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MEMORANDUM

DATE: 11/28/2022

TO: Alicia Hughes-Skandijs, Chair, Lands, Housing, and Economic Development (LHED) Committee

FROM: Joseph Meyers, Housing & Land Use Specialist 

SUBJECT: Juneau Affordable Housing Fund – 2022 Funding Recommendations

On July 6, 2022 the CBJ Assembly made available \$2,000,000 for use by for-profit and non-profit organizations, public and regional housing authorities, and tribal governments interested in the creation of affordable and workforce housing in the City and Borough of Juneau. This memo provides details on the applications that were received and has the Juneau Affordable Housing Fund 2022 Round Two funding recommendation from the application review committee which consisted of 3 CBJ employees and 2 private sector citizens from the lending and construction industries. Included in your packet is a project summary spreadsheet and a project scoring sheet. All applications that were received are posted on the [Juneau Affordable Housing Fund webpage](#) under the Round 2 Applications heading.

Project Proposals

The JAHF Round Two request for applications received seven (7) applications from the following entities:

- AWARE for Cordova Street Apartments
- Dave d'Amato/Brave Enterprises, LLC for Bergmann Hotel
- Jackie Russell for acquisition of a fourplex on Old Lawson Creek Road
- Juneau Housing First for Forget-Me-Not Manor phase 3
- Rooftop Properties, LLC for Ridgeview
- St. Vincent de Paul for 8617 Teal Street
- Tlingit Haida Regional Housing Authority for Kowee Housing phase 1

Committee Funding Recommendations

The JAHF received nearly \$3.9million in Round Two funding requests for projects boroughwide with \$2 million available for award this year. The Review Committee completed a thorough analysis and ranked projects based on the criteria in the JAHF Program Description and Guidelines.

Project Review and Rankings

The JAHF review committee received applications shortly after deadline and met on November 16th. The rankings for the reviewed applications are in the table on the next page.

Applicant/Sponsor	Project Name	Project Type	Average score	Recommendations	Funding Requests	Developer Type	Grant/Loan
AWARE	Cordova Street Apartments	7-unit SRO construction	86	\$200,000	\$298,896	Non-profit	Grant
THRHA	Kowee Phase 1	10 units of single-family housing	83	\$500,000	\$500,000	Housing Authority	Grant
Rooftop Properties	Ridgeview	New housing/middle-income	76	\$1,200,000	\$1,200,000	For-profit	Loan
SVdP	8617 Teal Street	Rehabilitation	75	\$100,000	\$100,000	Non-profit	Grant
Juneau Housing First	Forget-me-not Manor	21 units 30% AMI housing	72		\$1,050,000	Non-profit	Grant
Brave Enterprises, LLC	Bergmann Hotel	16 1-bedrooms & 2 efficiency units	64		\$497,744	For-profit	Loan
Jackie Russell	Old Lawson Creek Fourplex	Acquisition of a fourplex	40		\$200,000	Individual	Grant
	Recommended for funding this round						
	Not recommended for funding this round						

Recommended for Funding

- AWARE: Cordova Street Apartments

This is a second round of funding for this project which is seeking to develop 7 SRO (single-room occupancy) units. This was the highest ranking project based on team experience, committed funds, leveraging percentage, and the likelihood of development within the year. The applicant requested \$298,968. The committee recommends providing a grant of \$200,000, which, when combined with Round 1 funding received by the applicant would add up to \$50,000 per unit created.

- Tlingit Haida Regional Housing Authority: Kowee Phase 1

Applicant to construct ten, 2-4-bedroom homes for Juneau residents under 80% MFI in the first phase of a planned mixed-income subdivision. Homes would meet a below fair market need and a partnership with Haa Yaḱaawu Financial Corporation will help low-income families with mortgage loans. Funding would be gap financing to pair with committed HUD and AHFC funds. Some of the funding sources for this project restrict housing to Native Americans. The applicant is requesting \$500,000. The Committee recommends a grant of the requested amount of \$500,000.

- Rooftop Properties: Ridgeview

This project is the first phase in a 444 unit development project providing a mixture of middle-income ($\leq 80\%$ AMI) and market rate units. The project has preliminary plan approval from the Planning Commission to move forward. The applicant has requested a \$1,200,000 loan. The committee recommends a loan of the requested amount of \$1.2 million.

- Saint Vincent de Paul: Teal Street

This is a second round of funding for continued rehabilitation of affordable housing for low-income residents. The applicant requested \$150,000. Based on funds available the committee recommends providing a grant of \$100,000.

Not Recommended for Funding

The following projects were not recommended for funding this year. Ultimately, this funding round was highly competitive and not all projects could be fully funded in this round of competition

- Juneau Housing First Collaborative: Forget-me-not Manor Phase 3

Applicant has a track record of completing permanent supportive housing projects with CBJ funding with Phase I & II (64 units). Limited funding committed at this time and funding sources listed in current application are based on previous requests. Applicant should apply next year as additional funding is committed.
- David d’Amato/ Brave Enterprises, LLC: Bergmann Hotel

This application scored on the lower end of applications submitted in Round Two. Some concerns raised by the committee include questions about project plans and feasibility of cost estimates. The applicant is encouraged to apply for the Round 3 competition in 2023. The applicant made significant progress between this year and last, and if they apply next year with similar progress this application will score higher.
- Jackie Russell: Douglas Fourplex Project

The review committee appreciates this as a novel and creative approach to a specific housing situation. However, this project did not score as well as the other applications submitted for this Round of funding. The committee also had concerns with this being a grant request and not a loan request as for-profit entities are only eligible for loans not grants.

JAHF Program Future Review

Special thanks to the review committee for taking the time to participate. The review committee plans to meet once the Assembly completes Round Two funding decisions to report on JAHF process improvements and policy recommendations in time for the JAHF report in the spring of 2023.

Recommendation

The Lands, Housing, and Economic Development (LHED) Committee adopt the Juneau Affordable Housing Fund review committee recommendations and forward the following funding requests to the Assembly for approval.

These projects include:

- AWARE for Cordova Street Apartments: \$200,000
- Tlingit Haida Regional Housing Authority for Kowee Phase 1: \$500,000
- Rooftop Properties for Ridgeview: \$1,200,000 (LOAN)
- Saint Vincent de Paul for Teal Street: \$100,000

Total Funding Recommended: \$2 million

Attachments:

- A. Program Description and Guidelines
- B. Project summary sheet
- C. Project score sheet

PROGRAM DESCRIPTION & APPLICATION GUIDELINES



For more information, contact:

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About the Fund

The City and Borough of Juneau (CBJ) created the Juneau Affordable Housing Fund (JAHF) to promote the creation of affordable housing in the Capital City. On July 19, 2010, the CBJ Assembly passed an ordinance that steered \$400,000 into the JAHF to begin funding local projects that promote and provide affordable housing in Juneau.

In 2017, the CBJ Assembly recommended and CBJ voters approved \$2 million of the 1% Special Sales Tax renewal funds to go into the JAHF over five years (FY19-FY23).

On July 6, 2022, the CBJ Assembly made available \$2,000,000 for use by for-profit and non-profit organizations, public and regional housing authorities, and tribal governments interested in the creation of affordable and middle-income housing in the City & Borough of Juneau.

Program Goals and Objectives

The primary purpose for establishing the JAHF is to direct resources toward the creation of affordable (0% to 80% area median income (AMI)) and middle-income housing units (80% to 120% AMI) in the City and Borough of Juneau through the following activities:

- Funding capital costs of rental and ownership housing;
- Funding for capacity-building activities of non-profit housing developers;
- Funding supportive services for occupants of affordable housing; and
- Funding operating expenses of housing developments.

An additional objective is to leverage CBJ investments with other fund sources to maximize the number of quality affordable housing units that are created or preserved each round.

Projects must be located in the City and Borough of Juneau.

Availability of Funds & Funding Terms

The CBJ Assembly will determine the amount of funding available each year. JAHF funds will be made available for qualifying affordable and middle-income housing projects that meet goals of the CBJ Housing Action Plan or other identified community housing needs.

Funds will typically be made available in the form of grants for non-profit organizations and public housing authorities targeting households in the affordable housing range (0% to 80% AMI) and zero-interest loans for private developers that meet middle-income housing (80% to 120%) affordability requirements.

- **Qualifying projects are eligible for grants and loans up to \$50,000 per affordable or middle-income housing unit created, or for other eligible uses on a similar per unit basis.**
- **For profit-developer projects utilizing JAHF funds for middle-income housing must reserve at least 20% of units for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.**

The scope and nature of the project may require deviation from these program guidelines that CBJ Housing staff will review with the City Manager on a case by case basis.

Eligibility

Eligible Applicants

- For-profit developers
- Non-profit organizations
- Public and regional housing authorities
- Tribal governments

Eligible Uses

- For acquisition, construction, rehabilitation or preservation of affordable housing located within the City and Borough of Juneau, including activities such as:
 - Pre-development project expenses, such as land surveys, site engineering, and permitting;
 - Purchase of developed real estate or land;
 - Fees for architects and other professionals;
 - Demolition to make way for affordable housing; and
 - Building materials and labor costs.

- Costs incurred by nonprofit organizations to develop or implement a specific affordable housing project. Examples include:
 - Capacity building such as training, legal and accounting costs;
 - Technical assistance such as development consultants; and
 - Project operating assistance following completion of construction or rehabilitation, such as utilities, support services staff, debt service, and rent subsidies.
- Operating Expenses for up to three years for existing and new housing developments in the promotion of affordable housing. Examples include project-specific assistance for:
 - Security deposit escrows; and
 - Operating costs, such as utilities, debt service, and rental subsidies.
- Self-sufficiency assistance such as job skills training, job search assistance, financial/housing counseling, substance abuse aid, mental health care, and childcare.

Priorities for the Juneau Affordable Housing Fund

The priorities of the JAHF match with the CBJ Housing Action Plan.

1. **Use of capital to develop housing units:** Funding for capital costs for acquisition, construction, rehabilitation, or preservation of affordable housing especially middle-income housing, senior housing, and homeowner opportunities for young adults and families are preferred.
2. **Long-Term Affordability:** Units created using JAHF funds that include affordability covenants or that are permanently affordable are preferred.
3. **Downtown Housing Development:** Units developed within the boundaries established by the Downtown Juneau Residential Tax Abatement Map. (Appendix D)

Application Process

Applications will be posted online upon Assembly determination of funding availability for each round. Potential applicants are encouraged to contact the CBJ Housing and Land Use Specialist with questions about the program and how individual housing projects may utilize the funds.

Total application submission length should not exceed 75 pages, including application form and supporting information.

Completed applications will be reviewed by a committee to include CBJ staff, a public member with direct experience in housing development, and a public member with financing/banking experience.

The review committee will score projects based on the selection criteria and score sheet.

The 2022 schedule is as follows:

- July 6, 2022: Assembly approves \$2,000,000 for 2022 Funding Round
- August 29, 2022 – September 12, 2022: JAHF Program Guidelines and Expression of Interest Survey posted
- September 12, 2022: Applications Posted; application period begins
- September 23, 2022: Public Information Meeting
- **October 30, 2022: Housing Project Proposals Due 4pm AKST**
- November 7, 2022 – November 25, 2022: Committee Review and Project Ranking Period
- November 28, 2022: Committee Report to Lands, Housing, and Economic Development Committee
- To be determined: Referral to Assembly for final approval
- December 2022/January 2023: Staff to put in place grant/loan agreements with awardees
- January – March 2023: Staff report on Juneau Affordable Housing Fund to Lands, Housing, and Economic Development Committee

Proposals are to be emailed to Joseph Meyers, Housing & Land Use Specialist at joseph.meyers@juneau.org by 4pm AKST on October 30, 2022.

All applications are ultimately approved by the CBJ Assembly in an open public process.

Applicants should expect that their submitted project plans, costs and other supporting documentation will be available to the public. The Assembly may impose or modify terms, conditions, and other provisions that clearly protect the public interest.

Selection Criteria

Projects considered to be ready or feasible will be evaluated with the following criteria:

1. **Team Experience:** (1) Demonstrated experience on projects of similar size and scope; (2) Established
Juneau Affordable Housing Fund – Program Description and Application Guidelines

development and/or operating partnerships, including support services; (3) Qualified staff – Developer, Director, Property Manager, Supportive Services; and (4) Capacity to maintain/manage project.

2. **Population Targeting & JAHF Priority Targeting:** (1) Use of capital to develop housing units; (2) Long-term or permanent affordability; and (3) Downtown Housing Development.
3. **Project Design and Characteristics:** **For Capital projects:** (1) Plans stamped by appropriate engineer or architect, or professionally qualified staff on the development team; (2) Energy Efficiency: JAHF projects should be energy-efficient and adhere to either the Alaska Building Energy Efficiency Standard (BEES) or HUD’s Energy Star Home Standard. **For programs/operational projects:** (1) Comply with national guidance/best practice for target population. **For all projects:** (1) Accessibility Standards: Proposals must be comply with the federal Fair Housing Act (42U.S.C. 3601-3619) and the Americans with Disabilities Act of 1990.
4. **Feasibility:** (1) Ability to secure other financing needed to carry out project; (2) Operational feasibility/long-term financial viability; and (3) Reasonable and balanced budget with cost controls. The intention for JAHF funds is to assist projects that need gap financing and have a 100% chance of being successful. Site ownership, the percentage of total costs supported by other funding sources, and work schedule for the project will factor.
5. **Readiness to Proceed:** (1)Leveraging/percentage of total cost with commitments; (2) Site ownership; (3) Plans, environmental permitting, estimate complete; (4) Construction/Operation within following fiscal year

Score Sheet: A sample of the score sheet used by the review committee is included as Appendix C.

Compliance and Monitoring

The CBJ, at any time, could inspect and monitor the records and work of the proposed project as to performance and compliance with JAHF program rules and loan requirements. Project information, including rents and tenant income will be collected annually through the affordability period.

The CBJ City Manager may terminate any agreement in the event that awardees: 1) lose the ability to proceed with the project, 2) make material alterations, or 3) fail to comply with the project schedule.

Annual Report

An annual JAHF report will be presented to the CBJ Committee of the Whole in preparation for future funding rounds. The report will include:

- Project progress reports;
- Details on funds disbursed, JAHF expenses, amount of leveraged funds acquired; and
- Guidance on funding availability for the following year

Appendix A: Glossary of Terms

- **Affordable Housing** - The U.S. Department of Housing and Urban Development defines “Affordable” as housing costs no more than 30 percent of a household’s monthly income. This means rent and utilities in an apartment or the monthly mortgage payment and other housing expenses (utilities, home maintenance and repairs) for a homeowner should be less than 30 percent of monthly household income. Housing programs targeting households with income between 0% and 80% AMI are also considered “affordable” programs.
- **Area Median Income** HUD uses the median income for families to calculate income limits for eligibility in a variety of housing programs. HUD Income Limits by size of household are used by JAHF to determine level of affordability. See Appendix B.
- **Assumable soft debt** – Mortgages or loans that can be taken over by another individual to maintain favorable interest rates or affordability.
- **Capacity-building** - Activities that increase the operating efficiencies of agencies or organizations that create more affordable housing, including organizational assistance, training, legal, and accounting costs – but specifically to support the housing project proposed.
- **Capital Funds** - Funding contributed for the development, acquisition, rehabilitation, or new construction of the physical structure.
- **Extremely Low-income households** - Households with incomes at the HUD 30% Limit. See Appendix B.
- **Gap Financing** - Loans or grants used for housing development projects that bridge the gap between available funding sources, usually a combination of raised capital and state or federal housing subsidies.
- **Local dedicated revenue source** - Affordable housing funds are most successful when securing a local dedicated revenue source; a source of public revenue directed at affordable housing activities.
- **Low-income households** - Households with incomes at the HUD 80% Limit. See Appendix B.
- **Middle-income housing**: Middle-income housing is not a HUD recognized term. Middle-income housing is generally used here to mean affordable housing for households between 80% and 120% of area median income – typically without attachment to other subsidy or rental assistance.
- **Non-profit Organization** - A corporation of foundation granted exemption from income taxation by the IRS.
- **Ownership housing** - Housing for which the sales price minus the sum of grants and deferred loans provided to the borrower results in a monthly payment which qualifies a low-income household for a mortgage loan under standard lender underwriting standards.
- **Recoverable Loans** - Loans provided for activities such as predevelopment costs. Loans are required to be paid back once long-term funding has been secured for the project.
- **Self-sufficiency Assistance** - Services that help residents become more productive and capable of independent living, such as job training, budget counseling, substance-abuse treatment, and childcare.
- **Unit** - A self-contained apartment with sanitation and kitchen facilities within the apartment or partial facilities in the unit and other shared facilities located on the same floor as the unit.
- **Very Low-income households** - Households with incomes at the HUD 50% Limit. See Appendix B.
- **Zero-interest loans** - Zero interest loans are loans with full repayment of the principle is expected.

Appendix B: 2022 Income Limits and Rental Limits

City and Borough of Juneau Income Limits for 2022 (effective 4/18/22)

4-person AMI \$120,900

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	25,380	29,010	32,640	36,270	39,180	42,060	44,970	47,880
60% AMI	50,760	58,020	65,280	72,540	78,360	84,120	89,940	95,760
80% AMI	67,680	77,360	87,040	96,720	104,480	112,160	119,920	127,680
100% AMI	84,600	96,700	108,800	120,900	130,600	140,200	149,900	159,600
120% AMI	101,520	116,040	130,560	145,080	156,720	168,240	179,880	191,520

Source: HUD User Datasets:

https://www.huduser.gov/portal/pdrdatas_landing.html

City and Borough of Juneau Rental Limits for 2022 (effective 4/18/22)

Bedrooms (People)	Fair Market Rent	30% AMI	60% AMI	80%AMI	100% AMI	120% AMI
Efficiency (1.0)	958	634	1,269	1,692	2,115	2,538
1 Bedroom (2.0)	1,154	725	1,450	1,934	2,417	2,901
2 Bedrooms (3.0)	1,442	816	1,632	2,176	2,720	3,264
3 Bedrooms (4.0)	2,048	906	1,813	2,418	3,022	3,627
4 Bedrooms (5.0)	2,432	979	1,959	2,612	3,265	3,918
5 Bedrooms (6.0)	N/A	1,051	2,103	2,804	3,505	4,206

Source: HUD User Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html

Appendix C: Score Sheet

Evaluation Criteria	Total Points	Outstanding (16 to 20 points)	Good (12 to 16 points)	Marginal (6 to 12 points)	Unacceptable (0 points)	Subtotal
1. Team Experience <ul style="list-style-type: none"> • Demonstrated experience on projects of similar scope & nature • Established development and/or operating partnerships, including support services • Qualified staff – Developer, Director, Property Manager, Supportive Services • Capacity to maintain/manage project 	20					
2. JAHF Priority and Population Targeting <ul style="list-style-type: none"> • Capital projects to develop housing • Long-term or permanent affordability • Downtown Housing Development 	20					
3. Project Design and Characteristics For Capital projects: <ul style="list-style-type: none"> • Plans stamped by appropriate engineer or architect, or professionally qualified staff on the development team • Energy Efficiency (Alaska Building Energy Efficiency Standard or HUD's Energy Star Home Standard) • Accessibility (Comply with Fair Housing Act and the Americans with Disabilities Act) Operational Projects: comply with national guidance/best practice	20					
4. Feasibility <ul style="list-style-type: none"> • Ability to secure other financing needed to carry out project • Operational feasibility/long-term financial viability • Reasonable and balanced budget with cost controls 	20					
5. Readiness to Proceed <ul style="list-style-type: none"> • Leveraging/percentage of total cost with commitments • Site ownership • Plans, environmental permitting, estimate complete • Construction/Operation within following fiscal year 	20					
Total	100					

Applicant: _____ Evaluator: _____ Date: _____



Round II Priorities: 1) capital projects to develop housing, 2) long-term or permanent affordability, 3) downtown housing

Development: Juneau Affordable Housing Fund Round 2 Project Summary													
Agency/Project Name	Cost adjustment?	Project Location	Grant or Loan?	JAHF Request	Total Project Cost	Committed Funds	Leveraging % (JAHF funds / total project costs)	Affordable Units (80% AMI or below)	Workforce Units (80% - 120% AMI)	Total Units	Target Population	Use of Funds	Description
New housing construction (Loans)													
Bergmann Hotel		434 Third Street	Loan	\$497,744	\$1,247,744	\$750,000	39.9%	18	0	18	Middle-income housing	Acquisition, construction, Rehabilitation & predevelopment costs	Creation of 16 1-bedroom apartments and 2 efficiency units at 80% AMI (middle-income housing)
Rooftop Properties: Ridgeview		7400 Glacier Highway	Loan	\$1,200,000	\$8,632,000	\$7,432,000	13.9%	5	19	24	Low & middle-income housing	Construction	Construction of 24 units of Workforce Housing. All phases include 444 units
New housing construction (Grants)													
AWARE/Cordova Street Apts	X	201 Cordova Street	Grant	\$298,896	\$1,716,792	\$1,417,896	17.4%	7	0	7	Survivors of domestic violence	Gap financing	7-unit SRO construction using existing structure as base
Housing First/Forget-Me-Not Manor Phase 3		1944 Allen Court	Grant	\$1,050,000	\$3,674,447	\$0* See comments	28.6%	21	0	21	Single adults, seniors, veterans, survivors of domestic violence, adults with medical and mental health needs	Pre-development, construction, and materials	Creation of 21 units of 30% or lower AMI housing; permanently affordable; *Housing First: No funding is committed yet; funding estimates are based on previous projects; information in application packet
THRHA- Kowee Phase 1 Housing		6D0601090020; USS 2135 TR II	Grant	\$500,000	\$12,429,624	\$11,929,624	4.0%	10	0	10	Low-income, senior, or special needs housing	Construction, predevelopment costs	Gap funds for 10 units of single-family housing for purchase
Acquisition of housing													
Jackie Russell; Old Lawson Creek 4-plex		2350 Old Lawson Creek Road	Grant	\$200,000	\$683,312	\$483,312	29.3%	4	0	4	Affordable, low-income, senior, special needs housing	Acquisition	Acquisition of a 4-plex with a covenant making the units affordable for 10 years for Telephone Hill residents
Rehabilitation of housing (already owned by agency)													
Society of Saint Vincent de Paul: Teal Street	X	8617 Teal Street	Grant	\$150,000	\$427,364	\$150,000	35.1%	0	0	0	Affordable, low-income, senior, special needs housing	Rehabilitation of existing housing	Deferred maintenance and rehabilitation
Housing Assistance and Services (Non profit capacity building, supportive services, rent assistance)													
None													
Total Requests				\$3,896,640									
2022 Funds Available				\$2,000,000				Potential # of units		84			

Round I Priorities: 1) capital projects to develop housing, 2) long-term or permanent affordability, 3) downtown housing development

Juneau Affordable Housing Fund Round 2 Project Summary											
Agency/Project Name	Project Location	JAHF Request	Total Project Cost	Committed Funds	Leveraging % (JAHF funds / total project costs)	Affordable Units (80% AMI or below)	Workforce Units (80% - 120% AMI)	Total Units	Target Population	Use of Funds	Description
New housing construction											
AWARE	201 Cordova Street	\$150,000	\$1,530,000	\$625,000	9.80%	7 units @ less than 30% AMI	0	7	low-income/victims of domestic violence	capital grant	7 single room occupancy (SRO) for domestic violence survivors
Gastineau Lodges Apartments	Bulgar Way (downtown)	\$700,000	\$19,339,307	\$0	6.70%	16 units @ 80% AMI	63 units FMR	79	workforce/fair market	predevelopment loan	Downtown multi-family project with 79 units; JAHF loan request for pre-construction activities and to access HUD loan funding
Glory Hall	247 S. Franklin (downtown)	\$350,000	\$2,673,168	\$38,000	13%	7 units @ less than 50%	0	7	low-income/special needs	capital funds	Downtown multi-family project with 7 units (6 efficiencies; 1 1-bedroom)
The Bergmann Hotel (Dave D'Amato)	434 3rd street (downtown)	\$250,000	\$528,256		47%	4 units @ 80%AMI	16	20	workforce housing	predevelopment grant	Redevelopment of downtown property to create 20 unit multi-family project - 4 units at 80% AMI.
Acquisition of housing											
None											
Rehabilitation of housing (already owned by agency)											
St. Vincent de Paul - Channelview	345 Gastineau Avenue (downtown)	\$50,000	\$50,000	0	100%	10 units @ less than 50%; 16 at less than	0	26	low-income/special needs	capital grant	Downtown low-income housing tax credit property; grant funds to repair fire suppression system for the entire building
St. Vincent de Paul - Rehabilitation Project	Teal Street	\$100,000	\$701,900	\$50,000	14.20%			72	low income/senior/supportive housing	capital grant	Grant requested for code compliance/rehabilitation of Teal Street property
Housing Assistance and Services (Non profit capacity building, supportive services, rent assistance)											
None											
Total Requests		\$1,600,000									
2021 Funds Available		\$700,000									

Project Name	Applicant/Sponsor	Developer Type	Project Type	Grant/Loan Request	Funding Request	Recommendation	Average Score	Committee Comments
Cordova Street Apts	AWARE	Non-profit	7 single-room occupancy units for victims of domestic violence at <30% AMI	Grant	\$298,896	\$200,000	86	Additional funding request for project that ranked highly last year/this year; close to full funding and completion. Round 2 award recommendation of \$200K allows total funding request from both years to stay within the \$50,000/per unit program guideline. (7 units, total of \$350K award)
Kowee Phase 1	Tlingit-Haida Regional Housing Authority	Housing authority	10 units of single-family housing	Grant	\$500,000	\$500,000	83.2	Applicant to construct 10 4-bedroom homes for Juneau residents under 80% MFI in the first phase of a planned mixed-income subdivision. Homes would meet a below fair market need and a partnership with Haa Yakaawu Financial Corporation will help low-income families with mortgage loans. Funding would be gap financing to pair with committed HUD and AHFC funds. Some of the funding sources for this project restrict housing to Native Americans.
Ridgeview	Rooftop Properties	For-profit	Creation of 24 total units of workforce housing, 5 units at <80% AMI	Loan	\$1,200,000	\$1,200,000	75.6	First phase (24 units) of a proposed 444 unit mixed-income housing development. CBJ would provide a loan for \$1.2 million which would eventually come back to the CBJ to invest in additional affordable housing projects. A percentage of units would be held affordable for at least ten years or the life of the loan
8617 Teal Street	St. Vincent DePaul	Non-profit	Rehabilitation of permanently affordable housing for extremely low-income residents <30% AMI	Grant	\$150,000	\$100,000	75.2	The applicant executed their last round of funding transparently and provided follow-up to CBJ regarding status at the end of the process. This funding is for deferred maintenance of permanently affordable housing.
Forget-Me-Not Manor Phase 3	Juneau Housing First Collaborative	Non-profit	Creation of 21 units of permanent supportive housing for residents < 30% AMI	Grant	\$1,050,000	\$0	72.4	Applicant has a track record of completing permanent supportive housing projects with CBJ funding with Phase I & II (64 units). Limited funding is committed and funding sources listed in current application are based on previous requests. Applicant should apply next year as additional funding is committed.
Bergmann Hotel	David d'Amato/Brave Enterprises, LLC	For-profit	Creation of 16 1-bedroom units and 2 efficiency units	Loan	\$497,744	\$0	64.2	Applicant seeking to construct 18 units of housing inside the existing Bergmann Hotel. This application scored on the lower end of applications submitted in Round Two. Some concerns raised by the committee include questions about project plans and feasibility of cost estimates. The applicant is encouraged to apply for the Round 3 competition in 2023. The applicant made significant progress between this year and last, and if they apply next year with similar progress this application will score higher.
Old Lawson Creek Fourplex	Jackie Russell	Individual	Acquisition of a fourplex; offered as affordable for 10 years	Grant	\$200,000	\$0	40	The review committee appreciates this as a novel and creative approach to a specific housing situation. However, this project did not score as well as the other applications submitted for this Round of funding. The committee also had concerns with this being a grant request and not a loan request as for-profit entities are only eligible for loans not grants.
					\$3,896,640	\$ 2,000,000		

Recommended for funding
Not recommend for funding