

Juneau Affordable Housing Commission

2011 Commissioners

Alan Wilson, Chair
Honey Bee Anderson
Justin Shearer
Norton Gregory
Robert Banghart
Rosemary Hagevig
Shari Partin
Stephen Sorensen
Tamara Rowcroft

January 19, 2012

Mayor Bruce Botelho & Assembly
City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

Re: Juneau Affordable Housing Commission Annual Report for 2011

Dear Mayor Botelho and Assembly Members:

Opening Statement

The work completed by the Juneau Affordable Housing Commission in 2011 included:

- Launch of Juneau Affordable Housing Fund financing process and securing additional funding from the state.
- Support for CBJ Lands Department use of CIP process to study targeted CBJ owned land parcels for development as affordable housing
- Securing ongoing funding for Affordable Housing Coordinator position/contract with Juneau Economic Development Council under Alaska Housing Finance Corporation's Community Coordinator Grant program

Affordable Housing Commission History & Mission

In December 2006, the CBJ Assembly held an Affordable Housing Summit including the CBJ Assembly, the Planning Commission and the Affordable Housing Coalition. In January 2007, the Assembly adopted Resolution 2390 establishing the Juneau Affordable Housing Commission to make recommendations to the CBJ Assembly, through the Lands Committee on matters affecting affordable housing in Juneau. With Resolution 2506, adopted in November 2009, the three-year sunset provision of the Affordable Housing Commission authorization was removed and it became a continuing commission of the CBJ with the added responsibility of making recommendations to the CBJ for solicitation, evaluation and recommendation of proposals for CBJ-funded affordable housing grants and loans.

Members, Liaisons and Support

The nine-member Affordable Housing Commission is appointed for staggered three-year terms. In 2011, the Commission’s membership was:

<u>Commissioner</u>	<u>Appointment Date</u>	<u>Reappointed</u>	<u>Current Term Begins</u>	<u>Term Expires</u>
Robert Banghart	1/4/2010		2/1/2010	1/31/2012
Rosemary Hagevig	1/4/2010		2/1/2010	1/31/2012
Tamara Rowcroft	1/4/2010		2/1/2010	1/31/2012
Alan Wilson, Chair	1/4/2010		2/1/2010	1/31/2013
Justin Shearer	1/4/2010		2/1/2010	1/31/2013
Stephen Sorensen	1/4/2010		2/1/2010	1/31/2013
Honey Bee Anderson	1/4/2010	3/21/2011	3/21/2011	1/31/2014
Norton Gregory		3/21/2011	3/21/2011	1/31/2014
Shari Partin	1/4/2010	3/21/2011	3/21/2011	1/31/2014

The CBJ Liaison to the Commission was Kim Kiefer, Deputy City Manager, at the beginning of 2011. Heather Marlow, CBJ Lands and Resources Manager replaced Ms. Kiefer in the spring. Beth McKibben of the CBJ Community Development Department also serves as CBJ Liaison to the Commission. Dan Bleidorn of CBJ Lands and Resources serves as meeting secretary for the Commission. The Assembly Liaison through 2011 was Karen Crane.

Scott Ciambor, Affordable Housing Coordinator of Juneau Economic Development Council provided support to the Commission until mid-November, when he left JEDC to take a position with the State of Alaska Mental Health Land Trust. Mr. Ciambor’s new position includes local homelessness issues and he continues to serve as Co-Chair of the Juneau Homelessness Coalition. Margaret O’Neal is the JEDC point of contact for the Affordable Housing Commission at JEDC while JEDC is recruiting for a new Affordable Housing Coordinator. Liza Slotnick is the JEDC point of contact for homelessness issues.

Major Accomplishments

Juneau Affordable Housing Fund

- Two application rounds completed
- \$90,000 in Legislative funding added to the Juneau Affordable Housing Fund

The Commission completed its work to design and describe a financing program which would provide developers of affordable housing gap financing of up to \$150,000 and also provide a limited amount of pre-development financing for worthy projects likely to be built. The program provided for community outreach to developers, a two-phase application process with deadlines to facilitate evaluation of competitive proposals.

The initial solicitation process was launched in April with preliminary applications due in May. Four preliminary applications were received from Housing First, Alaska Affordable Housing, Smith Hall, Inc. and Juneau Rental Space. Of these, only Housing First and Smith Hall, Inc. were invited to submit full applications. Smith Hall, Inc. did submit an application for a \$13,000 no-

interest loan for predevelopment costs for its expansion of senior housing, which was forwarded to the CBJ Assembly for approval. Ultimately the \$13,000 loan was made by the CBJ to St. Vincent de Paul Society of Alaska because of borrowing conditions placed on Smith Hall, Inc. by HUD on previous financing, but the funds were used for the original purpose.

A second solicitation for preliminary applications was issued in October. Three applications were received from AWARE, Verdiz Partners and REACH. Only AWARE was invited to submit a full proposal. As the vast majority of funding needed for the AWARE project was pending legislative approval through the Community Development Block Grant process, AWARE elected not to proceed, but will reapply if CDBG and Rasmussen Foundation grants are obtained in 2012.

The Commission determined that the deadline-focused application process was not resulting in applications being received for shovel-ready projects ready for gap financing. The JAHF program will be revised to allow for applications to be considered as projects are ready. The process will include more client development work by the Affordable Housing Coordinator to ensure projects proposed for funding correspond to community needs and are ready to be built.

JEDC worked with Commissioners and local legislative representatives on a State of Alaska capital request for funding for the JAHF. \$90,000 for the JAHF was awarded to the CBJ (Lands Department) in June from the State Capital Budget. The original request was \$1.5 million to bring the JAHF to \$1,900,000 which was proposed to be used to leverage financing of roughly 300 affordable housing units, focusing on one, two and three bedroom rentals. The \$90,000 capital appropriation was the only housing-related grant issued for an affordable housing fund in the 2012 budget.

Site Development for future Affordable Housing on CBJ-Owned Land using Capital Improvement Project Funding

In 2011, the Commission supported CBJ efforts to assess the cost of development of selected CBJ owned tracts. Studies were undertaken of land adjacent in the Switzer Creek drainage above and south of Dzantik'i Heeni Middle School and in the Peterson Hill area between the Mendenhall River and Auke Lake. CBJ-built water and sewer mainlines and arterial roads would allow denser construction and, in theory, lead to greater affordability. The reports detailing the cost and economic feasibility of developing select parcels within these larger areas were nearly complete by the end of 2011, with the Draft report for the Switzer drainage reported to the Commission in early January 2012. Development strategies for these parcels along with short and long-term priorities and the 2012 Action Plan of the Commission will be addressed in its upcoming March 9 retreat.

Continued Funding for Affordable Housing Coordinator position through AHFC

An application for \$80,000 over two years to the Alaska Housing Finance Corporation Community Homeless Coordinator Program (CHCP) was completed and submitted. A Grant was awarded to the CBJ for \$68,000 in June. An appeal to this award to receive the full funding requested was submitted and CBJ ultimately received an award of \$80,000 for two years of \$40,000 annual support for the Affordable Housing Coordinator position at JEDC, beginning July 1, 2011. The grant's focus is to support a dedicated staff person to coordinate planning and

implementation of activities of Juneau's housing/homeless coalition. The specific focus of the AHFC grant is to address homelessness issues including:

- Supporting collection of homelessness data for the AKHMIS database through point-in-time counts and events such as Project Homeless Connect (completed January 24, 2011 and scheduled for January 25, 2012);
- Assisting with meetings necessary to prioritize Continuum of Care projects
- Assisting local coalition groups to develop and implement a 10-year plan to end or reduce homelessness
- Assisting to plan and participate in the Annual Meeting of the Alaska Coalition on Housing and Homelessness (Mr. Ciambor did serve on the planning committee and attended the November 2011 three-day event along with Commission members Tamara Rowcroft, Shari Partin, representing Alaska Housing Development Corporation.

Other Related Activities

- Supported funding and implementation of a pilot Juneau Respite Program that provided up to three days of recuperative housing and meal assistance to homeless residents discharged from the hospital or clinic. Since inception in the summer of 2010, through December 2011 the program served 16 clients at an average cost of \$289.
- Prepared comments for the Alaska Annual Action Plan that was approved by the CBJ Assembly and sent to Alaska Housing Finance Corporation on April 4, 2011.
- Referred local developer Bruce Griggs to Lands and Resources Manager Heather Marlow to discuss platting/tax concerns for housing developments.
- Directed JEDC to research the use of CBJ sales tax revenue as a dedicated revenue source for the JAHF for possible future recommendation to the Assembly.
- Updates to the Juneau Housing Information Portal (<http://jedc.org/9housing.shtml>) including additions of Project Homeless Connect and Juneau Affordable Housing Fund pages and material.

The Affordable Housing Commission looks forward to continuing to serve Juneau in 2012.

Sincerely,



Alan Wilson, Chair
Juneau Affordable Housing Commission

Commission Meetings & Attendance

2011 Calendar Year

Member	18-Jan	8-Feb	8-Mar	12-Apr	10-May	14-Jun	12-Jul	9-Aug	13-Sep	11-Oct	8-Nov	13-Dec
Alan Wilson (Chair)	x	x	x	a	x	x	x	c	x	c	x	c
Honey Bee Anderson	x	x	x	x	x	x	x	c	x	c	x	c
Justin Shearer	x	x	x	x	a	x	x	c	x	c	x	c
Norton Gregory	x	x	x	x	x	x	x	c	x	c	x	c
Robert Banghart	x	x	x	x	a	a	x	c	a	c	x	c
Rosemary Hagevig	x	x	x	x	a	x	a	c	x	c	x	c
Shari Partin	x	x	x	x	x	x	x	c	a	c	x	c
Stephen Sorenson	x	x	x	a	x	x	x	c	x	c	x	c
Tamara Rowcroft	x	x	x	x	a	x	x	c	x	c	x	c

2012 Calendar Year to Date

Member	10-Jan
Alan Wilson (Chair)	x
Honey Bee Anderson	x
Justin Shearer	x
Norton Gregory	x
Rosemary Hagevig	x
Shari Partin	a
Stephen Sorensen	x
Tamara Rowcroft	x
Vacant	

x – Attended meeting
a – Absent
c – Meeting cancelled in advance