

SAVE THE DATE

JANUARY 9, 2019



NEIGHBORHOOD MEETING:

YAK'ÉIYI KUSTÍ YINAADEI HÍT REENTRY HOUSING PROGRAM

Date: January 9, 2019

Time: 5:30 - 7:00 PM (Doors Open @ 5:00 PM)

Location: Elizabeth Peratrovich Hall
320 W. Willoughby Avenue • Juneau AK 99801

Please join us for a neighborhood meeting to learn about Tlingit & Haida's new reentry transitional housing program. The meeting will include a Q&A period and an opportunity for public comment.

Light snacks and refreshments will be served.

For more information, please contact:

Tlingit & Haida



Public Safety

Central Council of Tlingit & Haida Indian Tribes of Alaska

Toll: 800.344.1432 ext. 7365 • Direct: 907.463.7365

Email: teames@ccthita-nsn.gov



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

Juneau Backup Page 6

December 21, 2018

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 January 9, 2019 to learn more about our proposed *Yak'ëiyi Kustí Yinaadei Hít* Transitional Housing program. *Yak'ëiyi Kustí Yinaadei Hít* means “going towards the good life house” in Lingit and will provide transitional housing to people reentering the community of Juneau after incarceration.

I understand that you may have questions about *Yak'ëiyi Kustí Yinaadei Hít* and we would be happy to address those at our public meeting:

Neighborhood Meeting: *Yak'ëiyi Kustí Yinaadei Hít* Transitional Housing Program

Wednesday, January 9, 2019 • 5:30-7:00 PM (Doors Open at 5:00 PM)

Elizabeth Peratrovich Hall • 320 West Willoughby Avenue, Juneau, AK

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, particularly in the downtown area. 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. The Harbor Inn located at 1255 W. 9th Street 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 some information on *Yak'ëiyi Kustí Yinaadei Hít* you may find helpful:

- There are 16 sober-living beds proposed in 8 units.
- There will be a full-time manager onsite.
- Approval from the Department of Corrections will be required; all residents will be on Electronic Monitoring as an additional safety net for the participant and the community.
- Sex offenders **will not** be accepted into the program.
- The program will include employment opportunities at Tlingit & Haida's Sacred Grounds Café, which will be opening a coffee shop on the first floor of the building utilized for the housing program and provide much-needed services to Overstreet Park.
 - 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 either of our Sacred Grounds Café locations. If you have questions or concerns, I encourage you to contact Tlingit & Haida's Second Chance Program Coordinator Talia Eames at teames@ccthita-nnsn.gov or 907.463.7365.

Sincerely,


Richard J. Peterson (*Chalyée Eesh*)
President

JUNEAU HOUSING FACTS : REENTRANTS

In **Juneau**, the Fair Market Rent for a two-bedroom apartment is **\$1,426**. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn **\$57,040** annually. Assuming a 40 hour work week, 52 weeks a year, this level of income translates into:

\$27.42 per hour

- Or -

2.8 Minimum Wage Jobs

Out of Reach, the High Cost of Housing, 2018.
The National Low Income Housing Coalition

FACTS ABOUT REENTRANTS IN JUNEAU

- An estimated 30 reentrants a year are released into homelessness.
- Besides taxes, reentrants often have:
 - Restitution
 - Legal fees
 - Child support
- Approximately 25% of affordable housing units are *available* to felons (not reserved).
- A Housing Office survey in December found less than a 5% vacancy rate with large landlords.

“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.”

Nowhere to Go: Homelessness among formerly incarcerated people. Prison Policy Initiative, August, 2018

MINIMUM WAGE: \$9.84

WAGES IN ALASKA

For most common occupations after release from prison, 2017

Construction Laborer.....	\$24.25
Freight, Stock, Movers.....	\$18.05
Food Prep and Service.....	\$12.25
Dishwasher.....	\$11.57
Cooks, Restaurant.....	\$14.37
Cashiers.....	\$12.95
Meat/Fish/Poultry trimmers.....	\$11.29
Waiters and Waitresses.....	\$13.22
Janitors/Cleaners.....	\$16.29
Maids and Housekeeping.....	\$13.94
Retail Salespersons.....	\$14.60
Food Preparation Workers.....	\$13.52

<http://live.laborstats.alaska.gov/wage/>
<http://labor.alaska.gov/trends/jun17.pdf>



54 people signed in for the public meeting, an estimated 20 did not sign in. One attendee said it was the best public outreach they had ever seen. This opening slide for the project presentation gives you an idea of the branding that was carried through the project.



Introductory remarks from President Peterson. Left to right: President Richard Peterson (Chalyee Éesh), Program Coordinator Talia Eames (Ghaayétli), Cultural Heritage Education Manager Sarah Dybdahl (Aanshawatk'i), Irene Gallion from CBJ Housing Office and Laurel Bruggeman from CBJ Community Development.

Photos courtesy of Tlingit & Haida.



President Richard Peterson (Chalyee Éesh) and Cultural Heritage Education Manager Sarah Dybdahl (Aanshawatk'i) discuss the proposed project with Andi Story, Representative of House District 34.



The Juneau Police Department attended to show support and answer any questions that might come up. Nadine Lefebvre visits with Lieutenant Scott Erickson and Lieutenant Crag Campbell.



Mandy Cole of the AWARE shelter voices support for the project.



Dick Farnell of Parkshore Condominiums asks questions about the project. Parkshore is the closest residential development to the proposed project. Program Coordinator Talia Eames (Ghaayétli) and CBJ's Housing and Homelessness Services Coordinator Irene Gallion met with the condominium association board on January 23, 2019 to give them an opportunity to ask more questions and further discuss the project.



SVdP has been providing services to people experiencing homelessness and those at risk of homelessness since the 1980s. SVdP provides monetary assistance, food, clothing, housing, and services to people in need throughout Southeast Alaska. SVdP operates a transitional housing facility for individuals and families transitioning from homelessness. It is the property manager for five low-income apartment complexes in Juneau for seniors, individuals and families, including the Juneau Housing First Project for the chronically homeless and chemically-dependent. SVdP also has a team of four Community Navigators who work throughout Juneau with those experiencing homelessness and near homelessness, including the elderly, individuals and families, and those with disabilities. SVdP's Community Navigators and Housing Management work

from the Dan Austin Transitional Support Services Center (TSSC) located at the site of SVdP's transitional housing facility. SVdP's TSSC is undergoing renovation, and currently is and/or will provide:

- Transitional planning and support by SVdP Navigators
 - Transitional housing and long-term housing support by SVdP Housing Management
 - Third-party agency office, exam, counseling, meeting, and conference rooms
 - A transitional second-hand item center (from St. Vincent Store donations)
 - A transitional food pantry
 - Transitional laundry, locker room, and shower facilities
 - Peer support services provided by SVdP Home Visit Program
 - Management of the CBJ Cold Weather Emergency Warming Shelter
 - Training, conference and meeting facilities in adjacent SVdP Community Center and commercial kitchen
- SVdP Community Navigators currently conduct vulnerability surveys of those experiencing homelessness and near homelessness, including the elderly, individuals and families, and those with disabilities, and enter those into AKHMIS. They will refer people to the HP&RRH program, and participate, as needed, in case conferencing. SVdP Community Navigators can provide complementary case management and logistics, without overlapping with HP&RRH staff.
 - SVdP Housing Management will notify HP&RRH staff when they have a resident who is floundering in SVdP's transitional facility and low-income apartment complexes, and participate, as needed, in case conferencing.
 - SVdP Home Visit Program volunteers visit individuals and families in need, including those experiencing homelessness and near homelessness, assess and meet needs, and where necessary, escalate needs to the SVdP Navigators or other Juneau agencies. They will also refer people to the HP&RRH program, and participate, as needed, in case conferencing.
 - SVdP will provide the HP&RRH Case Manager a permanent office and shared meeting, conference and training rooms in the TSSC. It will provide the HP&RRH Case Manager shared reception, administrative, IT and office infrastructure support through the TSSC staff and infrastructure. SVdP TSSC staff will provide HP&RRH clients reception, applications and resources.

Questions or comments? Please contact:

Bradley Perkins, General Manager
 Saint Vincent de Paul Society Juneau
 (808) 782-5795
 bradleysvdp@gmail.com



Dan Austin Transitional Support Services Center

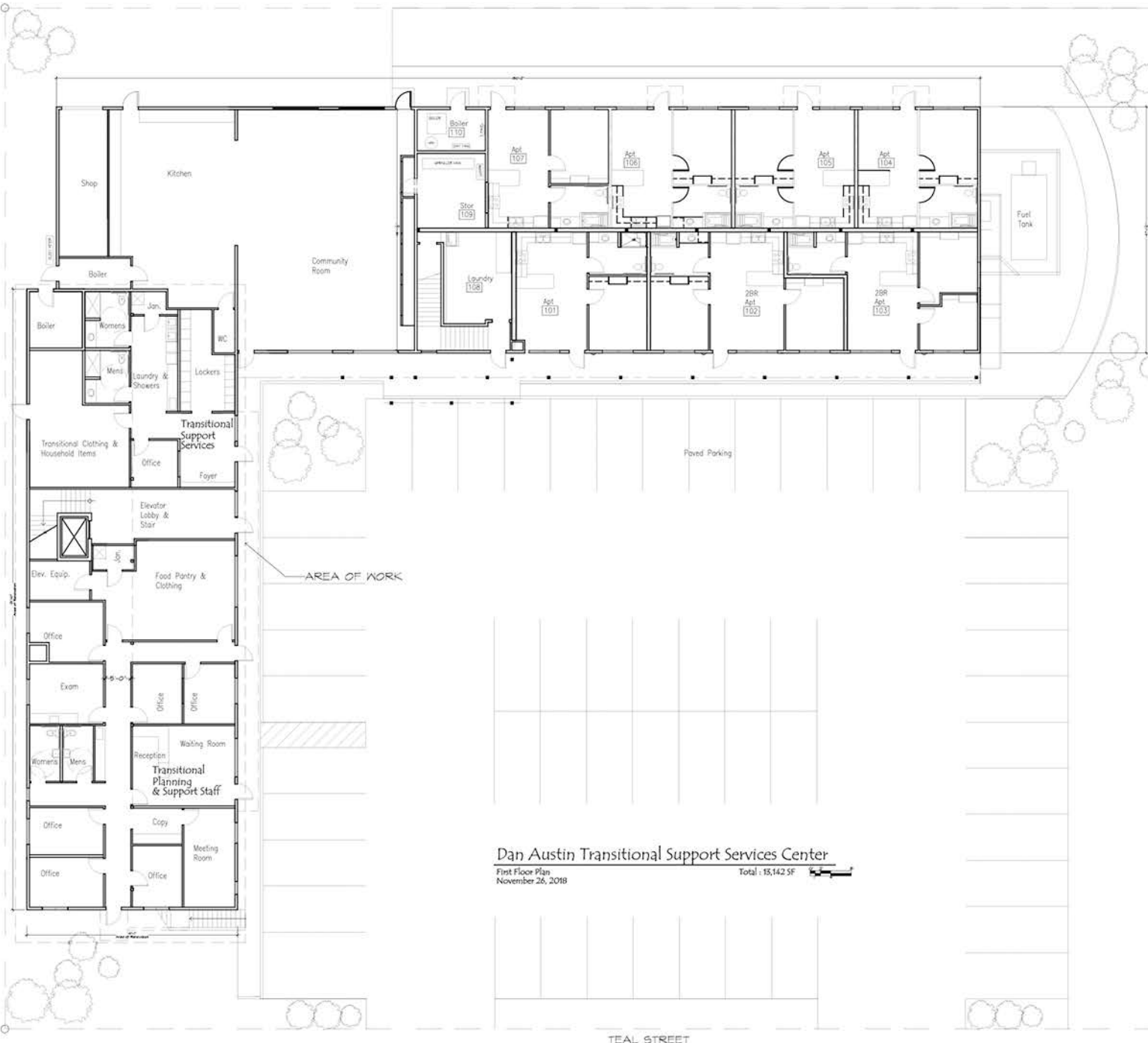
First Floor Plan - Partial
November 25, 2018

Total Area of Renovation : 4,190 sf



Legend

- Lockers / Storage
- Office
- Reception & Waiting
- Circulation
- Restrooms, Showers & Laundry
- Food Pantry, Clothing & Household



Dan Austin Transitional Support Services Center

First Floor Plan
November 26, 2018

Total : 15,142 SF

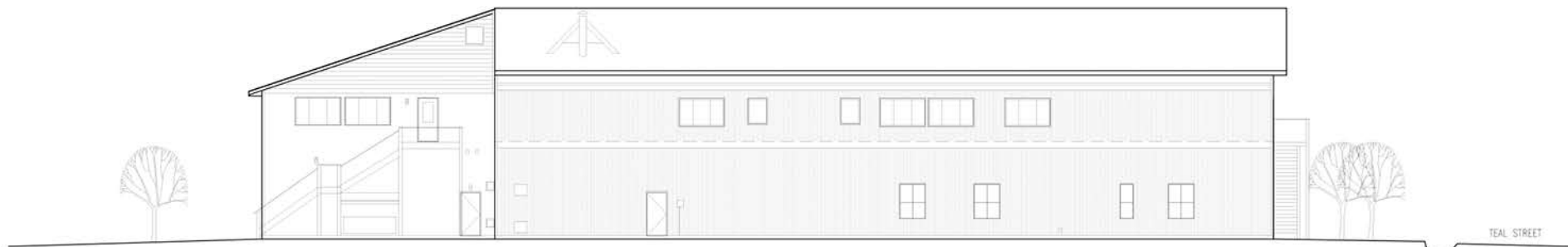




WEST ELEVATION - ENTRY



NORTH ELEVATION - TEAL ST.



EAST ELEVATION

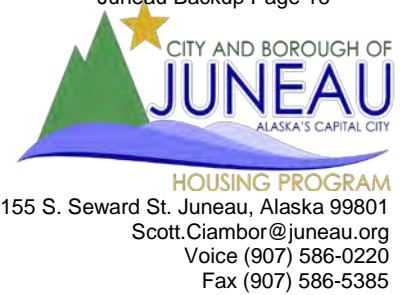


WEST ELEVATION- ENTRY


Dan Austin Transitional Support Services Center

Building Elevations
November 25, 2018





MEMORANDUM

TO: CBJ Committee of the Whole 
FROM: Scott Ciambor, Chief Housing Officer
DATE: August 8, 2018
SUBJECT: CBJ Incentives for Housing Development

Staff is requesting guidance on if and how CBJ would like to pursue incentives for housing development. At the end, staff has proposed three general incentives for consideration:

- Revision of the rules regarding the Juneau Affordable Housing Fund
- Tax abatement
- Land disposal

Background:

The City and Borough of Juneau receives dozens of incentive requests each year from housing developers (for-profit, non-profit, and housing authority) for a wide-range of housing types – from single-family homes to permanent supportive housing options for the chronically homeless.

A table with a sample list of requests from 2016-2018 is attached.¹

The most frequent requests, and the most common tools used by municipalities across the country to encourage housing development, include:

- **grants and loans;**
- **tax abatement;** and
- **reduced sales price or donation of land.**

A National Association of Home Builders report, *How Did They Do It? Discovering New Opportunities for Affordable Housing* provides recent case studies on projects across the country where municipalities partner and use a combination of these tools to facilitate housing development.²

Streamlining policies around these incentives and the process for handling future housing development incentive requests is consistent with past policies and improves future efficiency:

- The *CBJ Housing Action Plan* calls for the development of additional housing incentives as part of a consistent, 30-year approach toward providing more housing opportunities;

¹ Appendix A, table of incentive requests

² Appendix B, summary table of NAHB case studies for financing affordable housing

- The *Juneau Economic Development Plan* discusses the need for housing, specifically Downtown where development costs are high;
- Assembly and staff, in many different departments, receive and spend lots of time on individual housing development requests that come in throughout the year; and
- Developers need clarity on potential resources that are available and a clear process for executing their requests.

Juneau Affordable Housing Fund for all Housing Grant and Loan Requests: Current Use

CBJ has established formal grant and loan programs for housing development and offered funding for a variety of housing projects.³ Many of these programs utilized pass through funds from state and federal programs or included a partnership arrangement with local banks.

History: Loans and grants that CBJ has provided in the past.

- **Juneau Rental Housing Stimulation Program (1982):** Zero-interest loan to for-profit developer, in return for 20% of units reserved for tenants with incomes at 80% AMI or less for the duration of the loan.
- **Juneau Affordable Housing Loan Program (1992):** Zero-interest loan and 10 year payment deferral, for non-profit developer for 41 units of multi-family housing at 80% AMI or below.
- **State of Alaska Department of Administration Grant (1994):** Grant to non-profit developer for transitional housing for the homeless.
- **Housing Rehabilitation Loan Program (1978, 1998):** Rehabilitation loan program for low-income families (50% AMI and below).

Current: CBJ offers a few grant and loan programs to incentivize housing development.

- **CBJ Accessory Apartment Grant program:** \$6,000 grants to individual homeowners that add an accessory apartment to their property.
- **Mobile Home Loan Down Payment Assistance:** 1% loans to individuals, up to \$10,000, for down payments on mobile homes for residents making \$96,800 or less (120% AMI or below). Partnership with True North Federal Credit Union.
- **Juneau Affordable Housing Fund:** 2010 recommendations in place that include 5% of funds eligible for no interest loans and a limitation of \$150,000 for maximum loan to for-profit, non-profit, housing authorities for housing projects targeting residents between 0%-120% AMI. Eligible uses for funds are capital or rental and ownership property, non-profit capacity building, supportive services, and operating expenses.

³ Appendix C, Historical CBJ housing grant and loan programs table

Juneau Affordable Housing Fund: Proposed Changes

The Housing Action Plan indicates the need to expand and better utilize the Juneau Affordable Housing Fund over the next 30 years in contrast to the stop and start approach to housing incentive programs of the past.

Since the Juneau Affordable Housing Fund program guidelines and application have not been revised since 2010, staff would like to reshape the JAHF immediately. Some of the key components to address would be:

- Review and revise application and guidelines;
- Yearly application process similar to the Community Development Block Grant(CDBG);
- Increase loan amount eligibility and the limit on no interest loans;
- Streamline Process:
 - Staff review committee to build expertise; and
 - Condense Assembly time spent on individual housing project reviews to a minimum with an annual report update
- Results to be directed to a CBJ Assembly Committee with all members (e.g.; Finance)
- Continue to pursue outside funds to match with CBJ resources put into the Fund.

Tax Abatement: Proposed Incentive

Based on developer requests, staff encourages the Assembly to develop tax abatement programs for housing development in two categories; 1) *multi-family development (affordable and fair market)* and 2) *a targeted Downtown program*.

These tax abatement programs would facilitate housing development by reducing costs. Tax abatement is a resource to plug into a housing development projects' *pro forma*, decreasing the financing gap.

At the [April 18, 2018 Assembly Finance Committee meeting](#), staff presented the main components of Housing Tax exemption programs used in municipalities throughout the country.

Staff indicated that the Assembly would be able to set the parameters of a tax abatement program for housing development in terms of 1) Housing Type, 2)Targeted Area, 3)Length of Tax Exemption, 4) Tax Exemption Coverage (land, housing, or both) and 5) Affordability Requirement.

The [Portland Housing Bureau](#) has three well-established tax exemption programs targeting low-income housing, multi-family housing, and homeowner types of housing. [Recent reports](#) are available that show economic impact and overall use of the program. The reports also note municipality investment/tax revenue loss during the period of tax exemption as wells as additional revenue received when the projects were back on the rolls.

Land Disposal: Proposed Incentive

For-profit and non-profit entities regularly approach municipalities with requests to acquire land at less than fair market value. Municipalities across the country provide land donations or land at less than fair market rates to non-profit, for-profit, and regional housing authorities to:

- meet affordability goals in multi-family projects by decreasing development costs, or
- stabilize long-term single-family home affordability by contributing to community land trust-type organizations or public housing authorities.

Current CBJ Code for Land Disposal is unclear when to donate land or sell at less than fair market value, solely for housing development.

Current CBJ Code for Land Disposal

53.09.270 Disposals for public use.

- (a) *Disposal to governmental agency.* The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the assembly approves the terms and conditions of such disposal by ordinance.
- (b) *Disposal to nongovernmental agency.* The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough.
- (c) The market value, as determined by the manager, of City and Borough land, interest in land or resources, which is granted to a governmental or nongovernmental agency under this section, shall be set forth in the authorizing ordinance. The City and Borough may require the grantee to provide an appraisal to determine the market value.

The Housing Office anticipates continued interest in this incentive.

Summary

Improving housing availability requires clarifying housing resource incentives that are available to the development community, and the process necessary to utilize these resources.

Staff requests/recommendations:

A. **Revise and update the Juneau Affordable Housing Fund to meet current demands and run all housing grant and loan requests through the fund process. This process reduces Assembly review time and improves transparency by collecting consistent information across projects. Proposed actions:**

- Review and revise application and guidelines. Establish a yearly application process similar to the Community Development Block Grant(CDBG).
- Increase loan amount eligibility and the limit on no-interest loans.
- Streamline Process:
 - Establish a staff review committee to build expertise. This multi-disciplinary team would include representative from Finance, Lands, Housing, Engineering, and Community Development.
 - Staff would review and rank proposals based on standard criteria.

- Recommendations directed to a CBJ Assembly Committee with all members (e.g.; Finance, COW).
- Continue to pursue outside funds to match with CBJ resources put into the Fund.

Timeline: Immediate

B. Develop tax abatement proposal for 1) multi-family apartments (Borough-wide) and 2) Downtown development where costs are more substantial.

- a. Downtown tax abatement program should be developed alongside CDD efforts with Blueprint Downtown.

Timeline: 3-6 months

C. Determine in what scenarios that CBJ land can be disposed of at less than fair market value for the development of housing, and develop proposed policies to:

- a. Meet affordability goals in multi-family projects by decreasing development costs, or
- b. Stabilize long-term single-family home affordability by contributing to community land trust-type organizations or public housing authorities.
- c. Target areas (Downtown) where multiple resources are necessary to help facilitate housing development due to high costs, older building rehabilitation.

Timeline: 3-6 months