Wednesday, February 18, 2015, 5:30 p.m.
Assembly Chambers

I. Call to Order

II. Roll Call

III. Eaglecrest FY15 Budget Update (no packet material – information will be presented at meeting)

IV. Housing First Project Funding Options (pg. 2)
   A. Affordable Housing Commission Request/Recommendations (pgs. 3-5)

V. FY15 Major Revenue Update (no packet material – information will be presented at meeting)

VI. Senior Citizen Sales Tax Exemption Program Change Implementation Options
   A. Provide all Juneau Senior Citizen Residents a sales tax exemption on essential items (food, home electricity & heating fuel, water and sewer)
   B. For Senior Citizens with Household Income Below 250% of the Federal Poverty Level, for Alaska, all Sales are Exempted From Tax.

VII. Next Meeting Date
    Wednesday, March 18, 2015

VIII. Adjournment
### CBJ Assembly Financial Commitment - Juneau Housing First (JHF) Project

#### Options to Provide $1.5 million Commitment to JHF Project

**February 18, 2015**

<table>
<thead>
<tr>
<th>Potential Funding Sources</th>
<th>Dollar Range (Millions)</th>
<th>Recommended Funding Level</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Tobacco Tax Increase Allocation.</td>
<td>$0.3 - $0.5</td>
<td>$0.50</td>
<td>One time use of tax proceeds.</td>
</tr>
<tr>
<td>2 Re-prioritize 1% sales tax proceeds from FY16 funding of budget reserve.</td>
<td>$0.2 - $0.5</td>
<td>$0.00</td>
<td>Budget Reserve funding allocation would be replaced from another source to meet the existing Assembly commitment for $5 million dollar total deposit by FY19.</td>
</tr>
<tr>
<td>3 JEDC Revolving Loan Fund Return of Capital</td>
<td>$0.2 - $0.5</td>
<td>$0.30</td>
<td>JEDC Executive Director recommended no return of capital as it would weaken their business development program at a time we are initiating a new 10 year economic development plan.</td>
</tr>
<tr>
<td>4 Housing Land Development CIP</td>
<td>$.03 - $0.6</td>
<td>$0.60</td>
<td>This could immediately fund the $90,000 grant request for SNUG pre-development costs (environmental testing and architectural renderings and services), as requested at the 2/9/15 Lands Committee meeting.</td>
</tr>
<tr>
<td>5 BRH Capital Contribution.</td>
<td>$0.2 - $0.5</td>
<td>$0.10</td>
<td>BRH Board &amp; Management recommended $100,000.</td>
</tr>
</tbody>
</table>

**Total**                                                       | $2.60                    | $1.50                     |                                                                                                                                              |
Affordable Housing Commission

2015 Commissioners
Tamara Rowcroft, Chair
Mandy O’Neal Cole, Vice Chair
Norton Gregory
Margaret O’Neal
Russ McDougal
Wayne Coogan
Justin Shearer
Honey Bee Anderson

February 4, 2015

Mayor Merrill Sanford and Assembly
City and Borough of Juneau
155 S. Seward St,
Juneau, AK 99801

Re: Housing First request for $90,000 grant from the Juneau Affordable Housing Fund

Dear Mayor Sanford and Assembly,

The Glory Hole, as the lead agency of Juneau’s Housing First working group, presented a request for a grant of $90,000 for pre-development costs from the Juneau Affordable Housing Fund (JAHF) at the February 2, 2015 Affordable Housing Commission meeting. After thoughtful consideration, the request was approved by the Commission for recommendation to the Assembly. The Commission recognized the following factors pertinent to this recommendation:

• The $90,000 requested by the Housing First group will ultimately be used to leverage a much larger investment by the Alaska Housing Finance Corporation (AHFC), in the form of a successful Special Needs Housing Grant (SNHG) application. The pledge from the CBJ for 1.5 million dollars secures the match needed for the grant; the $90,000 from the Fund would be used immediately for professional architectural services and environmental testing. These services are needed now to ensure a competitive application, and increase the chances that Juneau will be selected as the most appropriate applicant for the last round of SNHG funding projected for this decade.

• The Housing First project, while necessitating large initial investments by city, state and local funding entities, will ultimately result in significant and recurring cost savings for the CBJ (police, hospital, ambulance, maintenance) and to local businesses. We have been particularly swayed by both the humanitarian, even life-saving, aspects of the project as well as by the potential improvements to the downtown business atmosphere and economy.

• The Commission prefers funding projects that have a strategy for repayment to maintain a healthy balance in the JAHF. However, pre-development costs and grants are approved uses of the JAHF. The value of a locally-maintained housing fund is flexibility; the ability to make discretionary decisions about funding requests that fall outside of our typical preference, but represent an overall value to our community. We believe that the cost savings to the community outweigh the short term security of the JAHF capital and having successful and
Affordable Housing Commission

creative housing projects seeded by the JAHF can be leveraged into additional capital contributions later on.

• Finding a sustainable strategy to capitalize the JAHF, separate from but in addition to repayment from applicants, is a priority for the Commission. To that end, the Commission is working with CZB consultants to create a Juneau Housing Action Plan, which will include proven non-lending strategies to grow and maintain the JAHF. Our projected timeline for completion of the plan is by Fall 2015.

It is the Commission’s recommendation that the Assembly grant $90,000 to The Glory Hole from the Juneau Affordable Housing Fund for the Housing First predevelopment services necessary to complete a competitive AHFC SNHG application.

Thank you,

Tamara Rowcroft, Chair

Attached is the cover letter to Housing First’s application. The remainder of their application is available in the online Assembly Lands Committee packet.
January 14, 2015

Members of the Affordable Housing Commission,

I am very excited to present to you the attached application and application materials for the Juneau Housing Trust Fund. We are requesting $90,000 in order to continue working on the development of the Juneau Housing First project, specifically in order to complete engineering and architectural materials.

The Juneau Housing First project, identified as one of the top community priorities by the City and Borough of Juneau, Downtown Improvement Group, Tlingit and Haida Regional Housing Authority, Juneau Coalition on Housing and Homelessness (and all of its partner agencies), Bartlett Regional Hospital, the Juneau Police Department, Alaska Mental Health Trust Authority, Alaska Department of Behavioral Health, the Office of the Governor, as well as many other entities and members of the community. The project has land, has raised over 60% of capital funds necessary and has identified 100% of operating funding sources.

The time to complete this project is now and we really appreciate your consideration of our application. It is important to note that time is off the essence. Since 2012, 8 people from the Juneau Vulnerability Index Survey have died on the streets. It is very likely that more will die. Additionally, the concerns of the downtown merchants and the emergency services utilization numbers are atrocious. We can do better and the Juneau Housing Trust Fund request for design funds will bring us closer to the goal of developing 34 units of permanent supportive housing for those most in need in Lemon Creek.

Thank you again for considering this application and please do not hesitate to contact me with any further questions or with any comments, via phone at (907)586-4159 or via email at info@feedjuneau.org.

Sincerely,

Mariya Lovishchuk
Executive Director, TGH