailed to property owners within 500 feet of the parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. The table below summarizes public comments received at time of writing this staff report. Public Comments can be found in Attachment C.

Name	Summary
Martha and Jim Stey	Concerns about impacts of marijuana edibles and public safety, limits on amounts that may be consumed, allowance for a carry-out option, and disposal of unused product. Also expressed concerns about the amount of marijuana retail shops, breweries, and distilleries downtown. Staff response to comments is included in Attachment C.
Allen Shattuck	Stated opposition to the proposed modification; has concerns about the surrounding neighborhood and a reduction in property values.

ZONING REQUIREMENTS

The parcel is zoned Mixed Use (MU). At this time, no alterations to the footprint of the building are proposed. The table below demonstrates existing dimensional standards for the parcel in comparison to the requirements for MU. The parcel contains three fraction lots; buildings on the parcel cross interior property lines. Per CBJ 49.30.250(c) a nonconforming certification is not required because the renovations proposed are within the original structure. The applicant/property owner is encouraged to seek Nonconforming Certification and a lot consolidation.

Standard		MU Requirement	Existing (No Change)	Code Reference
Lot	Size	4,000 sq. ft.	12,282 sq. ft.*	49.25.400
	Width	50’	98’*	49.25.400
	Depth	80’	125’ avg.*	49.25.400
Setbacks	Front (SE)	0’	0’	49.25.400
	Rear (NW)	0’	70’	49.25.400
	Side (NE)	0’	6.3’	49.25.400
	Side (NW)	0’	0’	49.25.400
	Street Side (SW)	0’	0’	49.25.400
Lot Coverage		No Maximum	60% *	49.25.400
* Dimensional standards and lot coverage based upon the combined lot fractions				
Height	Permissible	No Maximum	Unknown	49.25.400
	Accessory	No Maximum	Unknown	49.25.400
Use		2.300	2.300	49.25.300

SITE PHOTO

Note: Floor Plans are on-file with the Community Development Department

D

Background Information – In 2015, CBJ Title 49 Land Use Code, was amended to add Marijuana Retail facilities to the Table of Permissible Uses [Ord. 2015-39(am)]. In 2016, the applicant received a Use Permit for a marijuana retail facility [USE2016 0006].

In 2019, the CBJ Municipal Code (Title 36, "Health and Sanitation," and Title 42, "Penal Code") was amended to *allow the consumption of marijuana by smoking and edibles in licensed marijuana retail facilities with an Onsite Consumption Endorsement* [Ord. 2019-29(b)(am)].

CBJ Title 36 was amended to allow smoking of marijuana products in an *establishment licensed under AS17.38 if the smoking is only outdoors*. On-site smoking of marijuana products is not proposed at this time.

CBJ Title 42 was amended to allow consumption of marijuana in *establishments licensed under AS17.38 if the consumption is only edibles inside.* The applicant proposes modifying Use Permit [USE2016 0006] to allow on-site consumption of marijuana edibles within the existing building.

CBJ Title 49 Land Use Code does not require amendment. This permit is reviewed as a Marijuana Retail Facility with On-site Consumption. The applicant is required to obtain a license for a Retail Marijuana Store with an On-site Consumption Endorsement from the State of Alaska Alcohol and Marijuana Control Office.

Under CBJ 49.65.1245(b), the Planning Commission must review the special use modification request as the applicant is seeking an increase in use; specifically the addition of on-site consumption. Under CBJ 49.65.1245(c-d), the Planning Commission may impose conditions to the modification to ensure compliance with Title 49, and cannot change or modify other conditions related to the original use permit

The table below summarizes relevant history for the subject parcel and proposed development.	
Item	**Summary**
USE2016 0006 [Attachment D]	Approved – Use permit for retail marijuana establishment
Ord. 2019-29(b)(am) [Attachment E]	Approved – Ordinance allowing on-site marijuana consumption under certain circumstances

Project Site & Design – No changes to the building footprint are proposed. The interior of the building will be remodeled to accommodate an on-site consumption area for edibles, retail area, restricted access staff area, and two bathrooms. Floor plans can be found in Attachment A. The on-site consumption area will be separated from the retail area with a door and a wall. The on-site consumption area includes a sales counter, product display, prep area, and seating and tables. Additional security cameras have been added in the consumption area; security plans are found in Attachment A.

Within the consumption area, there are exterior doors that lead to a patio area; consumption outside of the building is not being proposed or permitted with this use permit. The applicants' drawings, in Attachment A, state the patio doors are non-operable. According to State of Alaska regulations, the on-site consumption area can only have access from the retail marijuana store [3 AAC 306.370]. It is recommended that the applicant makes these doors emergency exits only, and post appropriate signage.

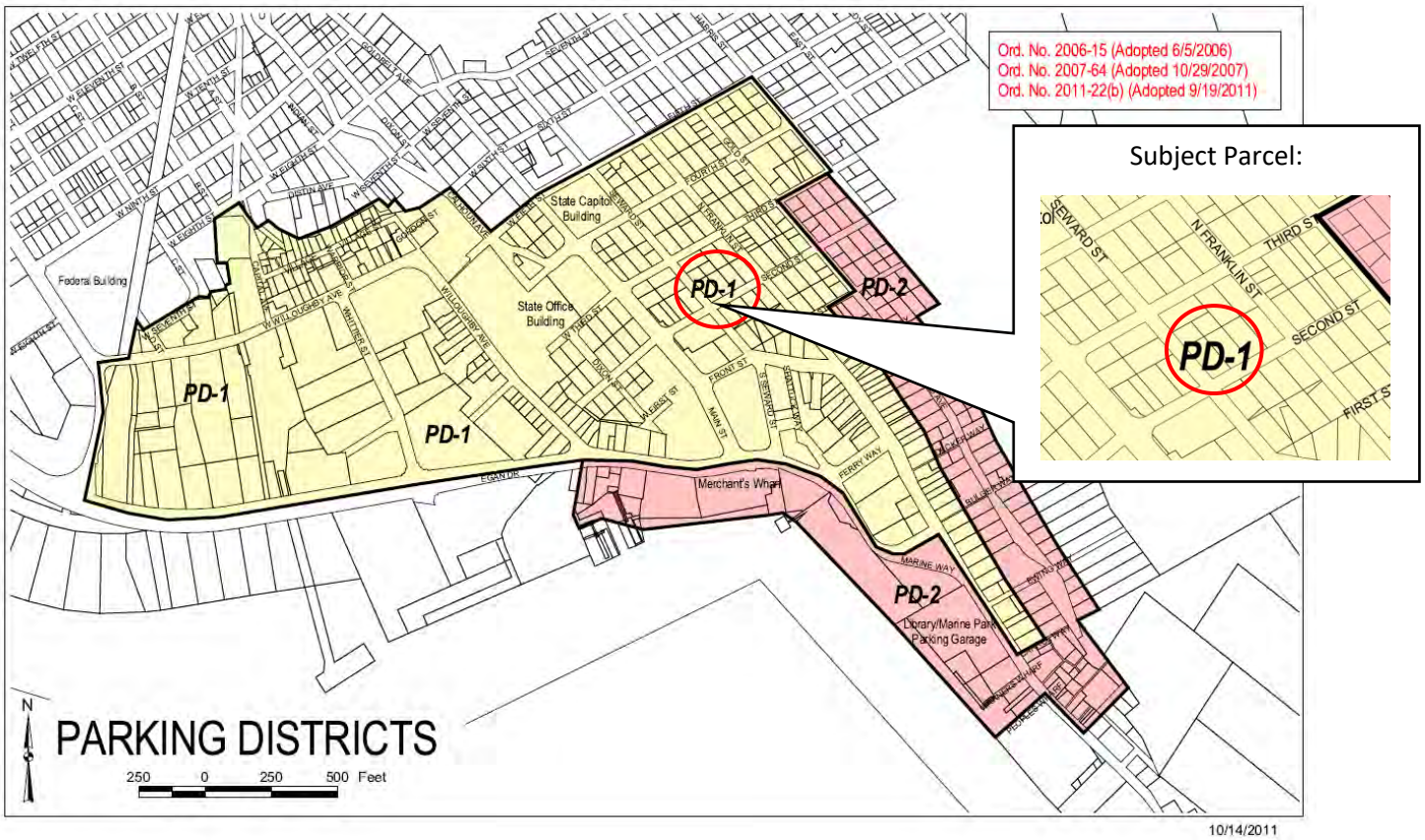
> **Condition: Prior to commencement of the proposed use, the applicant must make the doors to the patio emergency only exists and post emergency exit signage.**

According to State of Alaska regulations [AAC306.370], outside marijuana, tobacco, and alcohol cannot be consumed within the on-site consumption area. Only marijuana edibles purchased at the site may be consumed within the on-site consumption area. Additionally, patrons may only be sold edible marijuana products not exceeding 10mg of THC. The applicants' narrative states that they will comply with these regulations (Attachment A).

The applicants must receive an "On-Site Consumption Endorsement" from the State in order to operate. This endorsement requires that the establishment be in a "free-standing" building. Rainforest Farms has an autonomous ventilation system, and a firewall between their building and the adjacent building. The buildings share a roof. Staff contacted the state officials and were informed that the state is unable to determine if the building is considered "free-standing" until an application is submitted for review. The applicants are applying to CBJ first, understanding that they must apply to the state subsequent to receiving a use permit from CBJ.

Traffic – A traffic impact analysis was not required when the use was established in 2006. The conversion of a portion of the retail area to an on-site consumption area is not anticipated to generate significant additional traffic, and no change of use is occurring.

Parking & Circulation – The parcel is located in the PD1 Parking District [CBJ 49.40.210(d)(1)]. Parking requirements to not apply to existing buildings in the PD1 zoning district unless the building is expanded.



Noise – The proposed on-site consumption area will be inside the existing building. The property is within the downtown area and surrounded by a mixture of uses. Noise is not expected to be out of character with the existing neighborhood.

Public Health, Safety, and Welfare – No information has been submitted that suggests the proposed modified use will negatively affect the public health, safety, or welfare. The existing retail facility is an established use with an approved security system and protocols in place. The Juneau Police Department was invited to comment on the proposed development; at time of writing this staff report, no comments have been received.

Property Value or Neighborhood Harmony – No information has been submitted that suggests the proposed modified use will negatively affect property values or neighborhood harmony. The proposed modified use is within an existing commercial/retail area. The CBJ Assessor was invited to comment on the proposed development; at time of writing this staff report, no comments have been received.

SPECIFIED USE REVIEW - CBJ 49.65 ARTICLE XI – MARIJUANA ESTABLISHMENTS

Topic and Code Reference	Summary	Complies	Recommended Condition
49.65.1245(a)(1) Site Plan and Floor Plans	The applicant has submitted a site plan and floor plans (Attachment A).	☒ Yes ☐ No ☐ N/A	

Topic and Code Reference	Summary	Complies	Recommended Condition
49.65.1245(a)(2) Security Plan	The applicant has submitted a security plan and detailed narrative discussing security for the proposed use (Attachment A). Security Cameras are installed in the interior and exterior of the building.	☒ Yes ☐ No ☐ N/A	
49.65.1245(a)(3) Waste Disposal	The applicant has submitted a detailed narrative discussing how marijuana waste is handled. Unused marijuana products will be disposed of according to state regulations. Marijuana product is not required to be consumed onsite, it may be taken to-go if state packaging regulations are met. If an edible product is not consumed by a patron, the waste should be collected by staff and stored in a locked enclosure until taken to the landfill. This is a recommended condition of approval.	☒ Yes ☐ No ☐ N/A	All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.
49.65.1245(a)(4) Screening	Screening was installed in 2016 after approval of the original USE permit (USE2016 0006). No marijuana product is visible from the right-of-way.	☒ Yes ☐ No ☐ N/A	
49.65.1245(a)(5) Septic System	Not Applicable. Parcel is connected to public sewer.	☐ Yes ☐ No ☒ N/A	
49.65.1245(a)(6) and 49.65.1260 Ventilation and Odor Control	The applicant has submitted a discussion of odor management (Attachment A). Carbon Filters are used in each room. The addition of on-site marijuana edible consumption will not produce significant additional odor that cannot be managed	☒ Yes ☐ No ☐ N/A	

Topic and Code Reference	Summary	Complies	Recommended Condition
	with a filter system. Staff performed a site visit on July 7, and detected no odor from the exterior of the building.		
49.65.1245(a)(7) Manufacturing Method or Cultivation Method	Not applicable. Permit is for retail.	☐ Yes ☐ No ☒ N/A	
49.65.1245(a)(8) Fungicides, pesticides, fertilizers, and harmful molds	Not applicable. Permit is for retail.	☐ Yes ☐ No ☒ N/A	
49.65.1245(a)(9) Other	Not applicable.	☐ Yes ☐ No ☒ N/A	
49.65.1265(a) Owner/manager must live on site (D1 zoning district)	Not applicable. The parcel is in the MU zoning district.	☐ Yes ☐ No ☒ N/A	
49.65.1265(b) Setback required (D1 zoning district)	Not applicable. The parcel is in the MU zoning district.	☐ Yes ☐ No ☒ N/A	
42.20.230(b)(4) and 36.60.030(a)(2) On-site consumption	On-site consumption of Marijuana edibles is proposed. All consumption will occur within the existing building. An On-site Consumption Endorsement is required.	☒ Yes ☐ No ☐ N/A	

Requirements Applicable to All Marijuana Establishments per 49.65 –

Code Reference	Requirement
49.65.1245(d) State license required	Prior to operation, the applicant shall submit a complete copy of the applicant's approved state license application to the department for review. If the director determines there are substantive inconsistencies between the state license application and the special use permit application, the commission shall review the development for consistency with Title 49. **Note: The applicant will be required to submit a retail license from the State of Alaska with an on-site consumption endorsement.**

Code Reference	Requirement
49.65.1245(e) Commission review required	The requested special use permit shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a use permit is filed, the new conditions shall be stayed and the existing permit shall govern the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions. **Note: The original USE permit was approved in 2016 and will need to be reviewed in 2021 (USE2016 0006). This approval (USE2020 0016) does not void/restart the 5-year review requirement.**
49.65.1250 Hours of operation - retail	Unless otherwise specified by a special use permit, licensed premises may not be open between the hours of 1:00 a.m. and 8:00 a.m., Monday through Sunday. No marijuana may be distributed, sold or dispensed at a licensed premises when the licensed premises is required to be closed.
49.65.1255 Documents displayed	Prior to operating, the applicant shall display the original CBJ license and required health warnings in accordance with CBJ 49.65.1255. The signs must be displayed in conspicuous locations inside the licensed premises near the main entrance.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan.				
Plan	**Chapter**	**Page No.**	**Item**	**Summary**
2013 Comprehensive Plan	5	44	Policy 5.1	Policy supports developing and sustaining a diverse economy
	5	58	Policy 5.5	Policy encourages growth of locally based sectors that provide year round employment and provide tax revenue that supports public services
	5	64	Policy 5.18	Policy encourages entrepreneurship and innovation in the economy
	11	147	Land Use Designation	Complies with the Traditional Town Center Land Use Designation

FINDINGS

Special Use Permit Criteria - Per CBJ 49.15.330 (e) & (f) and CBJ 49.65.1245, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested special use permit complete?***

   Analysis: Not Applicable.

   Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.65.1245.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for marijuana retail with on-site consumption. The use, marijuana retail, is listed at CBJ 49.25.300, 2.300 for the Mixed Use zoning district.

   Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: The proposed site design complies with standards for Marijuana Establishments.

   Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49 Marijuana Establishment requirements found in CBJ 49.65.1245.

4. ***Will the proposed development materially endanger the public health or safety?***

   Analysis: The marijuana retail facility is an established use. The facility has a thorough security camera system and protocols. The addition of on-site consumption is not anticipated to materially endanger the public health or safety.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the subsequent building permit review process, and CBJ License process, that the proposed marijuana retail with on-site consumption will materially endanger the public health or safety.

5. ***Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

   Analysis: The site is an established retail facility within a mixed use area.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the subsequent building permit review process, and CBJ License process, the requested marijuana retail with on-site consumption will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. ***Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

   Analysis: Comprehensive Plan policies supports a diverse, innovative, local economy. Additionally, the MU zoning district complies with the land use designation for the parcel, Traditional Town Center, and the use is permissible in the MU zoning district.

   Finding: Yes. The proposed marijuana retail with on-site consumption with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Special Use Permit. The permit would allow the modification of a Use Permit (USE2016 0006) to include on-site consumption of Marijuana products with the following condition:

1. Prior to commencement of the proposed use, the applicant must make the doors to the patio emergency only exits and post emergency exit signage.
2. All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.

The approval is also subject to conditions listed in the Notice of Decision for USE2016 0006 (Attachment D).

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
201 Seward Street Juneau AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
Juneau Townsite BL 4 LT

Parcel Number(s)
1C070A040010

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Goldstein Improvement Company	Contact Person: Daniel Glidmann
Mailing Address: 130 Seward St. Juneau AK 99801	Phone Number(s): 907-321-0790
E-mail Address: glidmann@gmail.com	

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X [signature] GOLDSTEIN IMPROVEMENT — Date 6/23/2020
Landowner/Lessee Signature

X _____ Date _____
Landowner/Lessee Signature

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME"

Applicant: Rainforest Farms, LLC	Contact Person: James Barrett
Mailing Address: 5763 Glacier Highway	Phone Number(s): 9079574751
E-mail Address: rainforestjames@gmail.com	

X [signature] — Date of Application: 5/15/2020
Applicant's Signature

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE20-16	6/26/20

Intake Initials: LEC

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/ CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Modification to Pre-exisitng CUP USE2016-0003 to add Onsite Consumption to Marijuana retail store.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 49.25.300

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ◉ YES – Case # USE2016 0003 ○ NO

UTILITIES PROPOSED **WATER:** ☑ Public ☐ On Site **SEWER:** ☑ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 12,282 square feet Total Area of Existing Structure(s) 1232 square feet

Total Area of Proposed Structure(s) 100 square feet

EXTERNAL LIGHTING

Existing to remain	◉ No	○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
Proposed	◉ No	○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☑ How the proposed use complies with the Comprehensive Plan

☑ **Plans including:**

- ☑ Site plan
- ☑ Floor plan(s)
- ☐ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☐ Existing and proposed parking areas and proposed traffic circulation
- ☐ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 500.00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50.00			
Pub. Not. Sign Deposit	$ 100.00			
Total Fee	$ 650.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE20-16	LEC 6/26/20

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from $350 to $1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
   A. Site plan, floor plan and elevation views of existing and proposed structures
   B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
   C. Proposed traffic circulation within the site including access/egress points and traffic control devices
   D. Existing and proposed lighting (including cut sheets for each type of lighting)
   E. Existing and proposed vegetation with location, area, height and type of plantings
   F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing $50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Project Description and Plan Narrative
Rainforest Farms, LLC
Onsite Consumption CUP Add-On
216 2nd Street, Juneau
Juneau, AK

GENERAL INFORMATION

Applicant:	Rainforest Farms, LLC
Property Owner:	Goldstein Improvement Co.
Property Address:	216 2nd Street
Legal Description:	JUNEAU TOWNSITE BL 4 LT 1, 2 & 7 FR
Parcel Code Number:	1-C07-0-A04-001-0
Site Size:	12,282 square feet
Comprehensive Plan Future Land Use Designation:	Traditional Town Center (TTC)
Zoning:	Mixed Use (MU)
Utilities:	CBJ water & sewer
Access:	Second Street
Existing Land Use:	Commercial building

Request: In accordance with State and local laws, we would like to apply for a conditional use permit for the purposes of adding onto our current CUP to include Onsite Consumption.

Uses of Premises: Marijuana Retail Store.

Lease Holder: Rainforest Farms, LLC

DBA: Rainforest Farms, LLC

Site/Project Information:
- **Area 1232 Sq Ft**
- **Accessibility A2 occupancy**
- **Separations Adjacent (a2) Subway Restaurant, Adjacent "B" Business.**

- **Zoning District Mixed Use**
- **Building Height 18ft**
- **Occupancy 50 People**
- **Previous Known Permits BLD 200500051**

Scope:

We are proposing and planning to use this space for both retail and onsite consumption. A non load bearing wall will be added to separate the onsite-consumption area from the retail area. Mostly aesthetics changes will be made to the retail and onsite consumption area aspect of the operation. There will be security cameras added to premises to cover areas needed.

An additional wall and a door will create the separate onsite consumption area. Security doors will separate both retail and consumption areas. Smoking or vaping will not be allowed.

We have identified the neighborhood and found that this location meets all state regulations and current zoning ordinances. We have identified all school, churches, and daycare facilities and have found that this location is out of site and is outside of the buffer required by the State of Alaska.

Construction: **A simple wall will be added near the entrance of the facility to separate the consumption area from retail. Security Doors will be added to appropriate access points to separate licensed areas as well as restricted access areas.**

Hours of operation: This operation will be open for business from 8am-10pm, 7 days per week. Most of the businesses will be done during the daytime during regular business hours.

Odor management: To ensure total odor air filtration, there are several important factors to consider. We will be using a carbon grade RC-48 filter for odor filtration. The RC-48 carbon is effective for the filtration of organic particles and other airborne materials. We will be using the pre-existing 3 (Phresh® Filter 10" x 39")of these filters, one in each room. This set-up overly satisfies the CFM units needed to effectively pass air through the filters and remove odors. (see attached diagram)

Waste management: Excess waste will be disposed of in the landfill. Our garbage will be in a locked room until pick-up. Cannabis related products will be disposed of according to State regulations.

Unsalable products and unconsumed products will be disposed of according to state regulations.

Once unsalable product is recorded in a waste log, it can then be moved out of the restricted access and stored in the locked garbage area until disposed of properly.

We will give the board at 3 days notice in the marijuana inventory tracking system required under AS 3 AAC 306.730 before making the waste unusable and disposing of it.

Trash will be located in a locked area outside of premises and disposed of on a bi-weekly basis.

Security: (see attached security diagram). Video surveillance will cover all restricted access areas. Cameras will be operating 24 hours per day, 7 days per week, both inside and outside of the premises as required by State regulations.

Surveillance recording equipment and video surveillance records will be housed in the designated, locked, and secured safe room area.

Exterior cameras will face at least 25’ out past the exterior wall. Security footage will be stored on site for 40 days in a locked and secure area where video surveillance recording equipment and records will be housed and stored. This area will only be accessible only to authorized personnel, law enforcement, or an agent of the board.

The video will be archived in a format that does not permit alteration of the recorded image, so that the images can readily be authenticated. All video surveillance will clearly and accurately display the time and date of recording.

A copy of video footage will be saved off-site on backed-up on a monthly basis. Footage will be available upon request.

A camera will be placed in the security room where the point of sale of product will take place.

There will be 1 primary access security door that will allow entrance to the retail restricted access areas. In the event that a break in occurs, both landowner, tenants, and JPD will be notified accordingly. Cash deposits will be held in a safe along with product in a secured room. This safe room will also hold business records.

Exterior motion lighting will be installed to facilitate surveillance in addition to the exterior lighting that is already in place. Exterior motion lights are placed at each corner of the premises and facing outward to detect motion within 25’ of the building exterior.

A cellular phone will be kept on site for emergency calls and panic situations. In the event that there is an emergency, a phone will be available to employees and guests to make emergency phone calls.

Employees will be required to be trained on site specific security protocols and procedures prior to employment.

Employees will be required to be trained to administer specific consumption protocols and procedures prior to employment.

An identification badge will be displayed and worn by each licensee, employee, or agent while on the premises.

Diversion of Product: Policies and procedures for preventing diversion of marijuana or marijuana product will include:

- RFID tags on all products and plants.
- A marijuana inventory tracking system designed by tracking systems, capable of sharing information with the system the board implements to ensure tracking for the reasons listed above, will be used.
- Products will be stored in a safe for the entire duration while awaiting sale.
- Signed manifest by the buyer of the goods will be kept for on-site record.
- Sound alarms will be installed.
- Security Systems signs will alert intruders of security measures.
- Lighting both and indoor exterior will allow for product to be monitored sufficiently via video surveillance.
- Products will be locked in a fire resistant safe.
- Access to safe will be limited only to owners and limited staff.
- Signed inventory declarations of products being stored will be accounted for an updated on a daily basis.
- A camera will be placed in the security room where the point of sale of product will take place.
- All marijuana packaged will be weighed on a scale certified in compliance with AS 3 AAC 306.745.
- Marijuana product will be prepared, packaged, and secured for pick-up in child resistant, opaque bags. Bags will have a manifest with tracking and testing information attached at all times.
- Locked containers from purchaser will be required prior to product leaving facility.
- No product will be sold or given possession to anyone without a marijuana handlers card and manifest of transportation, and receipt of product paid.
- Commercial grade locks placed on all doors.

Guest and Visitors: Unescorted members of the public will be prohibited from entering restricted access areas. Guest must be 21 years of age to enter retail store but not the Marijuana product manufacturing facility. Guests will be need to verify ID at the door to ensure they are 21 years of age. Guest will also need to show Identification for each purchase made in addition to being checked at the entrance.

The processes for admitting visitors into and escorting them through restricted access areas will require guests to sign in with name, age, date and time of entrance and time of exit, name of person escorting visitor and guests' driver's license information. Employee or owner who has Marijuana handlers card will escort visitor at all times. Information will be stored in a locked file cabinet in the safe room for record keeping.

Guests will be required to wear a "visitor pass" connected to a lanyard for the entire duration of the visit.

Employees: We will start with just the owners and 3 employees. Eventually we plan to hire 4-6 full-time employees.

Each employee, or agent who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the Marijuana Control Board before being beginning employment.

Two uni-sex bathrooms, and sanitation area will be available for employees and guests.

Employees will be required to be trained on on-site specific security protocols and procedures prior to employment. Employee will be informed on how to handle each specific situation and how to stay safe when it occurs.

A detailed report will be made and saved on-site each time an action has been taken when security has been breached.

Parking: We have 1 parking spaces available to use. Guest and customers may use street parking.

Parking spaces are 8.5' wide by 16' long.

Delivery: Delivery Services will not be made available. Purchaser will be liable for the product after sale is finalised. All product will be tracked and taxed according to State Regulations. Once sale is final, records of the sale for both tax and tracking will be available on premises for inspection when needed.

Neighborhood Harmony: We have identified the neighborhood and found that this location meets all state regulations and current zoning ordinances. We have identified all school, churches, and daycare facilities and have found that this location is out of site and is outside of the buffer required by the State of Alaska. We have determined that our operations will not negatively affect the operations of surrounding homes or business. Of the immediate areas for

consideration are a bank, Subway, a neighboring restaurants and a few gift shops. Of these businesses, none will be negatively affected by our operation.

Signage: A sign will be placed above the entrance of the building. The sign will be no larger than 24”X24” and will be placed next to the main entrance.

Security signs will be placed on exterior of building to prevent loitering and theft.

Signage required by CBJ ordinances as well as the State of Alaska will be appropriately placed in areas visible to public.

Hand washing signs for employees will be placed in bathroom.

Health and Sanitation: Cleaning of entire retail space will take place daily. We will be using food grade and non-toxic cleaning supplies. After each day, the room will be swept, and mopped. All walls will be wiped down and surface areas will be dusted and washed as well. Documents pertaining to cleaning schedules will be retained and saved for record keeping.

The use of small dehumidifiers will keep the air free of humidity and reduce the amount of mold and bacteria in the room. Properly cleaned carbon filtered ventilation will also allow for further sanitation to take place. Laborers are required to wash hands regularly. Before and after using bathroom as well as before and after leaving work.

Signs encouraging employees to wash hands will be placed in the bathroom and above wash areas.

Utensils and tools will be cleaned as needed to prevent cross contamination.

All food preparation and consumption will follow State DEC regulated guidelines and laws.

On-Site Record Keeping: In addition to standard operating procedures, several items will be stored on-site in a locked file cabinet. These files will be located in the safe room and will be restricted only to certain personnel and authority. Items to be stored on-site include:

- All books and records necessary to fully account for each business transaction conducted for the current year and three preceding calendar years (when applicable); records for the last six months are maintained on the marijuana establishment’s licensed premises.
- A current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent.
- The business contact information for vendors that maintain video surveillance systems and security alarm.
- Systems for the licensed premises.

- Records related to advertising and marketing.
- A current diagram of the licensed premises including each restricted access area.
- A log recording the name, and date and time of entry of each visitor permitted into a restricted access area.
- All records normally retained for tax purposes.
- Accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed.
- Transportation records for marijuana and marijuana product as required under 3 AAC 306.750(f).
- Expiration dates of Marijuana Handler Cards for employees.

To prevent these records from being lost or destroyed, a copy of all records will be made and stored off-site after the period of required record retention expires. Copies of records and files will be constantly updated and made in duplicate for the purposes of having back-up copies available when needed.

Other Notes:

-Employees will monitor consumption at all times and limit the number of customers in the onsite consumption area to ensure staff can adequately monitor consumption areas at all times.
-Smoking and Vaping will not be allowed.
-Customers are allowed a maximum of 10 mg of THC per day.
-Customers displaying signs of alcohol use will not be allowed to consume.
-Consumption of alcohol will not be allowed on the premises.
-All cannabis products that are consumed must be purchased from this establishment and can only be consumed during the same visit that purchase is made.
-It is not required that products have to be consumed during visit. Unconsumed or unfinished products may be taken to-go as long as they meet state packaging requirements.

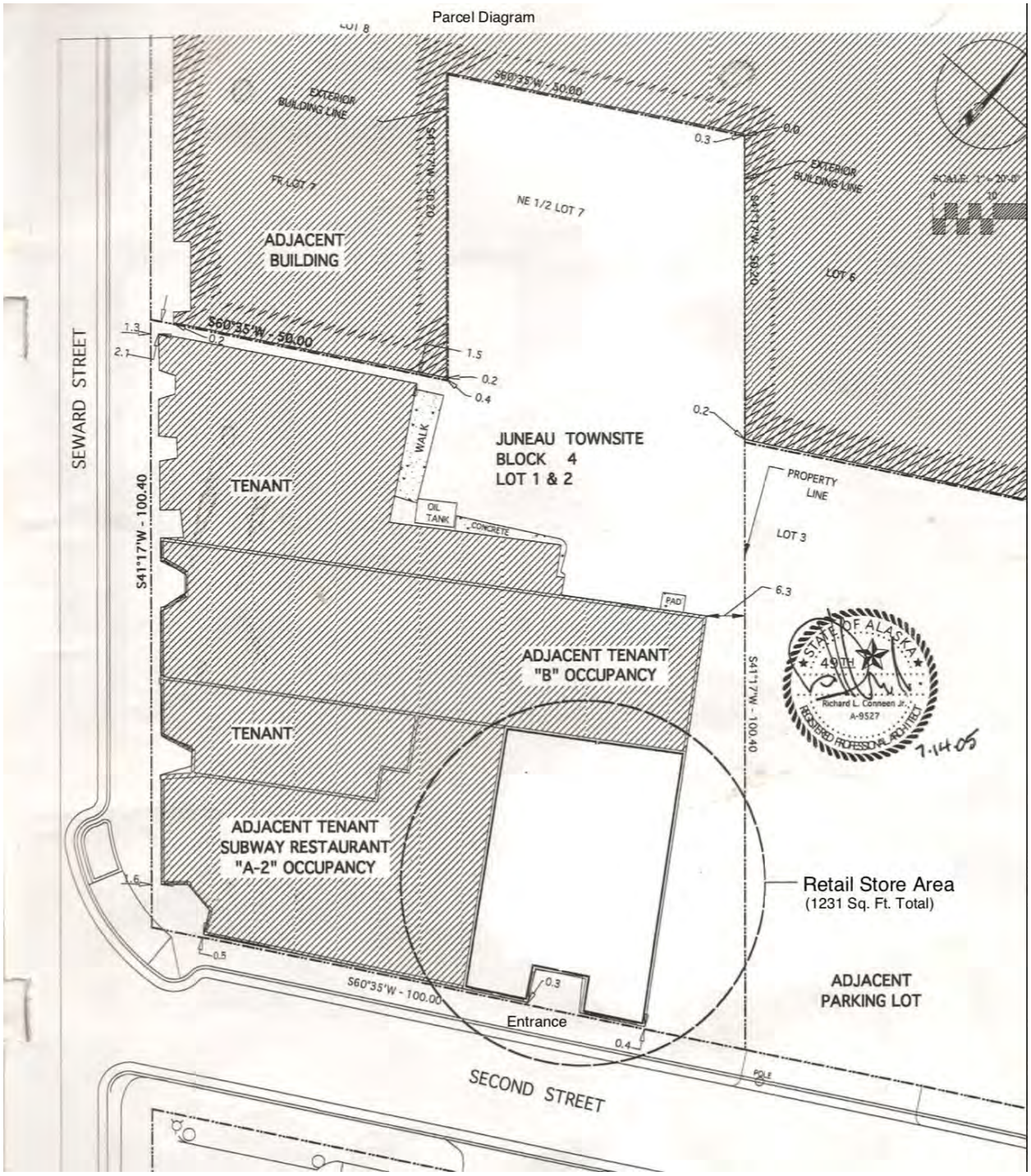
Floor, security, and lighting plans are on file with CDD.

Area Features:

North	-	Mixed Use – retail/Canvas Arts/REACH
South	-	Mixed Use – retail/office space/Wells Fargo
East	-	Mixed Use – commercial/retail/residential
West	-	Mixed Use – retail/office space/Subway

Vicinity Map

Parcel Diagram:



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Rainforest Farms - Modify CUP for onsite consumption

Case Number: PAC20200027

Applicant: James Barrett

Property Owner: Goldstein Improvement Company, Inc

Property Address: 201 Seward St

Parcel Code Number: 1C070A040010

Site Size: 12,282 Square Feet

Zoning: Mixed Use (MU)

Existing Land Use: Commercial Retail

Conference Date:	4/29/2020

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

James Barrett	Applicant	rainforestjames@gmail.com
Allison Eddins	Planning	allison.eddins@juneau.org
Adrienne Scott	Permit Tech	adrienne.scott@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.
The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division

1. Project Summary – The applicant plans to convert half of the existing marijuana retail space into an edibles only on-site consumption area. Customers will enter the building from 2nd Street directly into the retail shop where they will have their IDs checked. Customers who wish to consume edibles on-site will make their purchase in the retail area. Employees will only give the customer 10 mg. worth on product to consume on-site per state restrictions. Any product purchased over 10mg. will be sealed in a child proof container and given to the customer when they leave the shop.

   At least one staff member will be present in the consumption room at all times. Cameras will also be installed in the consumption area. The applicant does plan to sell pre-packaged food and drink to their customers.
2. **Zoning** – The proposed use would be located in an existing Marijuana Retail Shop in the Mixed Use (MU) zoning district.
3. **Setbacks** – The MU zoning district has 0' setbacks along all property lines. The existing building meets these setback requirements.
4. **Height** – The MU zoning district does not have a maximum height limit for buildings and structures.
5. **Access –** Pedestrian access is provided along Second Street. There is no curb cut for vehicular access on this lot.
6. **Parking & Circulation**– The building is located in the PD1 downtown parking district. Regulations for PD1 only require that on-site parking be provided when a new building is constructed or for an addition to an existing building. The proposed on-site marijuana use will be located within an existing building. There is no parking requirement associated with this proposed use.
7. **Lot Coverage –** The MU zoning district has no maximum lot coverage requirement.
8. **Vegetative Coverage** – The MU zoning district has no vegetative cover requirement.
9. **Lighting** – No new exterior lighting is being proposed with this project.
10. **Noise** – This project is not expected to increase the noise level currently associated with the marijuana retail shop.
11. **Flood** – N/A
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** –
13. **Wetlands** – N/A
14. **Habitat** – N/A
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – The addition of on-site marijuana consumption is not expected to significantly increase the amount of foot or vehicular traffic. It is anticipated that customers will stay on the site for a longer period of time with the opening of the consumption area.
17. **Nonconforming situations** – (a Nonconforming certificate is required prior to the issuance of a building permit or land use permit)

Building Division

18. **Building** – Will be addressed during building permit review process
19. **Outstanding Permits** - None

General Engineering/Public Works

20. **Engineering** – N/A
21. **Drainage** – N/A
22. **Utilities** – (water, power, sewer, etc.) N/A

Fire Marshal

23. **Fire Items/Access** –N/A

Other Applicable Agency Review

24. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections…

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application
3. Building Permit for the interior remodel

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Project description
3. Floor plan that includes the use of each room, all entrances/exits and camera locations

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Modification of existing Conditional Use Permit = $350
2. Public Notice Sign fee = $50
3. Public Notice Sign deposit = $100

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application
You must submit your application(s) in person with payment made to:

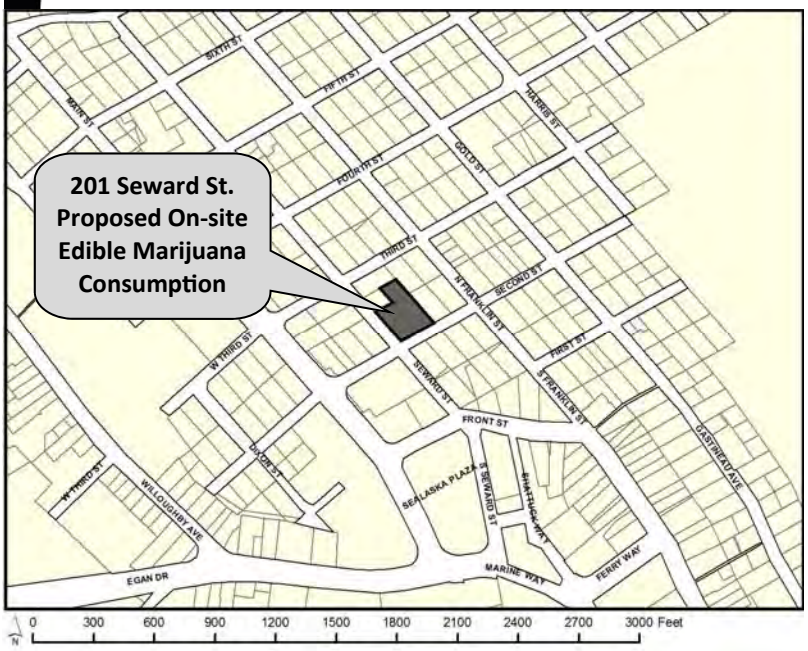
City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

Invita. on to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **a modification to a Conditional Use Permit (USE2016 0006) to include on-site consumption of edible marijuana products** located at **201 Seward Street** in a **MU Zone**.

TIMELINE

Staff Report expected to be posted **Monday, August 3, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through July 20

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.

July 21 noon, August 7

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, August 11, 2020

This virtual meeting will be by video and telephonic participation only. To join the webinar, visit: http://juneau.zoom.us/j/91479438879. The Webinar ID is: 914 7943 8879. To join by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 and enter the Webinar ID.

August 12

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed July 7, 2020

Case No.: USE2020 0016
Parcel No.: 1C070A040010
CBJ Parcel Viewer: h. p://epv.juneau.org

Laurel Christian

From: Rainforest James <rainforestjames@gmail.com>
Sent: Monday, July 27, 2020 3:07 PM
To: Laurel Christian
Subject: Re: USE20-16 public notice sign

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good afternoon, please find the photos of the sign placement attached.

Please let me know if you need anything else.

Thanks!

James

From: Martha Scott <msmandolin@yahoo.com>
Sent: Saturday, July 11, 2020 1:14 PM
To: PC_Comments; Jim Stey; Patrick Casey
Subject: Modification to Conditional Use Permit USE2-16 0006

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To: CBJ Planning Commission Members
From: Martha and Jim Stey 235 5th St Juneau, AK 99801 907-586-5635
RE: Modification to Conditional Use Permit USE2-16 0006

We fully support the use of marijuana for medical purposes.

We have concerns about all recreational marijuana stores in town and especially on-site consumption of edible marijuana products. It's mainly public safety issues:

- Will there be a limit to how much on-site consumption happens? Many people may get in a car and drive, endangering themselves and others.
- Will there be carry-out of edibles? We can't drive around with an open beer can or drink on the street.
- Safety precautions for children's mistaken consumption? Is Bartlett ready for potential events?

Cannabis-laced edibles are leading to a spike in child ER visits

Cannabis-laced edibles are leading to a spike in child ER visits

"We really want to try to make people aware that just because it's legal doesn't mean that using it is without c...

- Have we worked out problems with cruise ship passengers going back on board into federal waters with a controlled substance? (How do you guarantee they don't pocket a few?)
- Don't we have enough of these stores, especially downtown? Not really liking what the downtown business district is starting to look like when adding more of these stores along with the breweries, distilleries. Should the city explore a cap on how many of these businesses we have (especially downtown) to avoid becoming a strip?

- If edible products are officially approved for consumption but go out of date, how will this business dispose of expired products? (Don't want dumpster diving behind business)

We appreciate the opportunity to share our ideas about this. Thank you!

Martha and Jim Stey
235 5th St Juneau AK 99801
Business Owner/Tax Payer
907-586-5635
msmandolin@yahoo.com

Life is what happens while you're making plans-Martha Stey

Laurel Christian

From: Laurel Christian
Sent: Monday, July 13, 2020 9:37 AM
To: 'msmandolin@yahoo.com'; 'jimstey@gmail.com'; 'pbswestsid@aol.com'
Subject: RE: Modification to Conditional Use Permit USE2-16 0006
Attachments: APP_USE20-16_without floor plans.pdf

Good morning Martha and Jim,

Thank you for providing comments regarding the proposed modification to allow for on-site consumption of edible marijuana products; this request is for the existing Rainforest Farms retail facility. Your comments will be provided to the Planning Commission as an attachment to my staff report.

I wanted to respond to a few of your questions, much of this is covered under State regulations. The applicant has also submitted a project narrative that discusses how they will meet State regulations on some of these issues (see attached). State regulations can also be found here:
https://www.commerce.alaska.gov/web/amco/MarijuanaRegulations.aspx

- Limits on consumption – State regulations limit how much product can be served to an individual - *edible marijuana products in quantities not to exceed 10 mg of THC to any one person per day.*
- Carry out – Currently, without an on-site consumption endorsement, marijuana retail facilities are allowed to sell edible products to-go, meaning they are not consumed on-site. These products must be sold with packaging and labeling that meets state regulations. For example, they cannot sell a cookie to an individual unless it was in a sealed package with labels identifying it as containing marijuana. With an on-site consumption endorsement, patrons may take marijuana products to-go only if it is in the packing with labels approved by the State.
- Safety for children – You must be 21 years old to enter a marijuana retail establishment and you must be 21 years old to purchase marijuana product. For product that it taken to-go, the State has packing and labeling standards that require child-resistant packaging.
- Disposal of product – Marijuana product waste must be stored in a locked enclosure until it is transported to the CBJ landfill.

Again, thank you for the comments. Please feel free to let me know if there are other comments you'd like included.

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

Laurel Christian

From: Laurel Christian
Sent: Monday, July 13, 2020 9:37 AM
To: 'msmandolin@yahoo.com'; 'jimstey@gmail.com'; 'pbswestsid@aol.com'
Subject: RE: Modification to Conditional Use Permit USE2-16 0006
Attachments: APP_USE20-16_without floor plans.pdf

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I wanted to respond to a few of your questions, much of this is covered under State regulations. The applicant has also submitted a project narrative that discusses how they will meet State regulations on some of these issues (see attached). State regulations can also be found here:
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Again, thank you for the comments. Please feel free to let me know if there are other comments you'd like included.

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

From: Allen Shattuck
To: PC_Comments
Subject: Case No. USE2020 0016
Date: Wednesday, July 15, 2020 5:57:47 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I am against the modification to the conditional use permit for 201 Seward Street. Having people walking the streets that are high on marijuana will detract from the surrounding neighborhood and reduce property values.

Allen Shattuck
301 Seward Street, Juneau

Virus-free. www.avg.com

Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

PLANNING COMMISSION
NOTICE OF DECISION
Date: May 11, 2016
File No.: USE2016 0006

Rainforest Farms, LLC
PO Box 21714
Juneau, AK 99802

Application For:	Conditional Use Permit for a marijuana retail establishment in the Mixed Use zoning district.
Legal Description:	Juneau Townsite Block 4 Lot 1, 2 & 7 Fraction
Property Address:	216 2nd Street
Parcel Code No.:	1-C07-0-A04-001-0
Hearing Date:	May 10, 2016

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 28, 2016 and approved the development of a marijuana retail establishment in the Mixed Use zoning district to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The two lower eastern facing windows and all southeast facing doors and windows shall be shielded with an opaque glass or material that will prevent product from being viewed from outside the premises.
2. Lines waiting for entrance into the retail marijuana establishment may not obstruct the public right-of-way.
3. All windows and doors to the retail establishment shall be armed with an alarm.
4. Each door shall have either a grade 2 lock with deadbolt or grade 1 lock.
5. Charcoal filters shall be replaced no less than once annually or according to manufacturer specifications, whichever is sooner.
6. Security cameras shall have an unobstructed view of each doorway and loading zone.
7. Security cameras shall have an unobstructed view of the regular activity without sight blockage from fixtures or other displays in the retail area of the establishment.
8. Security cameras shall have a battery back-up system installed capable of recording for 24 hours; all batteries shall be replaced once annually.
9. Prior to the issuance of a Certificate of Occupancy, all security devices shall be inspected to ensure they are fully operational.
10. This CUP expires if the applicant does not receive a state marijuana license approval within 18 months.
11. The applicant has notice of pending legislation (Ordinance 2015-38) that may affect this approval. The

applicant will comply with all requirements that Ordinance 2015-38 imposes when it is passed even if more restrictive than the approved conditions of USE2016 0006. If the Director determines that Ordinance 2015-38 imposes more substantial submittal requirements and/or more restrictive approval requirements than what was analyzed or imposed by this permit the Director may schedule USE2016 0006 for further review by the Planning Commission within three months of the adoption of Ordinance 2015-38.

Attachments: April 28, 2016 memorandum from Chrissy Steadman, Community Development, to the CBJ Planning Commission regarding USE2016 0006.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Effective Date: The permit is effective upon approval by the Commission, May 10, 2016.

Expiration Date: The permit will expire 18 months after the effective date, or November 10, 2017 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Chrissy Steadman, Planner Community Development Department	Ben Haight, Chair Planning Commission
Filed With City Clerk	May 17, 2016 Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

Presented by: COW
Introduced: 06/24/2019
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2019-29(b)(am)

An Ordinance Amending the CBJ Code to Allow for the Consumption of Marijuana by Smoking and Edibles in Licensed Marijuana Retail Facilities with an Onsite Consumption Endorsement.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 36.60.010 Smoking prohibited, is amended to read:

36.60.010 Smoking prohibited.

(a) Except as provided in CBJ 36.60.030, smoking is prohibited:

(1) In enclosed public places;

(2) In enclosed areas that are places of employment;

(3) In vehicles and enclosed areas owned by the City and Borough of Juneau, including the Juneau School District;

(4) In commercial passenger vehicles regulated by the City and Borough under CBJ 20.40;

(5) In bus passenger shelters;

(6) In private clubs that are licensed by the State of Alaska to sell marijuana or alcoholic beverages, or that offer food for sale, regardless of the number of employees;

(7) In indoor or outdoor areas designated by "No Smoking" signs meeting the requirements of CBJ 36.60.035;

(8) Outdoors within ten feet of playground equipment located at a public or private school or a state or municipal park while children are present;

(9) Outdoors within ten feet of an entrance to a bar or restaurant that serves alcoholic beverages;

(10) Outdoors within 20 feet of an entrance, open window, or heating or ventilation system air intake vent of any building area within which smoking is prohibited by this chapter; and

(11) Outdoors within a reasonable distance, as determined by the owner or operator, of an entrance, open window, or heating or ventilation system air intake vent of:

(i) A vessel covered by this chapter; or

(ii) A long term care facility as defined in A.S. 47.62.090.

...

Section 3. Amendment of Section. CBJC 36.60.030 Exceptions; areas where smoking is not prohibited, is amended to read:

36.60.030 Exceptions; areas where smoking is not prohibited.

(a) Unless otherwise prohibited by state or federal law, smoking is not prohibited in the following places:

(1) Private residences, including those used as a place of employment, provided this exception does not apply at any time the private residence is open for use as a child care, adult care, or health care facility;

(2) An establishment licensed under AS 17.38 if the smoking is only outdoors in accordance with regulations adopted by the Marijuana Control Board created under AS 17.38.080;

(3) Private enclosed areas in nursing homes or assisted living facilities;

(4) Reserved;

(5) Performers smoking as part of a stage performance;

(6) Reserved;

(7) Reserved;

(8) Federal or state property, or those portions of buildings leased by the federal or state government; and

(9) Private property used for residential incarceration under contract to a federal or state correctional agency.

(b) The owner, operator, or manager of property may by permanently affixing a sign thereon, waive any exception provided in subsection (a) of this section.

Section 4. Amendment of Section. CBJC 42.20.230 Consumption of marijuana in a public place prohibited, is amended to read:

42.20.230 Consumption of marijuana in a public place prohibited.

(a) Consumption of marijuana in a public place is prohibited.

(b) For purposes of this section:

(1) Consumption means ingesting, inhaling or otherwise introducing marijuana into the human body.

(2) Marijuana has the same meaning as in Alaska Statute 17.38.900.

(3) Public place means a place, enclosed or unenclosed, to which the public or a substantial group of persons has access, including, but not limited to:

(A) Public streets, alleys, sidewalks, easements, trails or other ways dedicated or held for public vehicular or pedestrian use, including parking lots owned or operated by the municipality;

(B) Transportation facilities;

(C) Schools;

(D) Places of amusement or business;

(E) Parks;

(F) Playgrounds;

(G) Correctional facilities; and

(H) The common areas of public or private buildings and facilities.

(4) Public place does not mean an establishment licensed under AS 17.38 if the consumption is only edibles inside or is only outdoors and the consumption is in accordance with regulations adopted by the Marijuana Control Board created under AS 17.38.080.

(c) Consumption of marijuana in a public place is an infraction.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 22nd day of July, 2019.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

USE2020 0016

Modification of a Special Use Permit (USE2016 0006) to include on-site consumption of edible marijuana products

Planning Commission Hearing August 11, 2020

Staff recommends approval with conditions

Vicinity Map

Background Information

GENERAL INFORMATION	
Property Owner	Goldstein Improvement Company
Applicant	Rainforest Farms, LLC
Property Address	201 Seward Street / 216 2nd Street
CBJ Marijuana License	Active – held by Rainforest Farms, LLC
State Marijuana License	Active – held by Rainforest Farms, LLC
State Endorsement for On-site Consumption	Initiated according to the AMCO website license information page
Zoning	Mixed Use (MU)
Associated Applications	USE2016 0006 – approved in 2016

SUMMARY OF KEY CONSIDERATIONS:

- No on-site smoking of marijuana is proposed
- No changes to the footprint of the building
- Addition of on-site edible consumption is not anticipated to have significant impacts on neighboring properties
- This permit does not modify conditions of USE2016 0006; those conditions remain
- The original USE permit was approved in 2016 and will need to be reviewed in 2021 (USE2016 0006). This approval (USE2020 0016) does not void/restart the 5 year review requirement.

Background Information

2015 Land Use Code Amended

- Ord. 2015-39(am) modified the table of permissible uses to include Marijuana Retail Facilities.

2019 Title 36, “Health and Sanitation,” and Title 42, “Penal Code”) Amended

- CBJ Title 36 was amended to allow smoking of marijuana products in an *establishment licensed under AS17.38 if the smoking is only outdoors*.
- CBJ Title 42 was amended to allow consumption of marijuana in *establishments licensed under AS17.38 if the consumption is only edibles inside*
- CBJ Title 49 does not require amendment

2020 Application for modification to CUP to include on-site consumption

- On-site consumption of edibles only is proposed
- Per CBJ 49.65.1245(b) PC must review the modification request. Conditions may be imposed to ensure compliance with T49. The original conditions of the CUP may not be modified.
- The applicant must receive an endorsement for on-site consumption from the State of Alaska Alcohol and Marijuana Control Office.

CITY AND BOROUGH OF JUNEAU ALASKA'S CAPITAL CITY

Project Site & Design

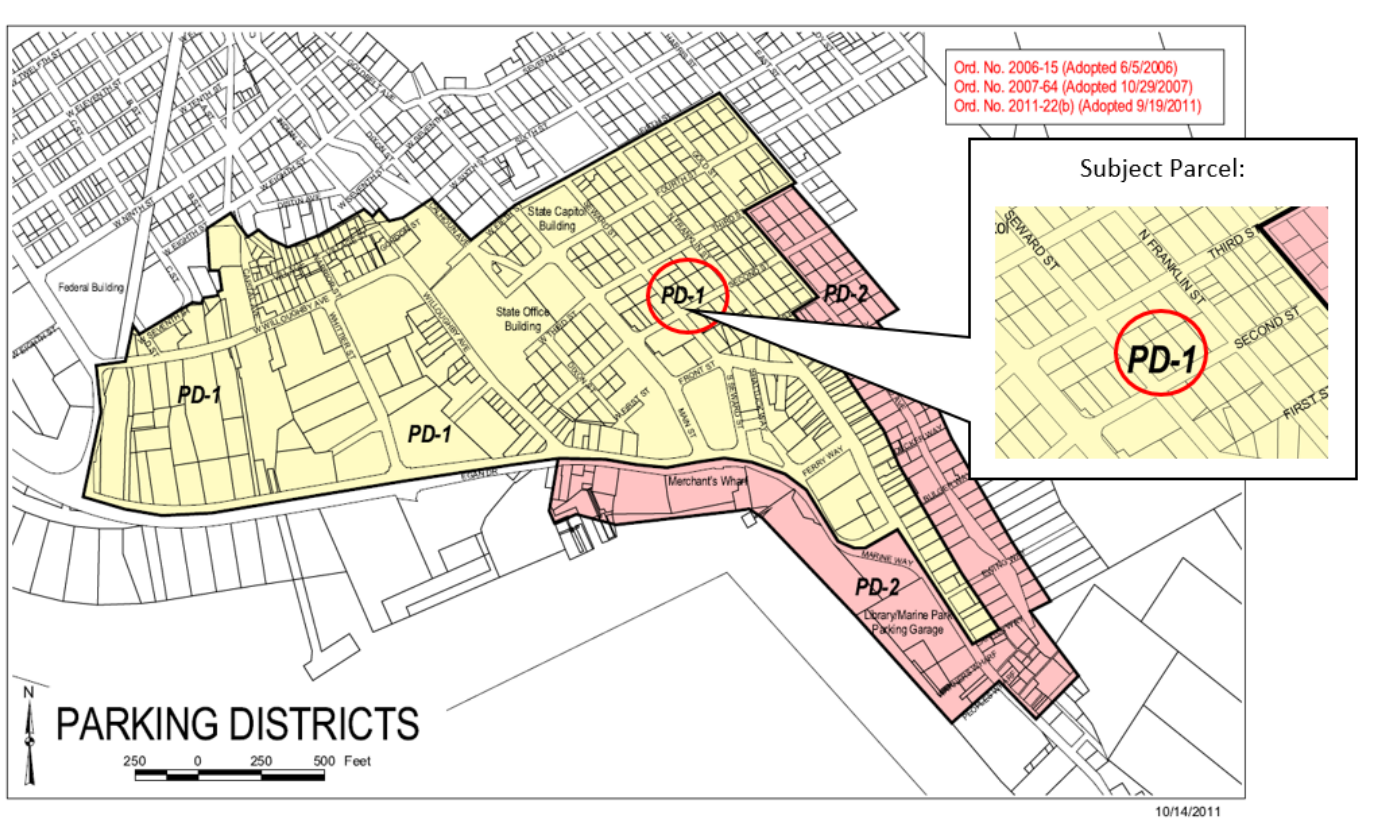
- No changes to building footprint proposed
- The on-site consumption area will be separated from the retail area with a door and a wall.
- The on-site consumption area includes a sales counter, product display, prep area, and seating and tables.
- Floor plans are found in packet page 386

Project Site & Design

- Security cameras have been added to the consumption area (packet page 386)
- Within the consumption area, there are exterior doors that lead to a patio area; consumption outside of the building is not being proposed or permitted with this use permit.
- Security cameras are not placed in front of this door.
- Condition: Prior to commencement of the proposed use, the applicant must make the doors to the patio emergency only exists and post emergency exit signage.

Parking and Traffic

- No parking is required
  - PD1 parking district
- No TIA was required in 2016
- Significant additional traffic is not anticipated
- No change of use (retail) is occurring, no TIA is required



Specified Use Review – CBJ 49.65 Article XI – Marijuana Establishments

- With conditions, all specified use review criteria are met.
- Condition: All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.
  - This condition was not added to the original CUP
  - Waste may be increased if patrons do not finish consuming products and they are left for disposal.

Agency and Public Comments

- No Agency comments were received.
- (2) Public comments:
  - Concerns about impacts of marijuana edibles and public safety, amounts that can be consumed, allowance for carry-out options, and disposal of unused product.
  - Concerns about reduction in neighboring property values and neighborhood harmony.

Findings

1. ***Is the application for the requested special use permit complete?***

   Analysis: Not Applicable.

   Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.65.1245.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for marijuana retail with on-site consumption. The use, marijuana retail, is listed at CBJ 49.25.300, 2.300 for the Mixed Use zoning district.

   Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: The proposed site design complies with standards for Marijuana Establishments.

   Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49 Marijuana Establishment requirements found in CBJ 49.65.1245.

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ALASKA'S CAPITAL CITY

Findings

4. ***Will the proposed development materially endanger the public health or safety?***

   Analysis: The marijuana retail facility is an established use. The facility has a thorough security camera system and protocols. The addition of on-site consumption is not anticipated to materially endanger the public health or safety.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the subsequent building permit review process, and CBJ License process, that the proposed marijuana retail with on-site consumption will materially endanger the public health or safety.

5. ***Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

   Analysis: The site is an established retail facility within a mixed use area.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the subsequent building permit review process, and CBJ License process, the requested marijuana retail with on-site consumption will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. ***Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

   Analysis: Comprehensive Plan policies supports a diverse, innovative, local economy. Additionally, the MU zoning district complies with the land use designation for the parcel, Traditional Town Center, and the use is permissible in the MU zoning district.

   Finding: Yes. The proposed marijuana retail with on-site consumption with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan.

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Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Special Use Permit. The permit would allow the modification of a Use Permit (USE2016 0006) to include on-site consumption of Marijuana products with the following condition:

1. Prior to commencement of the proposed use, the applicant must make the doors to the patio emergency only exits and post emergency exit signage.
2. All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.

The approval is also subject to conditions listed in the Notice of Decision for USE2016 0006 (Attachment D).

Alternative Actions:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Additional Materials Packet - August 11, 2020 Planning Commission Meeting

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Additional Materials Packet - August 11, 2020 Planning Commission Meeting	8/13/2020	Miscellaneous

Additional Materials
Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: August 11, 2020

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1. **USE2020 0017:**
   a. Public Comment – Mike Tagaban, received 7.29.20
   b. Public Comment – Jill Bussman, received 7.29.20
   c. Public Comment – John Hawkins Jr., received 8.3.20
   d. Public Comment – Kristina Montoya-Haas, received 8.6.20
   e. Public Comment – Barbara Vander Vegt, received 8.6.20
   f. Public Comment – Ariel Yadao, received 8.7.20
   g. Public Comment – Shawn Wille, received 8.11.20
   h. Public Comment – Shawn Wille, Eagles Edge Homeowners Association, received 8.11.20
   i. Public Comment – Kimberly Lean, Eagles Edge Residents, received 8.11.20
   j. Public Comment – Wendy Hughes, received 8.11.20

2. **USE2020 0018:**
   a. Public Comment – Lacy Wilcox, received 8.3.20
   b. Public Comment – Vicky McLaughlin, received 8.4.20

3. **USE2020 0017 & USE2020 0018:**
   a. Public Comment – Ray C. Preston, received 7.28.20
   b. Public Comment – Teddy Alexis, received 7.29.20
   c. Public Comment – Shannon Crossley, received 7.30.20
   d. Public Comment – Don Habeger, Juneau Reentry Coalition, received 8.3.20
   e. Public Comment – Barbara Vander Vegt, received 8.6.20
   f. Public Comment – Kayla McClanahan, received 8.6.20
   g. Public Comment – Sioux & Paul Douglas, received 8.6.20
   h. Public Comment – Jacqueline Kuss.een Pata, received 8.7.20
   i. Public Comment – Shawn Wille, Eagles Edge Homeowners Association, received 8.7.20
   j. Public Comment – Hazel LeCount, Juneau Coalition on Housing & Homelessness, received 8.7.20
   k. Public Comment – Rosita Worl, Sealaska Heritage, received 8.7.20
   l. Public Comment – Morgan Erisman, Juneau Housing First Collaborative, received 8.7.20

m. Public Comment – Michael Story, received 8.7.20
n. Public Comment – Cassandra Otnes, received 8.7.20
o. Public Comment – Claudette Thor, Southeast Alaska Regional Health Consortium, received 8.7.20
p. Public Comment – Jason Wilson, received 8.7.20
q. Public Comment – Erin Walker-Tolles, Catholic Community Service Inc., received 8.7.20
r. Public Comment – Lisa Marie Tourtellot, received 8.7.20
s. Public Comment – Patricia Adkisson, received 8.7.20
t. Public Comment – Bruce Van Dusen, Polaris House, received 8.6.20
u. Public Comment – Ardyne Womack, received 8.8.20
v. Public Comment – Mary Alice McKeen, Haven House Inc., received 8.10.20
w. Public Comment – Joe Nelson, Sealaska, received 8.10.20
x. Public Comment – Brad Rogers, Eagles Edge Homeowners Association, received 8.10.20
y. Public Comment – Senator Jesse Kiehl, received 8.10.20
z. Public Comment – Jason Murdoch, Alaska Commercial Contractors, Inc., received 8.11.20
aa. Public Comment – Andrea Hirsh, received 8.11.20
bb. Public Comment – Grace Lee, received 8.11.20
cc. Public Comment – Kirsa Hughes-Skandijs, read at meeting
dd. Public Comment – Sheila Dyer, read at meeting

4. USE2020 0016, USE2020 0017, & USE2020 0018:

a. Public Comment – and Staff Response – Adam Weber, received 8.11.20

Laurel Christian

From: mike Tagaban <tagaban.1980@gmail.com>
Sent: Wednesday, July 29, 2020 8:53 AM
To: Laurel Christian
Subject: 6205 Alaway ave

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

This propsed location for a halfway house is beyond logic. The area is high density single family residential area with many elementary school and Middle school age children. As a home owner, retired community service officer. I have dealt with halfway house residents. Not a good fit for our neighborhood.

Michael GTagaban 6260
Alaway ave # 28 Juneau 99801
907-789-4391.

Sent from my iPhone

From:	Jill Bussman
To:	representative.sara.hannan@akleg.gov
Cc:	Laurel Christian; PC_Comments
Subject:	T & H HALFWAY HOUSE PROPOSAL AT 6205 ALAWAY AVE IN LEMON CREEK
Date:	Wednesday, July 29, 2020 7:37:42 PM
Attachments:	EE Brief.docx ATT00001.htm
Importance:	High

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good Evening Ms. Hannan,

I am writing in regard to the proposed transitional housing at 6205 Alaway Ave in Lemon Creek.

Due to the residential neighborhoods, middle school and bus stop located in close proximity to this address, I feel it would not be a good location for this type of facility. There are a large number of families with children who live and play here. Additionally, the potential for vandalism of our properties and theft is concerning.

According to the Alaska DOC, the recidivism rate in Alaska is 66.41% with 2/3 of those individuals being re-incarcerated with 6 months of being released. This is the highest rate in the country. It is my understanding that nowhere in CBJ is a facility like this allowed right next to a neighborhood.

Help protect the families in this neighborhood and PLEASE VOTE NO!

Thank you,
Jill Bussman

Eagles Edge Homeowners Association
Advisory T&H halfway house proposal at 6205 Alaway Ave

Dear Neighbor,

We are very concerned about the proposed transitional housing (halfway house) at 6205 Alaway Ave. I'm sure you got the very late notice of their intentions for the vacant building right next to the school bus stop.
The proposed facility is for 16 single-room occupancies, 1 caretaker unit with private facilities, 3 other SROs and an overflow sleeping area with 8 beds. The proposed Alaway facility has available space for a constant flow of 27 people recently released from prison. This would be a high density group facility that is frighteningly close to numerous high density neighborhoods not just ours.
As you are aware our neighborhood is filled with families with children, many of which are very young. Children are seen everywhere walking or riding their bike in the streets, or playing at the Eagles Edge playground. The transitional shelter should be in an industrial area that does not contain hundreds of homes within close proximity.

According to the Alaska DOC, the recidivism rate in Alaska (returning to custody within three years of release) is 66.41%, with 2/3 of those individuals being re-incarcerated within 6 months of being released. This is the highest rate in the country. Nowhere in CBJ is a facility like this allowed right next to a neighborhood. We have to fight this with all we have in us. They are trying to slam this thru via a planning commission Zoom meeting on August 11th at 7:00 pm. We cannot allow the safety and quality of life of our neighborhoods to be destroyed by a revolving door of the formerly incarcerated in close proximity to multiple high density residential neighborhoods.

What can you do?
Submit your concerns in writing to Laurel.Christian@Juneau.org, or Pc_comments@Juneau.org
or mail to
Community Development Department
155 S Seward Street
Juneau, AK 99801
Or call (907) 586-0715 (Main number) or (907) 586-0761 (Laurel's direct line)

Or Email: Representative.**Sara**.**Hannan**@akleg.gov. District: 33. Party: Democrat Toll-Free: 877-465-4766. You could also write letter to the editor of the Juneau Empire, or call problem corner.

We have until August 7th to get our concerns in writing submitted to CDD and they will be passed on to the planning commissioners prior to the meeting. Please help us stop this and tell them to vote NO.

From: John Hawkins jr <jhawkinsjr@ymail.com>
Sent: Monday, August 03, 2020 9:33 AM
To: PC_Comments
Subject: Against Alaway transitional housing project

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

My name is John Hawkins Jr. and I live in Creekside Park which is right down the street from the Alaway Avenue transitional Housing project. I do not support this conditional use permit and the project, we have too many families and homes around this location. There is also an elementary/middle/high school bus stop right outside the building and we do not need to worry about one of them getting hurt by a resident who falls of the wagon and drives off the property. Please consider out children when voting on this conditional use permit for this building! This is not the right place nor neighborhood for this type of project.

From: Kristina Montoya-Haas <kristmas111@icloud.com>
Sent: Thursday, August 06, 2020 4:07 PM
To: PC_Comments
Subject: Alaway Transitional Housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To: City and Burough of Juneau-Commisioners

From: Kristina Montoya-Haas, Juneau Valley Resident

I'm am writing today in support of the Alaway Transitional Housing proposed by the Tlingit and Haida Office. Having nearly completed my master's in Social Science-Criminal Justice, I can see no greater measure of helping to ensure the well-being of a select group of returning citizens to our community than this housing measure.

Knowing that Alaway housing is based on an existing successful model in California for more than 20 years warrants this housing effort. I am grateful that the continuing legacy of restoration from this type of home will provide a needed refuge for our returning citizens. Hopefully, it's corridors will foster a peace of mind that they didn't possess when they entered the system. A new sense of confidence that they live in a supportive community who genuinely wants all of its members to thrive despite their past experiences with our legal system.

It is refreshing to see an initiative in action in order to help restore citizens to a point where they will be able to make tangible changes with their lives by ensuring a safe space for them to do so.

Respectfully,

Kristina Montoya-Haas
6 Aug 2020

August 6, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits.

To Whom It May Concern:

My name is Barbara Vander Vegt, and I strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing for individuals returning from incarceration.

In this second letter to you from me, I am writing as a resident of the proposed Alaway Avenue neighborhood site. Literally living about a 1 minute walking distance from the proposed Alaway site, I am not afraid to have Tlingit and Haida's transitional housing program located so close to my home and family.

The Alaway Avenue Transitional Housing Program is very well thought out. It will include a full-time manager with monitoring of the residents, approval from the Department of Corrections for each individual applicant, sex offenders will not be accepted into the program and opportunities for employment and mandatory community service will be provided. Moreover, the program encourages mental and physical health and wellness through community health resources.

As noted in Tlingit and Haida's letter to our community: "While it is important to make crime unappealing, Tlingit & Haida believes that providing an accessible path for those who have served their time and want to change their lives is the best way forward."

Let us be thankful and embrace Tlingit & Haida's generosity and support for the residents of the City ad Borough of Juneau as well as for those coming out of incarceration and their families.

Most Sincerely,

Barbara Vander Vegt
6025 Chatham Drive
907-209-1188

-----Original Message-----
From: Ariel Yadao <ariel_yadao@yahoo.com>
Sent: Friday, August 7, 2020 12:24 PM
To: Laurel Christian <Laurel.Christian@juneau.org>
Subject: Halfway house proposal at 6205 Alaway Ave

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

_____

To whom It May Concern:

I am writing to let you know that we are very concerned about the proposed transitional housing (halfway house) at 6205 Alaway Ave. The transitional Shelter should be in an industrial area that does not contain hundreds of homes within close proximity. I am appealing to please vote no to this proposal.

Sincerely
Ariel Yadao

Sent from my iPhone

From: Shawn Wille <spwille1264@gmail.com>
Sent: Tuesday, August 11, 2020 1:21 PM
To: PC_Comments
Subject: Virtual meeting comments for tonight

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good afternoon,

I do plan on trying to attend the zoom meeting tonight and calling in. I was informed it may be hard to get everyone's comments and that emails are being accepted as a submission. This is what I would like to say personally if given the chance.

The proposed Alaway facility will have available space for a constant flow of 20+ men recently released from prison. No matter how they spin their plan the likely hood it will cause problems for the neighborhood right across the street is inevitable. It will be nothing short of a dangerous experiment.
Our neighborhood is filled with families with children, many of which are very young. Children are seen everywhere walking or riding their bike in the streets, or playing at the Eagles Edge playground. The school bus stop and crosswalk for the kids walking home from the DZ middle school has been located right there at the corner of Alaway Ave, which is the hub for foot traffic coming into the neighborhood. The playground is a block away.
The transitional shelter should be in an industrial area that does not contain hundreds of homes and children within close proximity.
We are all very concerned about the proposed transitional housing at 6205 Alaway Ave. It's not a good fit for the area and won't be a good fit for the residents of the facility. It's **too** close. They can find another more appropriate location to spend their grant money.
Respectfully,
Shawn Wille
President
Eagles Edge Homeowners Association

Dear CBJ Planning Commission,

Unfortunately we did not know until yesterday afternoon (August 10, 2020), that the CBJ Planning Commission will accept emailed comments until and even during the August 11, 2020 meeting. We appreciate you reading the 6 page document we submitted last Friday, and we are pleased to have the opportunity to highlight several more important considerations for the Alaway Ave. proposed transitional facility.

Numerous terms are used indeterminately in article after article, and even study after study to describe a shelter or facility housing people for reentry or recovery situations. Examples can include a transitional shelter, a halfway house, a recovery resource center, an Oxford House model, a specialized reentry facility, a group home, a NARR facility, a correctional recovery center, a homeless shelter, supportive housing, etc.. Even the words "reentry" and "recovering" are confusing as a person could be reentering society from a sobriety center, from a mental health facility, from a homeless shelter, from prison… or recovering from alcoholism, or a mental health issue…. On the website (grouphomeriches.com), it describes how incredibly lucrative transitional shelters can be, and states that "a halfway home is simply a name….it could be a sober home for individuals with sobriety issues or it could be a home for people transitioning out of jail." But just because the descriptions are used indeterminately does not mean the consequences to a neighborhood will be the same, even though that is what the Tlingit and Haida, the ACLU, the North Winds, INC, etc. want you to believe. A home of recovering alcoholics or a home that supports people with developmental disabilities such as autism is vastly different than a major development facility for recently released male felons, no matter what term you use for the facility.

And, the U.S. Justice Department states that criminals living together can have dangerous consequences. In a March 15, 2019 Anchorage Daily News opinion piece, the DOJ was quoted as saying "inmates learn more effective crime strategies from each other…." And, it is a proven fact that criminals commit crimes (including those that affect recidivism) close to home and along frequently traveled paths. So to argue that the location of a concentrated number of recently incarcerated felons is irrelevant to our safety is equivalent to stating that recidivism is nonexistent and/or that the long held criminal pattern theory used by our police is actually invalid. At every turn we notice a pattern of insidious thoughtfulness to sway the community that the proposed Alaway facility is a benign wonderful addition to our neighborhood, and to the other nearby neighborhoods.

Proponents of the proposed facility want us to disregard the enormous negative consequences to our neighborhood. They argue that the Haven House shelter provides a direct comparison to the proposed Alaway Ave. facility. They think we are comparing apples to apples. However, the women only Haven House single-family home "houses those coming out of substance abuse or mental health treatment" as well as recently released female prisoners according to a juneauempire.com article dated April 1, 2016. The Haven House home is vastly different than a large revolving door of recently incarcerated men. And even if it was the same, one example

would obviously be anecdotal and not proof of future results. If it was proof, then the decades long problem of high recidivism rates would be a distant memory with such an easy solution.

We recently conversed with Bob Pennington who has 30 years of correctional experience, seven of those years in parole work for the California Department of Corrections. He was the Deputy Regional Administrator for Northern California and retired as the Assistant Superintendent for the DJJ O.H. Close Correctional Facility. His work included deciding locations for recently incarcerated reentry facilities. He told us that the close proximity of the proposed Alaway Ave. facility "exponentially increases the likelihood of you and your property becoming victimized by criminal opportunities." We hope the CBJ Planning Commission draws the same conclusion.

We hope that you will shut out the anecdotal noise and will conclude that the proposed Alaway Avenue facility is not in harmony with its surroundings and that it is a dangerous research experiment that will come at too great of a cost to those in its immediate vicinity. Our futures depend on it. Please protect our property, our families and most importantly our children. Please deny the Conditional Use Permit for the Alaway Avenue structure.

Sincerely,

The Eagles Edge Homeowners Association

From: KIMBERLY LEAN <kimberol@aol.com>
Sent: Tuesday, August 11, 2020 2:35 PM
To: PC_Comments
Cc: Kimberly Lean
Subject: PC comments
Attachments: T&H August 11, 2020 1.pdf; ATT00001.txt

Dear CBJ Planning Commission,

Unfortunately we did not know until yesterday afternoon (August 10, 2020), that the CBJ Planning Commission will accept emailed comments until and even during the August 11, 2020 meeting. We appreciate you reading the 6 page document we submitted last Friday, and we are pleased to have the opportunity to highlight several more important considerations for the Alaway Ave. proposed transitional facility.

Numerous terms are used indeterminately in article after article, and even study after study to describe a shelter or facility housing people for reentry or recovery situations. Examples can include a transitional shelter, a halfway house, a recovery resource center, an Oxford House model, a specialized reentry facility, a group home, a NARR facility, a correctional recovery center, a homeless shelter, supportive housing, etc.. Even the words "reentry" and "recovering" are confusing as a person could be reentering society from a sobriety center, from a mental health facility, from a homeless shelter, from prison… or recovering from alcoholism, or a mental health issue…. On the website (grouphomeriches.com), it describes how incredibly lucrative transitional shelters can be, and states that "a halfway home is simply a name….it could be a sober home for individuals with sobriety issues or it could be a home for people transitioning out of jail." But just because the descriptions are used indeterminately does not mean the consequences to a neighborhood will be the same, even though that is what the Tlingit and Haida, the ACLU, the North Winds, INC, etc. want you to believe. A home of recovering alcoholics or a home that supports people with developmental disabilities such as autism is vastly different than a major development facility for recently released male felons, no matter what term you use for the facility.

And, the U.S. Justice Department states that criminals living together can have dangerous consequences. In a March 15, 2019 Anchorage Daily News opinion piece, the DOJ was quoted as saying "inmates learn more effective crime strategies from each other…." And, it is a proven fact that criminals commit crimes (including those that affect recidivism) close to home and along frequently traveled paths. So to argue that the location of a concentrated number of recently incarcerated felons is irrelevant to our safety is equivalent to stating that recidivism is nonexistent and/or that the long held criminal pattern theory used by our police is actually invalid. At every turn we notice a pattern of insidious thoughtfulness to sway the community that the proposed Alaway facility is a benign wonderful addition to our neighborhood, and to the other nearby neighborhoods.

Proponents of the proposed facility want us to disregard the enormous negative consequences to our neighborhood. They argue that the Haven House shelter provides a direct comparison to the proposed Alaway Ave. facility. They think we are comparing apples to apples. However, the women only Haven House single-family home "houses those coming out of substance abuse or mental health treatment" as well as recently released female prisoners according to a juneauempire.com article dated April 1, 2016. The Haven House home is vastly different than a large revolving door of recently incarcerated men. And even if it was the same, one example

would obviously be anecdotal and not proof of future results. If it was proof, then the decades long problem of high recidivism rates would be a distant memory with such an easy solution.

We recently conversed with Bob Pennington who has 30 years of correctional experience, seven of those years in parole work for the California Department of Corrections. He was the Deputy Regional Administrator for Northern California and retired as the Assistant Superintendent for the DJJ O.H. Close Correctional Facility. His work included deciding locations for recently incarcerated reentry facilities. He told us that the close proximity of the proposed Alaway Ave. facility "exponentially increases the likelihood of you and your property becoming victimized by criminal opportunities." We hope the CBJ Planning Commission draws the same conclusion.

We hope that you will shut out the anecdotal noise and will conclude that the proposed Alaway Avenue facility is not in harmony with its surroundings and that it is a dangerous research experiment that will come at too great of a cost to those in its immediate vicinity. Our futures depend on it. Please protect our property, our families and most importantly our children. Please deny the Conditional Use Permit for the Alaway Avenue structure.

Sincerely,

Eagles Edge Residents

From: Wendy Hughes <wihughes@hotmail.com>
Sent: Tuesday, August 11, 2020 3:46 PM
To: Laurel Christian; PC_Comments; Borough Assembly
Subject: Proposed Transitional Housing on Alaway Avenue

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

It is disheartening to find in these days of COVID19 and Zoom meetings, that the proposed Transitional Housing project on Alaway Avenue is on such a quick pace for approval with very little transparency and detailed information from the beginning. It is necessary to carefully consider this project and its possible ramifications, especially since Assembly approval is not required.

Although the Staff Recommendation is to approve the project with conditions, I am requesting that the project be denied, or at the very least, the alternative of continuing to a future meeting date to obtain additional information or analysis needed to make a decision, and to allow for additional testimony.

I listened to the Neighborhood meeting and found it interesting that the Central Council of Tlingit Haida (CCTH) had lined up a number of organizations in support of the project but very few residents of the surrounding neighborhoods voiced an opinion. What I found in my neighborhood was some people did not even know about the project and others felt when reviewing the documents online it was clear it was a done deal. I admit I was in the second category. However, I also believe reasonable minds can meet and have more open dialog about the project and concerns.

CCTH clearly needs to engage more with the neighbors about the project instead of sending some of them letters that were received a couple of days before the Neighborhood meeting with a free coffee drink coupon. I have gone out on their site and found information regarding the project however, not enough to make me feel comfortable with the face pace in which this is moving.

I implore the Planning Commission to slow down and allow ample time for CCTH to provide more concrete information and not just the "what we hope" type of plan on paper.

Thank you for your consideration.

Wendy Hughes
6037 Gull Way

Sent from Outlook

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

I, Lacy Wilcox, a Juneau resident in the Lemon Creek Area strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program at Allen Court for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. This program will also help the city to mitigate the risks of the current COVID-19 pandemic.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community, however, the currently vacant lot that is identified for this project, is ideal for this use. The proximity to support services, employment, public transportation, and the intended courtyard space for cultural programming, lends to the success of this development. If you have any questions regarding my support for this program, please do not hesitate to contact me at (907) 419-0961.

Sincerely,

Lacy Wilcox

From: mclaughlinv56@gci.net
Sent: Tuesday, August 04, 2020 11:16 AM
To: PC_Comments
Subject: Letter of support for TH Housing Program

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

***My second attempt at trying to email this to you! I think I have the correct email address, now.July 22, 2020

City and Borough of Juneau

Permit Center

230 S Franklin Street

Juneau, AK 99801

RE: Letter of Support for Tlingit and Haida's Transitional Housing Program Permit

To Whom It May Concern:

I, Vicky McLaughlin, a Juneau resident in the Salmon Creek/Lemon Creek Area support the Conditional Use Permit application by Central Council of Tlingit and Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program at Allen Court for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. This program should help the city to mitigate the risks of the current COVID-19 pandemic.

I understand permitting a transitional housing program may be a point of concern to most areas in the community, however, the current vacant lot identified for this project would be ideal for this purpose. The proximity to support services, employment, public transportation, and the intended courtyard space for cultural programming, opens the opportunities for the success of this development. If you have any questions regarding my support for this program, please do not hesitate to contact me at (907) 780-6558.

Sincerely,

Vicky McLaughlin

July 25, 2020

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Re: Transitional Housing for recently incarcerated individuals

Dear Members of the Planning Commission,

I wish to lend my support to the two transitional housing projects being developed by the Central Council, Tlingit and Haida Indian Tribes of Alaska.

Finding affordable housing in Juneau is a struggle for many and this can be exacerbated for those who have a criminal background. This issue oftentimes results in increased homelessness and crime. Studies show that people released from prison are less likely to reoffend if they have supportive housing and employment.

I believe that individuals who are coming out of prison deserve a helping hand.

Yours Truly,

Ray C. Preston
4990 Thane Road
Juneau, Alaska 99801

cc: Richard J. Peterson, President, Central Council,
Tlingit and Haida Indian Tribes of Alaska
Don Habeger, Coalition Coordinator, Juneau Reentry Coalition
Edwin Sasser

From: Teddy Alexis <teddyalexis8@yahoo.com>
Sent: Wednesday, July 29, 2020 7:35 AM
To: PC_Comments
Subject: new land sales and expansion of T+ H halfway housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I can't even fathom how you can continue approving land sales and building of the multiplexes we have everywhere in the middle of a pandemic where you have also required people to wear masks when they get within 6' of each other. HELLO! Just like influenza (which usually brings 90,000 deaths a year to America but we've had none reported since corona) corona will never go away.

Is your plan really to keep granting waivers to keep building Juneau into an apartment and condo pit to bring in more people who can't afford to live here otherwise? Bringing in people who can't afford to live here brings a further burden to the community. There is nothing hipster about it. You can't make Juneau into a little Brooklyn community like some have stated in different CBJ meetings.

Also, do you understand that disease spreads much more rapidly though communal living than private homes? The answer is not to keep human beings on lockdown and muzzled like dogs to build these prison looking monstrosities everywhere.

I pay the same tax rate but I don't get sewer services nor do I get street lights on my street. Then you keep granting waivers for badly needed parking and everything else that will make the multiplexes and nonprofit handout centers an even bigger community burden.

Second thing I'd like to address is the expansion of T+H halfway house. Non profits for homeless, drug addicts, and those released from prison repeatedly are becoming the #1 business in Juneau. What does it bring to Juneau? Ever more homeless, drug addicts and criminals because the handouts are fantastic.

Who gets to fund all these handouts? The nonprofits take tax money. They love to advertise how many people they've served, NOT how many people whose lives they;ve helped turna round. That makes the goal of nonprofits serving homeless, drug addicts and criminals to have more and more homeless, drug addicts and criminals. Then they petition the city for more of our tax money in a negative feedback loop of zero accountability.

They contribute nothing in taxes. The more homeless, drug addicts and criminals you provide evrything for, the more will keep coming. Biggest demographic of people moving out of town are working families-the backbone of every community. Biggest increases are among the homeless, drug addicts and crimnals. Communities all over SE buy plane tickets to send their problem people here telling them "Juneau has the resources to help you." The translation is "Juneau taxpayers will be forced to support you. We won't do it." Communities down south do the same.

You know what the main topic of conversation is among beneficiaries of any of the nonprofits is? Do you think they sit around saying "Gee I hope these people can help me get a job or can I really stay off drugs this time"? LMAO! It's all about who has the best handouts with the least restrictions. The charities like foodbanks are used like paperless banks for people in these populations. They load up on hundreds of pounds of food for one person in a single trip then trade it for whatever they can't get that way like cigarettes. We have foodbanks open 6 days a week, often mroe than one per day. Do the math.

You grant waiver after waiver for these nonprofits. The property they want to use doesn't meet code for parking? No problem! CBJ will grant a waiver to make you an even bigger burden on the neighborhood! It's 10 times worse when it snows because all these multiplexes and homeless criminal hangouts have no place to plow the snow. So what do they do? Try to plow it intop the yard of the property across the street from their complex. Another burden on the community all for nonprofits that contribute NOTHING but increased burden to Juneau working families.

The last thing we needed was a criminal halfway house right next to a $10.5 million whale park. Now you want to expand criminal services at the expense of working families on Alaway Ave-where as usual NONE of you granting all the permits and waivers live.

We moved here 15 years ago. We had 1/10th the homeless, drug addict and criminals services we have today. We also had such low crime we never even had to close our gates. Now we have 2 camera systems, never leave the gates unpadlocked unless we are right outside.and have several other security measures. We're also forced to fund 10 times the handouts for homeless, drug addicts and criminals. We're looking at leaving like so many other working families because fo what you've done to this city

From: Shannon Dore
To: PC_Comments
Subject: Tlingit and Haida Transitional Housing
Date: Wednesday, July 29, 2020 6:00:24 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To the planning commissioners:

I am writing to add perspective as a community member and I am not attempting to represent an employee of NorthWind Architects at this time. I am a third generation Douglas girl, and long before being involved with Tlingit and Haida's design team, I was a family member watching someone I love very much go through an incredibly difficult time without the support I felt they needed locally.

I want to speak to the proposed program for additional transitional housing in Juneau. I know many in this town are familiar with the Oxford House program, but for those who are not, it is a clean and sober home network with thousands of residences in America. The program has helped tens of thousands of people throughout the lower 48, and as a family member who has watched an individual grow and flourish living in an Oxford House, I am very excited to see Tlingit and Haida provide a similar and much needed service to this community. Without the kind of facility Alaway Ave and Allen Court will provide Juneau, my family would look very different today, and I want that opportunity available to more people willing to do the work in my home town. I think it is important to keep in mind that people exiting treatment and incarceration may be viewed as "someone else's problem," but more often then not the family and friends of the formally incarcerated don't have the resources to step up and provide the services that Tlingit & Haida is offering.

I cannot speak for my family member who lives in a transitional community, but I have seen them take tremendous steps to becoming a functioning member of society within that structure. I look forward to many more success stories coming from the proposed transitional homes.

Thank you for your time,

Shannon Crossley

Mendenhall Loop Road

Juneau, Alaska

Sent from Mail for Windows 10

JUNEAU REENTRY COALITION

Promoting Public Safety & Strengthening Our Community

August 3, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Juneau Reentry Coalition (JREC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure, and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This increases public safety and offers an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Borough of Juneau's emphasis on creating affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping reentrants out of congregate shelters where social distancing is difficult.

JREC's mission is to promote public safety within the community by identifying and implementing strategies that increase the success of all justice-involved individuals and reduces the likelihood of recidivism. The Alaway Avenue and the Allen Court reentry housing projects are significant developments in furthering our mission.

If you have any questions regarding our support for this program, please do not hesitate to contact JREC.

Sincerely,

Don Habeger

Don Habeger
Coalition Coordinator
don@juneaureentry.org

August 6, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

My name is Barbara Vander Vegt, and I strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribe of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

I have become acquainted with many incarcerated men and women at the Lemon Creek Correctional Center during my past 7 years of prison ministry there. Some of those women I have come to know more intimately during my volunteer time at Haven House in Juneau the past 3 years prior to COVID-19 and now as Program Manager at Haven House since COVID-19 awareness began in March of 2020.

The cultures of addiction, crime and incarceration so ingrained in the minds of people coming out of incarceration definitely puts them at a disadvantage in regards to being able to successfully function well enough to find a job and maintain it, get housing and maintain necessary payments and to re-establish family relationships right away on their own. My own personal experiences with such people who have been or currently are participating in the Haven House program supports the studies that show that people released from prison are less likely to reoffend and go back to prison if they have stable, secure and supportive housing. This type of recovery housing provides a safe place for people re-entering society to learn and practice behaviors either new or not done for many years such as shopping, cooking and cleaning up in a kitchen setting, using and maintaining the cleanliness of a bathroom, having a bed and bedroom to sleep in that they call their own and to maintain its tidiness and living in a community/family-type setting where they can laugh together and work out getting along even though they may have very different opinions, priorities or morals. The value of such cultural housing support is becoming widely recognized as a useful tool in the reentry process.

Tlingit & Haida is developing this type of comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and can be an incredible support for the City and Borough of Juneau's emphasis on public safety and creating obtainable and affordable housing. I am excited for such an opportunity for a population that has traditionally experienced difficulty in obtaining housing and maintaining residency.

If you have any questions regarding my support for this program, please contact me at 907-209-1188.

Sincerely,

Barbara Vander Vegt
Program Manager, Haven House

August 5, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

I, Kayla McClanahan strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

I work for Tlingit Haida Regional Housing and our building is in the area that this housing will be built in. I think it would be a great addition to the neighborhood, and strongly support this program.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult.

Sincerely,

Kayla McClanahan
Tlingit Haida Regional Housing Authority

From: Sioux Douglas <sioux@gci.net>
Sent: Thursday, August 06, 2020 3:11 PM
To: PC_Comments
Cc: Rorie Watt; Beth Weldon
Subject: Tlinqit & Haida Conditional Use Permit Application

Importance: High

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commission Members:

This message is in strong support of Tlingit & Haida Indian Tribes of Alaska application for Conditional Use Permit on property
for transitional housing facilities as part of their Reentry and Recovery Program.

This is a badly needed program long overdue in our community and therefore should be encouraged and supported by CBJ. Serving both Native and Non-Native people released from prison who need access to affordable housing and supportive services, there is valid evidence that providing such help does reduce recidivism. In addition, at this critical time of the COVID pandemic, anything that can be put in place to avoid congregate shelters protects the entire Juneau community as well as the consumers in the program.

-Use of this property for this program is very appropriate.
-Considering there are few other options, the Lemon Creek location is very well situated for this type housing.
-Regarding opposition and/or concerns expressed by some Lemon Creek neighbors, the successful example of Haven House is a strong indicator for support.
-Re-purposing existing buildings for this housing is good planning and good for Juneau.

We respectfully urge your consideration and positive vote to approve this applications.

Thank you for your service to our community and good luck in your deliberations.

Sioux & Paul Douglas
3014 Foster Avenue
Juneau, Alaska 99801

907-463-3042
sioux@gci.net

Regional Housing Authority

August 7, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Tlingit Haida Regional Housing Authority strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

As a next-door neighbor to the existing Housing First program, we can attest to the positive impact that project has had on our community and anticipate Tlingit & Haida's transitional housing program to have a similar impact. We support housing programs for all Southeast Alaskans.

If you have any questions regarding our support for this program, please do not hesitate to contact me at 780-6868.

Sincerely,

Jacqueline Pata

Jacqueline Kus.een Pata
President & CEO
Tlingit Haida Regional Housing Authority

5446 Jenkins Dr. • Juneau, AK 99801 • E. info@thrha.org
T. (907) 780-6868 • Toll Free (888) 241-6868 • F. (907) 780-6895 • regionalhousingauthority.org

Dear CBJ Planning Commission,

CBJ is nobly looking for ways to increase public safety, as is the state of Alaska and the Federal Government. And for decades, reentry and recidivism of formerly incarcerated people has been studied for that very purpose.

On December 6, 2018, Dr. David Muhlhausen, the Director of the National Institute of Justice, spoke on Reentry at the National Project Safe Neighborhoods Conference. His resume is multifaceted and includes experience in managing a correctional facility and working for over 18 years with a public policy think tank called the Heritage Foundation. His research areas included reentry, recidivism, and program evaluation. Dr. Muhlhausen is also the Executive Director of the Reentry Council. The Reentry Council is mandated to develop recommendations for evidence-based reforms that will prevent crime, facilitate reentry, and reduce recidivism. He says "this is a tall order," and that "we need to make decisions based on rigorous research, not anecdotes. The stakes are simply too high to pursue a program that makes us feel good or that we think might work because it 'seems to' be effective based on anecdotal evidence." He also states that "public safety is far too important to rely on such flimsy evidence."

The National Institute of Justice website nij.ojp.gov has an article titled "Research on Returning Offender Programs and Promising Practices" and it states that "no reentry programs meet the 'evidence-based' definition. It also states that "Methods matter! This is particularly true for high-stakes issues like crime prevention and reentry. We don't have a strong understanding of what works and what doesn't. In particular, employment-focused reentry programs have had little success in reducing recidivism." And, "overall, the results of randomized controlled trials (RCTs) of reentry programs for reducing recidivism are mixed, at best. If returning members of society report that they found a program helpful, this is only anecdotal evidence at best."

The research grant money provided for the Tlingit and Haida proposed projects are confirmation that society still does not know what works to reduce recidivism and is still trying to find concrete solutions. The U.S. Department of Justice states that the new awards will "support research….We have a long history of throwing money at problems without a good understanding of whether the programs are effective." Furthermore, Alaska is also still trying to find solutions to reentry and recidivism issues as per the Alaska Department of Corrections House Finance Sub-Committee Feb 15, 2018 FY 2019 Budget Overview of "Community Residential Centers (Halfway Houses)" report that includes the Glacier Manor CRC. The 2018 report states that Alaska CRCs still have issues of "unchanged recidivism rates," significant drug issues and criminal issues within the CRCs. The Tlingit and Haida state that their proposed projects will use "innovative" ideas. The mere definition of innovative means their ideas are new and unproven. **The proposed Alaway Ave. Tlingit and Haida voluntary group facility is an experiment.**

Alaska has the highest recidivism rate in the country of 66.41% (2/3 of which occur within the first 6 months). And given the close proximity to Eagles Edge homeowners (we own both land

and structures) and renters, we will likely be the victims of the experiment. With the Tlingit and Haida program only vetting out those with "sex offenses" the program could house people convicted of:

Murder
Manslaughter
Assault with a deadly weapon
Burglary
Armed robbery
Domestic violence
Drug trafficking
Manufacturing drugs
Grand larceny
Grand theft auto
Theft
Arson, etc.

The voluntary facility places a "major development" (as per CBJ definitions) of Lemon Creek Correctional Center reentry ex-convicts directly into our neighborhood of families, many of which have children. As stated in The State of Prisoner Reentry document, "another component of the reentry problem is the effects that it can have on neighborhoods." (Lynch and Sabol, 2001)." Additionally, PrisonPro website states that "the Lemon Creek Correctional Center is a maximum security facility that houses some of the most ruthless inmates in Alaska." And from the Lemon Creek Correction Center's website, 80% of their prison population is composed of "sentenced felons." Yet, somehow the Eagles Edge residents are supposed to convince ourselves that our safety is not being jeopardized even though if the project is approved, we can have a revolving door of up to 27 ex-convicts (16 SROs, 1 ADA SRO, 2 COVID bunk beds, and and area for an overflow of 8 additional men), living in our neighborhood. The definition of neighbor is "a person living near." And, the Tlingit and Haida acknowledged the potential neighbor status with the "Greetings Neighbor!" salutation on the July 16, 2020 letter sent to the Eagles Edge residents. <u>If approved, the ex-convicts living in the proposed facility will definitely be part of our neighborhood, no matter how the properties are zoned.</u>

On <u>prisonlegalnews.org</u>, a senior corrections investigator who spent years tracking escapees from transitional houses said "the system is a mess." He said "no matter how many escaped, no matter how many were caught, no matter how many committed heinous acts while they were on the run, they still kept releasing more guys…." Another article stated "law enforcement officials often don't even know a halfway house resident has escaped until they commit another crime - and sometimes not even then." "Rofael Miranda absconded from a halfway house in December 2009 and was on the run for four months until he fatally shot a man in Newark." Officials complain that employees of transitional shelters are unarmed and without authority to stop an escape, and that they depend on educating residents "as the best option to prevent them from absconding." Some escapes have even occurred at locked-down transitional shelters. One Pennsylvania community experienced serious problems with a "transitional shelter contract in

Hazleton." Offenders from the shelter had been involved "in murders, bank robberies and numerous other crimes." After the facility was required to close, the mayor commented that if they can "save another community that's what it's all about." And during a meeting of the Senate Committee on Indian Affairs conducted on August 20, 2015, Senator Murkowski stated Alaska's recidivism rates are some of the highest in the nation, especially for Alaska Native males "with lengthy or more serious criminal histories." It is too much to expect that all prisoners will be motivated to obey the law after their release to halfway houses or other transitional shelters.

People say that we have nothing to worry about, and think that we are just a bunch of NIMBY citizens without justification. They think that the zoning codes allow the Tlingit and Haida structure to be built and thus the permit should be granted. We vehemently disagree, as do many other citizens. An experimental, ex-convict facility of up to 27 men should not be constructed close to multiple neighborhoods anywhere in the country, not just Juneau. Numerous homes are just across the street from the proposed facility! Although the Bureau of Justice is still looking for solutions to decrease recidivism, we don't want to be part of the experiment, nor do we want any other residential neighborhood to be part of the experiment. Perhaps the Allen Court structure should be redesigned as a two-story structure that can house more ex-convicts. Or since the number of required CRC beds is in a decline (declined 43.5% from FY2014 - FY2017 as per the Alaska DOC) maybe leave the Allen Court design as is and conduct their experiment to see if they can meet the gold standard of random trial evidence-based studies that help guarantee public safety. Businesses in that area also likely have security systems to help prevent them from being the victims of future crimes. It appears the Allen Court location is much more suitable for an experiment as it is in an industrial area with numerous services in the immediate vicinity.

Location is paramount. The Alaway Ave proposed transition shelter is near our local middle school. From our neighborhood, the school is accessible using a designated school crossing that is located directly in front of the proposed transitional shelter. The same crosswalk must be used by those going to the nearest bus stop. The Tlingit and Haida state that the ex-convicts will have to do community service. Should they fulfill that requirement by escorting the middle school girls and boys across the street each day before and after school? Why not? Also, there is a school bus stop about 10 feet from the parking lot of the proposed building. Is it a good idea for the ex-convicts to wait with the children and keep them safe before going to school? Or, greet them when they get off the school bus while their parents are at work? Or walk them home? Why not? After all, they are just harmless individuals and are going to be great neighbors. Will the residents be using our neighborhood playground basketball hoop and swings? Will the residents take daily walks in our neighborhood on their way to Breeze-In or to social services that are provided near the Costco shopping area with an opportunity to notice what assets are around and what residences are occupied or not protected by security systems?

At cyberleninka.org, it states that "offenders typically commit most of their crimes close to their home location." At academic.oup.com (an Oxford academic - The British Journal of

Criminology) it states "this study corroborates the hypothesis that offenders have a strong tendency to target neighborhoods which they regularly visited for non-criminal activities, and that is also applies to neighborhoods nearby….Offenders generally visit more areas during their daily routines and any of those are more likely targeted than areas outside their activity space (Brantingham and Brantingham 1981;1993)….offenders tend to commit crime within their activity space, irrespective of the type….They would prefer to perform their activities close to home because traveling further costs more time and effort." Other research results state that "offenders often commit crimes close to home, in their own living environment. This also applies within cities and neighborhoods. With each kilometer further from home, the likelihood of a crime being committed decreases by 20 to 30%." Additionally, permeable neighborhoods are often chosen by burglars because they offer more potential escape routes.

If the proposed Tlingit and Haida facility is allowed to move forward, the Eagles Edge residents are the likely victims of future crimes due to the close proximity and the lack of transportation cited in the transitional shelter documents. And, the location of the Police Station down the street is irrelevant to safety as no proof was given that the Lemon Creek area has lower crime versus other areas of Juneau. Also by mentioning it in writings and comments to the media, to the community, and to the CBJ Planning Commission, it is an obvious attempt to create an illusion that the Juneau Police Headquarters location will somehow confirm the safety of the neighboring residents from the accompanying risks associated with the proposed facility. Additionally, police typically arrive after a crime is committed, and rarely prevent the crime from happening.

Anecdotal stories also create false impressions. The materials that were presented in the Tlingit and Haida facility application are full of anecdotal stories as are some of the testimony from local citizens. And other individuals try to draw a direct correlation between the proposed Alaway Ave. site and the Haven House in Juneau, but such a comparison is inaccurate at best and could be purposely misleading. Haven House is a single-family type dwelling that typically houses about 7 formerly incarcerated women. A total of 34 women have occupied the home since its 2015 inception. The Haven House is a shelter that is both faith-based and "peer-led." The Tlingit and Haida state their facility will encourage peer support, but that is not the same as "peer-led." Additionally, Haven House is not a major development of recently incarcerated men (likely for various felonies) living in the neighborhood.

The Eagle's Edge homeowners have grave concerns about a large criminal element addition to our neighborhood. Our concerns are not only shared by others in nearby neighborhoods, but are shared by many Juneau residents. Similar criminal concerns will also likely be the same for families looking to purchase property in Juneau in the same price range as our neighborhood. Juneau is a small community and word will spread like wildfire throughout the Real Estate Market. It is a logical inference that a major development of a wide variety of ex-convicts will negatively affect one's decision to purchase a nearby residence. Homeless shelters can definitely have a negative effect on property values, let alone a major development of recently released criminals. The New York Times published an article on Sept. 25, 2019 that summarized a study

of "6,237 sales of Manhattan residences within 1,000 feet of 30 congregate shelters that were open continuously from 2010 through 2018." The analysis found that "a residence within 500 feet of an adult shelter would sell for an estimated 7 percent less than a residence 500 feet to 1,000 feet away from an adult shelter." In some situations, "a homeowner would get about 24 to 25 percent less for a house or a condominium than for a residence farther from a shelter with no other shelters nearby." And a March 28, 2016 report published on realtor.com reported that homeless shelters in a neighborhood correlate with a 12.7% drag in home value. Every Eagles Edge resident will be within 40 feet to 1000 feet of the proposed facility. Our safety and property concerns are valid.

This process so far stinks of trying to place this for-profit, ex-convict, experimental facility next to homeowners that don't necessarily have the financial resources nor the time left to fight it. The Tlingit and Haida have had months if not years to formulate their plan for the Allaway Avenue facility. And, the timeline of the pre-application conference (June 17, 2020), of the application filing (July 2, 2020) and of the "Greetings Neighbor!" letter (mailed July 17, 2020) from the Tlingit and Haida is very telling of a desire to ramrod this project through the permit process. Notably, the very tardy letter from the Tlingit and Haida did not state that the July 23, 2020 date was a CBJ meeting, nor did it inform us about the overflow area for 8 additional men (shown on the application diagrams), an ADA SRO, nor for the bunk beds for COVID-19 quarantine. Their "Greetings Neighbor!" salutation is very disingenuous.

It is obvious that they wanted us to have very little time to organize and present opposing and/or additional information about the proposed Alaway Ave. facility. And few of their presented materials included any references for their implied factual statements so that the reader could verify if they were true or false, or even applicable. We found the University of Montana study they mentioned. The dissertation paper was based on a short one year period and "a one unit increase in self-reported cultural connection is associated with an 11% (not 36%) decrease in likelihood for recidivism." It appears the Tlingit and Haida Central Council is just trying to justify it's facility and is not concerned in the least about the negative consequences to the Eagles Edge residents, nor to any other residential neighborhood in our area. Their words and actions also elude to the likely relationship we can expect of secrecy and a lack of transparency or concern in the future. They appear to falsely believe that there will be no negative effects on us. We are hoping though that the CBJ Planning Commission acknowledges the significant negative consequences and risks associated with the proposed transitional facility, and notes its improper location. The Eagles Edge residents hope that as per CBJ Code 49.15.330 (e) (2) the Planning Commission finds that the Director was in error or as per CBJ Code 49.15.330 (f) (2) it uses its authority and "concludes, based upon its own independent review of the information submitted at the hearing that the development will more probably than not substantially decrease the value of or be out of harmony with property in the neighboring area" and thus deny the Alaway Avenue proposed transitional housing Conditional Use Permit.

The proposed Tlingit and Haida structure should be called what it is. It's a major development correctional facility, except it is without armed guards, security fences and other Federally

mandated requirements. It will only have one "resident manager." And if a project is approved by local authorities, it is almost impossible to shut the facility down. The only available option will be an expensive and lengthy legal challenge for a permanent injunction. The Tlingit and Haida Indian Tribes of Alaska have deep pockets, and the residents in the nearby neighborhoods have few options to sell and move from the risks of the proposed structure. The Eagles Edge residents will not only be less safe because of the facility, but we will have to give up peace of mind and quality of life because of the concentrated criminal element in our neighborhood. We will also have to give up large sums of money from a loss of property values. And, very few will have the means to move. The National Institute of Justice acknowledges that society is still struggling to find what works to reduce recidivism. Society though has a very long history of data proving recidivism rates decrease public safety…safety for the Eagle's Edge residents. And, police have a very long history of using criminal pattern theory to solve crimes and predict crime locations. Crimes happen close to home, close to frequently visited locations and along the paths used to get to those locations.

The Eagles Edge residents wish the best for all members of society. We are not a large for-profit organization with deep pockets, nor lawyers that graduated from Stanford that can do pro bono work for 500 hours to protect ourselves from flimsy anecdotal evidence, nor are we a leading Federal agency that is still searching for proven methods to substantially decrease recidivism rates. We are just a neighborhood of homeowners, of renters, of families that work hard and hope to continue to be safe, especially for the sake of numerous innocent children. The Tlingit and Haida projects have lofty hopes of helping the paths of formerly incarcerated men. However, the proposed Alaway Avenue experimental facility location is absolutely improper, and when an associated crime happens and if that crime is a child that is murdered, molested, and/or raped by an individual housed at the proposed facility, we pity those that were involved in the approval that will carry the burden for allowing the crime to occur. Please deny the permit to construct the proposed Tlingit and Haida Alaway Avenue experimental facility in our residential neighborhood.

Sincerely,

The Eagles Edge Homeowners Association

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Juneau Coalition of Housing and Homelessness strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

The member agencies of the Juneau Coalition of Housing and Homelessness enthusiastically support your efforts to provide much needed housing for our individuals returning from

incarceration. We cannot speak adamantly enough about the need to alleviate the barriers these individuals face.

If you have any questions regarding our support for this program, please do not hesitate to contact Hazel LeCount.

Sincerely, Hazel LeCount

Hazel LeCount, Co-Chair JCHH

SEALASKA HERITAGE

August 7th, 2020

City and Borough of Juneau

Permit Center

230 S. Franklin Street

Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Sealaska Heritage Institute (SHI) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of the congregate shelter where social distancing is difficult

SHI is well aware of the disproportionately high percentage of Alaska Native convictions and incarceration. We support any efforts to reduce recidivism, and we believe that through Tlingit & Haida's proposed programming at these two locations, residents will find restorative cultural balance, peer mentoring, and a pathway to employment, which is all essential for a successful re-entry. SHI will look for opportunities to partner with this program as it aligns with our mission to perpetuate the Alaska Native arts and cultures of our region. It also compliments our own efforts to provide opportunities for personal and economic growth through the practice of Northwest Coast arts, languages and cultures, among our Tribal populations, and especially among members that are incarcerated or reentering from incarceration. Our support is strengthened by seeing firsthand the life-changing effects of such programming, and we know that this, in effect, enriches all of us in the wider community. If you have any questions regarding our support for this program, please do not hesitate to contact us.

Sincerely,

Rosita Worl, Ph.D.
President, Sealaska Heritage Institute

Juneau Housing First Collaborative 1944 Allen Court, Juneau, AK 99801 (907) 500-7345

August 6, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Juneau Housing First Collaborative strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

Juneau Housing First is a 24-hour permanent supportive housing facility. This model has been successful throughout the United States for the last 30 years. As the director, I have seen firsthand what permanent supportive housing can do for people. Supportive housing programs allow the program participants to build a positive community, one where they feel accepted, positive, and able to move forward in their life without judgement. This specific program does not exist in Juneau especially one with a focus on culture based reentry pathways.

We strongly encourage you to grant this permit. If you have any questions regarding our support for this program, please do not hesitate to contact me at merisman@juneauhfc.org or 907-419-4200.

Sincerely,

Morgan Erisman

Morgan Erisman, MPH, MSW
Program Director Housing First

August 7, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

I, Mike Story strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

I am a business owner, civil/structural engineer and 34-year resident of Juneau. I cannot think of a better place in our community for a facility of this nature. It is my understanding that Tlingit & Haida runs a similar facility in the valley and have not had any incidents. It is also my understanding that the City and Borough of Juneau Police Department supports this facility at this location. I advocate for more resources for education, mental health, drug and alcohol rehab and other programs that would help people stay out of prison in the first place; and I also advocate for these type of facilities to help people get and stay out of prison. So, I strongly support Tlingit & Haida in their proposed transitional housing program at Alaway and Allen Court.

If you have any questions regarding our support for this program, please do not hesitate to contact me.

Sincerely,

Michael C. Story
12069 Cross Street
Juneau, Alaska 99801
(907) 723-2190

From: Cassandra <cassandraotnes@gmail.com>
Sent: Friday, August 07, 2020 12:00 PM
To: PC_Comments
Subject: Support of T&H Transitional housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

My name is Cassandra Otnes, I'm a lifelong Alaska resident who lives in the valley and I support Tlingit and Haida's Allen Court and Alaway Avenue transitional housing projects. We need these supports in our community and I hope to see an increase public safety because of them. Thank you.

- Cassandra Otnes

SEARHC
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM

FRONT STREET CLINIC
225 Front St. Ste 202 Juneau, AK 99801

August 5, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Front Street Clinic strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

If you have any questions regarding our support for this program, please do not hesitate to contact Claudette Thor, HCH Clinic Manager.

Sincerely,

RECEIVED
AUG 07 2020
Permit Center/CDD

Claudette Thor
907-364-4565
claudettet@searhc.org

August 5, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

I am long-time Lemon Creek resident reaching out to support the Conditional Use permit applications by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration. I see this as an opportunity to improve public safety. I have been in Lemon Creek since I was very young, and now live in the same house I watched my parents build. I believe I can speak as a neighbor.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

As a member of the tribe and someone who lives in the Lemon Creek area I'm excited Tlingit & Haida will be providing support to those coming out of incarceration with services like housing and peer support. Housing is a critical aspect in reducing the recidivism rate and I truly believe these housing projects will be a great asset for our people. I support both projects and I hope you will too.

Sincerely,

Jason Wilson

August 7, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Catholic Community Service strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.
Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

We also recognize that individuals released from prison are high risk for not only reoffending, but for compromised health, homelessness and poverty as well. Every individual is also a part of a family and the community. By supporting people released from prison we help our community be safer, and the children of those released have happier and more hopeful lives. And when released individuals are able to live safely, with dignity and opportunity for healing, the economic costs of supporting reintegration is far far less that it would be—the costs of reincarceration, of supports for families and children who experience trauma of losing their loved one to crime and prison again, the cost of emergency services when some of those individual without opportunity turn to substance use and alcohol when there are fewer

opportunities for rehabilitation, all are far more expensive that providing initial support and opportunity when first released.

I encourage you to support this effort by Tlingit & Haida. If you have any questions regarding our support for this program, please do not hesitate to contact Erin Walker-Tolles at 463-6151.

Sincerely,

Erin Walker-Tolles
Executive Director
Catholic Community Service

From: Lisa Marie Tourtellot <lmtourtellot@gmail.com>
Sent: Friday, August 07, 2020 3:57 PM
To: PC_Comments
Subject: PC Meeting 08/11/2020 -Transitional Housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Planning Commission Members -

I am writing to oppose the two conditional use permits for transitional housing in the Lemon Creek area, USE2020 0017 and USE2020 0018.

First, let me apologize for the latest of this email however, the notice was posted recently at the Alaway site, about the same time the information was shared on social media. I do not understand how Tlingit and Haida believes, as stated in the Empire article, that they haven't been able to engage the community when so little advance notice was provided and none was provided directly to the people who live in Creekside. I'm certain had some timely notice been provided to us, more of a response would have been forthcoming.

I have lived in Lemon Creek for most of my life, growing up here as a child and now living in Creekside with my husband. I understand it is easy to dismiss people who live in mobile home parks. However, we, like many, choose to live here as it is a centrally located multi-generational community and in our case, is near enough to assist my parents who live in Pinewood Park.

I am certainly not one to be a NIMBY - a Not In My Back Yard - and I do believe in second chances but statistically, Lemon Creek has more than its fair share of halfway houses and homeless housing, the latter of which is expanding. Our local convenience store now sports a wall of shoplifter pictures where there were none before and our bus shelters are trashed, to the point that the one on Glacier Highway next to Creekside is unusable. We have recently had to deal with people living in their vehicles in our neighborhoods and nearby homes being used as flop houses for people with substance abuse issues, situations that never existed in years past.

These two transitional housing units add to the population of people with criminal records in our area and one in particular, the proposed housing on Alaway Avenue, would be right in the midst of a residential neighborhood and next to a school zone. It is adjacent to Eagles Edge and Creekside Park and sits directly on a city bus stop and the crosswalk for children walking to and from school. To put housing for convicted criminals in the middle of a residential area where people regularly transit and children play is unconscionable. It would seem to be better suited to a more commercial area with more resources such as near the new Glory Hall location.

I urge you to deny the applications and reconsider the needs of Lemon Creek residents to feel safe and comfortable in their neighborhoods.

Lisa Marie Tourtellot
lmtourtellot@gmail.com

From: Patricia Adkisson <patriciaadkisson@gmail.com>
Sent: Friday, August 07, 2020 4:03 PM
To: PC_Comments
Subject: Transitional Housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commissioners:

Good afternoon. I'm writing in support of Tlingit & Haida's proposed transitional housing program, Yak'éiyi Kustí Yinaadei Hít. I believe it will provide much needed services to Juneau to reintegrate formerly incarcerated members back into the community in a safe, strategically planned environment. These are young men who will be more prepared for employment and living well within our community. The plan to provide supervised, sober, accessible housing and employment opportunities to people reentering the community of will reduce recidivism and train young men in citizenship by providing stable, structured housing to participants with culturally responsive services and direct channels to resources.

The people who I've spoken to in the area are in agreement. I believe the location is well chosen, and the program well designed. Thank you for considering and approving this proposal.
Sincerely,
Patricia Adkisson
Juneau Resident
--
Sent from Gmail Mobile

Polaris House
907-780-6775
polarishouse@alaska.net
434 Willoughby
Juneau, Alaska 99801

August 8, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Polaris House supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

If you have any questions regarding our support for this program, please do not hesitate to contact Bruce Van Dusen.

Sincerely,

Bruce Van Dusen

Bruce Van Dusen, ED
Polaris House

From: Ardyne <ardyne@gci.net>
Sent: Saturday, August 08, 2020 1:30 PM
To: PC_Comments
Subject: PCMeeting08/11/20 Transitional Housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

-------- Forwarded Message --------
Subject: PCMeeting08/11/20 Transitional Housing
Date: Sat, 8 Aug 2020 13:24:29 -0800
From: Ardyne <ardyne@gci.net>
To: pc_comment@juneau.org

Planning Commission Members.

I am writing this to oppose the building of a Transitional facility on Alaway Avenue as purposed by Tlingit and Haida. Conditional use permits USE2020 0017 and USE2020 0018.

Other than the notice in the paper I was not aware that another halfway house was to be erected in the Lemon Creek area. Although I do not live in either Eagles Edge or Creekside Trailer Park I do live in Pinewood Park and have for the past 52 years I have watched the area change dramatically which included the moving of the garage dump from Thane Road to here, building of the jail, the halfway housing on Atlin Street the housing for the older homeless so I believe we have enough in this area and believe it is time that another place should be found like near the new Glory Hall location. Like me I know that the people living in the Creekside Trailer Court had not been informed. So it leaves me to wonder were the people living in Eagles Edge notified except by reading it in the paper which not everyone receives.

There are a lot of kids in these neighborhoods that walk to and from DZ sometimes late in the afternoon. There are kids that play out on the streets and playground. The school buses use the bus stop across the street/highway from the purposed site. The city buses drop off people of all ages at these stops. Is this the best use for this piece of property?

The building of these halfway housing has brought its own problems. Where once there was little to no real problem with shoplifting now we have it at the Breeze In, Thibideau's and I believe Western Auto. And the equipment rental places have had problems. There is now a wall of pictures of shoplifters at Breeze In where there hadn't any before. A friend that owns a seasonal business has had people try to get into the building. A vacant lot next to this building was used for a camp out area leaving garbage strewn around until the owner put up No Trespassing signs. When you bring in these housing facilities you bring in a whole new set of problems and the more you bring in the problems escalates. If you spread out these facilities the easier it is to keep a tighter watch as to what is going on in and around them.

Although I believe in giving people a 'leg up' and I don't want to sound like a NIMBY but I believe we here in Lemon Creek been asked and done enough to help.

I ask you to please deny these applications and request they find another location that is not in the Lemon/Swtizer Creek area.

Ardyne Womack

ardyne@gci.net

From: Mary Alice McKeen <ottokeen@gmail.com>
Sent: Monday, August 10, 2020 12:13 AM
To: PC_Comments
Subject: Public Comment in Support of Alaway Avenue Transitional Housing Program and Allen Court Transitional Housing Program

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Members of the Planning Commission,

Haven House, located at 3202 Malissa Drive, is the only property in CBJ which provides transitional housing for persons (in our case, women) coming out of prison. We opened in March 2015 and have housed over 50 women. During that time, CBJ has never received a complaint about the residents of Haven House or about disruption on the property. The only time CBJ heard anything negative about Haven House was when a bill was signed at Haven House and some official visitors parked in the street and, I believe, may have temporarily blocked a mail box. The police have never been called to Haven House to respond to any complaint or disturbance. Initially there was intense opposition from many neighbors and that has completely gone away. In fact, the person who brought suit in superior court to object to the permit has become a firm supporter of Haven House. Haven House has kept its promise to be a good neighbor. And given the careful, well thought out proposals by CCTHITA (Tliingit and Haida), these projects will too.

In addition to being a good and peaceful neighbor, Haven House has helped the women who have lived there. Of the over 50 residents, less than 10 have been convicted of additional felonies and none of these were while they were living at Haven House. Many have left Haven House with employment and stable housing situations. Haven House has also helped the families of the women who have lived there. Many residents reconnected with their children, their own brothers and sisters, sometimes their parents, and other family members.

But Haven House only houses nine women. These proposed projects provide much needed structured, supportive housing for men who are returning to our community after incarceration. Tlingit and Haida has the resources, the expertise and the commitment to provide housing that will help tribal and non-tribal members alike successfuly rejoin our community. It is wonderful that the Tribe is willing to make a commitment to recovery and reentry in our community. These residences cannot open their doors soon enough!

Sincerely,

Mary Alice McKeen
President, Haven House Inc.

Mary Alice McKeen
212 West 9th Street,
Juneau, Alaska 99801
907-957-6170 (cell)
907-586-5745 (fax)

VALUES IN ACTION
SEALASKA

August 9, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Please accept this letter in support of the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Safe, supportive communities are an obvious key to reentry. Sealaska partners with T&H regularly in order to better serve our communities. Housing is a challenge for many in Juneau. This population is especially vulnerable and all too often become a burden on our reactive public services, a.k.a., emergency response services.

Programs like this are good for the community. Sealaska very is thankful for T&H leadership on this project.

Respectfully,

Joe Nelson
Chairman
kaaxuxgu@sealaska.com

-----Original Message-----
From: Brad Rogers <brogers123@sbcglobal.net>
Sent: Friday, August 7, 2020 7:11 PM
To: Borough Assembly <BoroughAssembly@juneau.org>
Subject: Concerned CBJ Property Owner

Dear CBJ Planning Commission,

CBJ is nobly looking for ways to increase public safety, as is the state of Alaska and the Federal Government. And for decades, reentry and recidivism of formerly incarcerated people has been studied for that very purpose.

On December 6, 2018, Dr. David Muhlhausen, the Director of the National Institute of Justice, spoke on Reentry at the National Project Safe Neighborhoods Conference. His resume is multifaceted and includes experience in managing a correctional facility and working for over 18 years with a public policy think tank called the Heritage Foundation. His research areas included reentry, recidivism, and program evaluation. Dr. Muhlhausen is also the Executive Director of the Reentry Council. The Reentry Council is mandated to develop recommendations for evidence-based reforms that will prevent crime, facilitate reentry, and reduce recidivism. He says "this is a tall order," and that "we need to make decisions based on rigorous research, not anecdotes. The stakes are simply too high to pursue a program that makes us feel good or that we think might work because it 'seems to' be effective based on anecdotal evidence." He also states that "public safety is far too important to rely on such flimsy evidence."

The National Institute of Justice website nij.ojp.gov has an article titled "Research on Returning Offender Programs and Promising Practices" and it states that "no reentry programs meet the 'evidence-based' definition. It also states that "Methods matter! This is particularly true for high-stakes issues like crime prevention and reentry. We don't have a strong understanding of what works and what doesn't. In particular, employment-focused reentry programs have had little success in reducing recidivism." And, "overall, the results of randomized controlled trials (RCTs) of reentry programs for reducing recidivism are mixed, at best. If returning members of society report that they found a program helpful, this is only anecdotal evidence at best."

The research grant money provided for the Tlingit and Haida proposed projects are confirmation that society still does not know what works to reduce recidivism and is still trying to find concrete solutions. The U.S. Department of Justice states that the new awards will "support research….We have a long history of throwing money at problems without a good understanding of whether the programs are effective." Furthermore, Alaska is also still trying to find solutions to reentry and recidivism issues as per the Alaska Department of Corrections House Finance Sub-Committee Feb 15, 2018 FY 2019 Budget Overview of "Community Residential Centers (Halfway Houses)" report that includes the Glacier Manor CRC. The 2018 report states that Alaska CRCs still have issues of "unchanged recidivism rates," significant drug issues and criminal issues within the CRCs. The Tlingit and Haida state that their proposed projects will use "innovative" ideas. The mere definition of innovative means their ideas are new and unproven. **The proposed Alaway Ave. Tlingit and Haida voluntary group facility is an experiment.**

Alaska has the highest recidivism rate in the country of 66.41% (2/3 of which occur within the first 6 months). And given the close proximity to Eagles Edge homeowners (we own both land

and structures) and renters, we will likely be the victims of the experiment. With the Tlingit and Haida program only vetting out those with "sex offenses" the program could house people convicted of:

Murder
Manslaughter
Assault with a deadly weapon
Burglary
Armed robbery
Domestic violence
Drug trafficking
Manufacturing drugs
Grand larceny
Grand theft auto
Theft
Arson, etc.

The voluntary facility places a "major development" (as per CBJ definitions) of Lemon Creek Correctional Center reentry ex-convicts directly into our neighborhood of families, many of which have children. As stated in The State of Prisoner Reentry document, "another component of the reentry problem is the effects that it can have on neighborhoods." (Lynch and Sabol, 2001)." Additionally, PrisonPro website states that "the Lemon Creek Correctional Center is a maximum security facility that houses some of the most ruthless inmates in Alaska." And from the Lemon Creek Correction Center's website, 80% of their prison population is composed of "sentenced felons." Yet, somehow the Eagles Edge residents are supposed to convince ourselves that our safety is not being jeopardized even though if the project is approved, we can have a revolving door of up to 27 ex-convicts (16 SROs, 1 ADA SRO, 2 COVID bunk beds, and and area for an overflow of 8 additional men), living in our neighborhood. The definition of neighbor is "a person living near." And, the Tlingit and Haida acknowledged the potential neighbor status with the "Greetings Neighbor!" salutation on the July 16, 2020 letter sent to the Eagles Edge residents. <u>If approved, the ex-convicts living in the proposed facility will definitely be part of our neighborhood, no matter how the properties are zoned.</u>

On <u>prisonlegalnews.org</u>, a senior corrections investigator who spent years tracking escapees from transitional houses said "the system is a mess." He said "no matter how many escaped, no matter how many were caught, no matter how many committed heinous acts while they were on the run, they still kept releasing more guys…." Another article stated "law enforcement officials often don't even know a halfway house resident has escaped until they commit another crime - and sometimes not even then." "Rofael Miranda absconded from a halfway house in December 2009 and was on the run for four months until he fatally shot a man in Newark." Officials complain that employees of transitional shelters are unarmed and without authority to stop an escape, and that they depend on educating residents "as the best option to prevent them from absconding." Some escapes have even occurred at locked-down transitional shelters. One Pennsylvania community experienced serious problems with a "transitional shelter contract in

Hazleton." Offenders from the shelter had been involved "in murders, bank robberies and numerous other crimes." After the facility was required to close, the mayor commented that if they can "save another community that's what it's all about." And during a meeting of the Senate Committee on Indian Affairs conducted on August 20, 2015, Senator Murkowski stated Alaska's recidivism rates are some of the highest in the nation, especially for Alaska Native males "with lengthy or more serious criminal histories." It is too much to expect that all prisoners will be motivated to obey the law after their release to halfway houses or other transitional shelters.

People say that we have nothing to worry about, and think that we are just a bunch of NIMBY citizens without justification. They think that the zoning codes allow the Tlingit and Haida structure to be built and thus the permit should be granted. We vehemently disagree, as do many other citizens. An experimental, ex-convict facility of up to 27 men should not be constructed close to multiple neighborhoods anywhere in the country, not just Juneau. Numerous homes are just across the street from the proposed facility! Although the Bureau of Justice is still looking for solutions to decrease recidivism, we don't want to be part of the experiment, nor do we want any other residential neighborhood to be part of the experiment. Perhaps the Allen Court structure should be redesigned as a two-story structure that can house more ex-convicts. Or since the number of required CRC beds is in a decline (declined 43.5% from FY2014 - FY2017 as per the Alaska DOC) maybe leave the Allen Court design as is and conduct their experiment to see if they can meet the gold standard of random trial evidence-based studies that help guarantee public safety. Businesses in that area also likely have security systems to help prevent them from being the victims of future crimes. It appears the Allen Court location is much more suitable for an experiment as it is in an industrial area with numerous services in the immediate vicinity.

Location is paramount. The Alaway Ave proposed transition shelter is near our local middle school. From our neighborhood, the school is accessible using a designated school crossing that is located directly in front of the proposed transitional shelter. The same crosswalk must be used by those going to the nearest bus stop. The Tlingit and Haida state that the ex-convicts will have to do community service. Should they fulfill that requirement by escorting the middle school girls and boys across the street each day before and after school? Why not? Also, there is a school bus stop about 10 feet from the parking lot of the proposed building. Is it a good idea for the ex-convicts to wait with the children and keep them safe before going to school? Or, greet them when they get off the school bus while their parents are at work? Or walk them home? Why not? After all, they are just harmless individuals and are going to be great neighbors. Will the residents be using our neighborhood playground basketball hoop and swings? Will the residents take daily walks in our neighborhood on their way to Breeze-In or to social services that are provided near the Costco shopping area with an opportunity to notice what assets are around and what residences are occupied or not protected by security systems?

At cyberleninka.org, it states that "offenders typically commit most of their crimes close to their home location." At academic.oup.com (an Oxford academic - The British Journal of

Criminology) it states "this study corroborates the hypothesis that offenders have a strong tendency to target neighborhoods which they regularly visited for non-criminal activities, and that is also applies to neighborhoods nearby….Offenders generally visit more areas during their daily routines and any of those are more likely targeted than areas outside their activity space (Brantingham and Brantingham 1981;1993)….offenders tend to commit crime within their activity space, irrespective of the type….They would prefer to perform their activities close to home because traveling further costs more time and effort." Other research results state that "offenders often commit crimes close to home, in their own living environment. This also applies within cities and neighborhoods. With each kilometer further from home, the likelihood of a crime being committed decreases by 20 to 30%." Additionally, permeable neighborhoods are often chosen by burglars because they offer more potential escape routes.

If the proposed Tlingit and Haida facility is allowed to move forward, the Eagles Edge residents are the likely victims of future crimes due to the close proximity and the lack of transportation cited in the transitional shelter documents. And, the location of the Police Station down the street is irrelevant to safety as no proof was given that the Lemon Creek area has lower crime versus other areas of Juneau. Also by mentioning it in writings and comments to the media, to the community, and to the CBJ Planning Commission, it is an obvious attempt to create an illusion that the Juneau Police Headquarters location will somehow confirm the safety of the neighboring residents from the accompanying risks associated with the proposed facility. Additionally, police typically arrive after a crime is committed, and rarely prevent the crime from happening.

Anecdotal stories also create false impressions. The materials that were presented in the Tlingit and Haida facility application are full of anecdotal stories as are some of the testimony from local citizens. And other individuals try to draw a direct correlation between the proposed Alaway Ave. site and the Haven House in Juneau, but such a comparison is inaccurate at best and could be purposely misleading. Haven House is a single-family type dwelling that typically houses about 7 formerly incarcerated women. A total of 34 women have occupied the home since its 2015 inception. The Haven House is a shelter that is both faith-based and "peer-led." The Tlingit and Haida state their facility will encourage peer support, but that is not the same as "peer-led." Additionally, Haven House is not a major development of recently incarcerated men (likely for various felonies) living in the neighborhood.

The Eagle's Edge homeowners have grave concerns about a large criminal element addition to our neighborhood. Our concerns are not only shared by others in nearby neighborhoods, but are shared by many Juneau residents. Similar criminal concerns will also likely be the same for families looking to purchase property in Juneau in the same price range as our neighborhood. Juneau is a small community and word will spread like wildfire throughout the Real Estate Market. It is a logical inference that a major development of a wide variety of ex-convicts will negatively affect one's decision to purchase a nearby residence. Homeless shelters can definitely have a negative effect on property values, let alone a major development of recently released criminals. The New York Times published an article on Sept. 25, 2019 that summarized a study

of "6,237 sales of Manhattan residences within 1,000 feet of 30 congregate shelters that were open continuously from 2010 through 2018." The analysis found that "a residence within 500 feet of an adult shelter would sell for an estimated 7 percent less than a residence 500 feet to 1,000 feet away from an adult shelter." In some situations, "a homeowner would get about 24 to 25 percent less for a house or a condominium than for a residence farther from a shelter with no other shelters nearby." And a March 28, 2016 report published on realtor.com reported that homeless shelters in a neighborhood correlate with a 12.7% drag in home value. Every Eagles Edge resident will be within 40 feet to 1000 feet of the proposed facility. Our safety and property concerns are valid.

This process so far stinks of trying to place this for-profit, ex-convict, experimental facility next to homeowners that don't necessarily have the financial resources nor the time left to fight it. The Tlingit and Haida have had months if not years to formulate their plan for the Allaway Avenue facility. And, the timeline of the pre-application conference (June 17, 2020), of the application filing (July 2, 2020) and of the "Greetings Neighbor!" letter (mailed July 17, 2020) from the Tlingit and Haida is very telling of a desire to ramrod this project through the permit process. Notably, the very tardy letter from the Tlingit and Haida did not state that the July 23, 2020 date was a CBJ meeting, nor did it inform us about the overflow area for 8 additional men (shown on the application diagrams), an ADA SRO, nor for the bunk beds for COVID-19 quarantine. Their "Greetings Neighbor!" salutation is very disingenuous.

It is obvious that they wanted us to have very little time to organize and present opposing and/or additional information about the proposed Alaway Ave. facility. And few of their presented materials included any references for their implied factual statements so that the reader could verify if they were true or false, or even applicable. We found the University of Montana study they mentioned. The dissertation paper was based on a short one year period and "a one unit increase in self-reported cultural connection is associated with an 11% (not 36%) decrease in likelihood for recidivism." It appears the Tlingit and Haida Central Council is just trying to justify it's facility and is not concerned in the least about the negative consequences to the Eagles Edge residents, nor to any other residential neighborhood in our area. Their words and actions also elude to the likely relationship we can expect of secrecy and a lack of transparency or concern in the future. They appear to falsely believe that there will be no negative effects on us. We are hoping though that the CBJ Planning Commission acknowledges the significant negative consequences and risks associated with the proposed transitional facility, and notes its improper location. The Eagles Edge residents hope that as per CBJ Code 49.15.330 (e) (2) the Planning Commission finds that the Director was in error or as per CBJ Code 49.15.330 (f) (2) it uses its authority and "concludes, based upon its own independent review of the information submitted at the hearing that the development will more probably than not substantially decrease the value of or be out of harmony with property in the neighboring area" and thus deny the Alaway Avenue proposed transitional housing Conditional Use Permit.

The proposed Tlingit and Haida structure should be called what it is. It's a major development correctional facility, except it is without armed guards, security fences and other Federally

mandated requirements. It will only have one "resident manager." And if a project is approved by local authorities, it is almost impossible to shut the facility down. The only available option will be an expensive and lengthy legal challenge for a permanent injunction. The Tlingit and Haida Indian Tribes of Alaska have deep pockets, and the residents in the nearby neighborhoods have few options to sell and move from the risks of the proposed structure. The Eagles Edge residents will not only be less safe because of the facility, but we will have to give up peace of mind and quality of life because of the concentrated criminal element in our neighborhood. We will also have to give up large sums of money from a loss of property values. And, very few will have the means to move. The National Institute of Justice acknowledges that society is still struggling to find what works to reduce recidivism. Society though has a very long history of data proving recidivism rates decrease public safety…safety for the Eagle's Edge residents. And, police have a very long history of using criminal pattern theory to solve crimes and predict crime locations. Crimes happen close to home, close to frequently visited locations and along the paths used to get to those locations.

The Eagles Edge residents wish the best for all members of society. We are not a large for-profit organization with deep pockets, nor lawyers that graduated from Stanford that can do pro bono work for 500 hours to protect ourselves from flimsy anecdotal evidence, nor are we a leading Federal agency that is still searching for proven methods to substantially decrease recidivism rates. We are just a neighborhood of homeowners, of renters, of families that work hard and hope to continue to be safe, especially for the sake of numerous innocent children. The Tlingit and Haida projects have lofty hopes of helping the paths of formerly incarcerated men. However, the proposed Alaway Avenue experimental facility location is absolutely improper, and when an associated crime happens and if that crime is a child that is murdered, molested, and/or raped by an individual housed at the proposed facility, we pity those that were involved in the approval that will carry the burden for allowing the crime to occur. Please deny the permit to construct the proposed Tlingit and Haida Alaway Avenue experimental facility in our residential neighborhood.

Sincerely,

The Eagles Edge Homeowners Association

SENATOR JESSE KIEHL

August 10, 2020

Mr. Michael LeVine, Chair
Juneau Planning Commission
City & Borough of Juneau
Delivered Electronically

Dear Chair LeVine and Commissioners:

I write to support the Central Council of Tlingit & Haida Indian Tribes of Alaska's three permit applications for transitional housing.

As a state, we continually look for ways to make sure individuals returning to our communities after incarceration don't commit new crimes that make more Alaskans victims. We've seen over and over how providing a clear, supported path toward housing and employment—along with behavioral health and addiction treatment—helps people move back into the community without reoffending.

T&H already runs reentry and rehabilitation services elsewhere. Their experience and proven track record are invaluable for our community. Our capital city is badly short on transitional housing. More places where people can live sober with community supports will mean more successful transitions to work and independent housing. Ultimately, that means a safer community.

On a personal note, my wife and I bought our home and raised our children one block from a mental health group home in Juneau. We never faced a problem until 17 years later the building was sold for market rate housing. Only then—after the supervised, supported mentally ill residents had moved away—did we have our first significant issues with the people who lived there. People getting the services they need can be the safest neighbors.

Please support T&H's transitional housing permit applications.

Thank you for your consideration, and for the tremendous volunteer service you do for Juneau.

Sincerely,

Jesse Kiehl

ALASKA SENATE
STATE CAPITOL • JUNEAU, ALASKA 99801 • (907) 465-4947 • FAX (907) 465-2108
SENATOR.JESSE.KIEHL@AKLEG.GOV

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

August, 11th, 2020

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

I, Jason Murdoch strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

In Southeast Alaska I have witnessed the reoccurring and heartbreaking struggles that individuals and families have endured as a result of substance abuse or other issues that lead to people becoming incarcerated. It has always been my opinion that every individual has a talent or skill that they need to develop throughout life, and if they can use this talent to the fullest then they will thrive, and the people around them will thrive. Our current problem is that when an individual gets off track from their purpose, it is nearly impossible to regain course. There are numerous studies and charts out there to back up the reasonings and support of why this program and project should be approved. But besides this data, it seems that every local family has a connection to someone that would have benefited from this facility and program had it been in place years ago.

I don't think anyone can honestly argue that the incarceration or drug abuse problems in the surrounding communities has not recently gotten worse. The acceptance of the permitting needed to complete this project will help these individuals find their lost talents so that their families can heal, the community can be a safer place, and our prison population can decrease.

In the construction trade alone, I have witnessed many friends and coworkers who started a family and a promising career in construction. Several of these individuals were on track to be Superintendents or Project managers, but they took one wrong turn and were never able to get back on track. I truly believe that had there been a re-entry program such as the one that is being proposed, it is very possible that their homes would still have a Father present and their careers may have continued.

If you have any questions regarding our support for this program, please do not hesitate to contact me.

Alaska Commercial Contractors, Inc

Jason Murdoch (secretary/treasurer)

907-500-9993

From: Andrea Hirsh <ar053hirsh@gmail.com>
Sent: Tuesday, August 11, 2020 1:22 PM
To: PC_Comments
Subject: Support for USE2020 0017 and USE2020 0018

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello!

I am writing in support of both transitional housing facilities that are seeking approval through the planning commission. I believe both of these projects will materially benefit the residents of Juneau -- both those that will live in them and those who will not. Affordable housing in Juneau is tough at the best of times, and for people being released from prison it can be almost impossible to find. Stable housing is important for all humans to achieve their best and lack of stable housing is one of the factors that lead people to achieve their worst. For our entire community, we want stable transitional housing.

Thank you
Andrea Hirsh

From: Grace Lee <attorneygracelee@gmail.com>
Sent: Tuesday, August 11, 2020 1:26 PM
To: PC_Comments
Subject: Comments on USE2020 0017 & 0018: A Conditional Use Permit for Transitional Housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello Planning Commission Members,

My name is Grace Lee and I am the city contract public defender here in Juneau. I am writing in support of the transitional housings program conditional permits. In the ten years I've worked in the criminal justice system, I have had numerous first hand experiences watching my clients face homelessness after being released from jail. This often resulted in them going right back into jail and creating a circle of incarceration and crime. Breaking that cycle and providing them with a place to get support in this critical time in their lives is crucial to reduce recidivism. Juneau currently does not have a place like this and having one would be an important step in making our city one that fixes problems instead of sweeping them under a rug. I truly believe that this housing will make our city safer and I urge you to approve the necessary permits.

Thank you,

Grace Lee

From: Kirsa Hughes-Skandijs <kirshark@gmail.com>
Sent: Tuesday, August 11, 2020 5:05 PM
To: PC_Comments
Subject: Transitional housing

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I am writing in strong support of the proposed transitional housing on tonight's agenda. I believe this will be an asset to our community and is a material step to solving some common Juneau complaints. I have seen truly uncharitable remarks made publicly by people who fear property devaluation or an increase in local petty crime. This is shortsighted, as these transitional housing projects will lead to an overall decrease in the kinds of minor infractions that can arise when people have nowhere to go.

Additionally, due to the unique nature of the target clientele and services provided, it is in the interest of our community to provide exceptions in the matter of parking requirements. These requirements are important in general but exceed the likely demand in this specific instance.

Thank you,

Kirsa Hughes-Skandijs

From: Sheila Dyer <sdyer@ccthita-nsn.gov>
Sent: Tuesday, August 11, 2020 6:57 PM
To: PC_Comments

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I support the CCTHITA housing project for reentry. I believe we are not doing enough to help our young people who have come through challenging childhoods and found themselves as adults, making bad choices. As a community, we all benefit from anyone getting better at being a good citizen and neighbor.

The areas these 2 facilities will be located in are adjacent to policing and already are homes for many people struggling with the challenges of life in this city. They are beautiful and will physically enhance the neighborhood. With good management, they should only bring positive things to the neighborhoods and very posititive things for the people that get the support they need to transition back into “normal” life.

I wholeheartedly support the construction of these facilities.

Sheila Dyer

Sent from Mail for Windows 10

From: Laurel Christian
Sent: Tuesday, August 11, 2020 12:57 PM
To: 'awweber@me.com'
Cc: PC_Comments; Irene Gallion; Jill Maclean
Subject: RE: Transitional Housing / On-Site Consumption

Hi Adam,

Thank you for submitting these comments, they will be provided to the Planning Commission in advance of the meeting this evening. I wanted to clarify, there are three separate cases being considered at this evenings meeting:

USE2020 0016 - Permit for on-site consumption of marijuana located at 201 Seward Street (Downtown)

USE2020 0017 - Permit for transitional housing located at 6205 Alaway Avenue (Lemon Creek)

USE2020 0018 - Permit for transitional housing located at 1921 Allen Court (Lemon Creek)

Each of these cases will be considered separately. On-site consumption of marijuana is not being proposed at the same location as the transitional housing projects.

Thank you,

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

-----Original Message-----
From: Adam Weber <awweber@me.com>
Sent: Tuesday, August 11, 2020 10:24 AM
To: PC_Comments <PC_Comments@juneau.org>
Subject: Transitional Housing / On-Site Consumption

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Reaching out with my public comments:

My name is Adam Weber, I have resided in Juneau since June of 2017. The location of the proposed transitional housing seems like a good choice, as there are several businesses that may provide employment opportunities in the immediate area. However, the notion of allowing on-site consumption of cannabis is fatally flawed. Residents who are unable to provide themselves with the necessary means of survival and livelihood should be motivated and encouraged to turn

their lives around, by making healthy choices and accepting self-accountability and self-responsibility for their actions, thoughts, words, and lifestyle choices (meaning they need to able to be honest about themselves, without falling into the trap of self-imposed victim hood). Staying clean and sober is foundational to any form of success for those adults living in the fringes of society. Allowing consumption of one kind will only open the door for further substance abuse - can anyone on the assembly honestly tell the difference between a person high on cannabis and person high on heroin? Allowing drug use on-site should NOT be allowed. I do not know every single person who may need these services, but a short stroll around downtown tells me that at least some of those people truly do not care about their lives or the lives of other community members - appeasing debased habits will NOT turn a persons life around. ...And it does NOT make sense from a mental health standpoint; no appropriate mental health diagnosis can be provided unless a patient has been sober for at least 30 days (allows the patient's natural brain chemistry to return to a "normal" state for that patient). Any claims that consuming cannabis while also living a lifestyle on the fringes of disaster will somehow mediate the emotional strain and pressure of the situation, are ill-formed and erroneous to the highest degree.

That being said, if a person in that proposed facility wants to get high, they will...and so the secondary concern is: If they're not getting high in a controlled environment with available medical staff, then they will be doing it out on the streets and trails (which all indicators seem to to reveal will happen regardless).