

Systemic Racism Review Committee Legislation Review Summary

Serial Number/Title: **Ordinance 2022-06(b)(AK)** An Ordinance Appropriating \$1,200,000 to the Manager for a Loan for the Ridgeview Subdivision Project; Funding Provided by the Affordable Housing Fund.

Introduced: 2/27/2027 Public Hearing Date: 3/20/2023 SRRC Review Date: _____

Presented By: Director Drafted By: Community Development

Department/Division: Community Development Lead Staff Contact: Jill Maclean

Purpose of Legislation (background/summary of intent):

This ordinance is requesting the appropriation of \$1.2 million to Rooftop Properties, LLC for a construction loan for the Ridgeview apartment project. This loan is to provide funding for the first 24 units of a larger proposed project. This first phase will include five units affordable to individuals with income of 80% or less of Area Median Income (AMI).

The Planning Commission has approved the final plan for an Alternative Residential Subdivision and a preliminary plat, developing up to 444 dwelling units on 19.71 acres, zoned D18, at 7400 Glacier Highway. The Applicant participated in a CBJ survey of interest for the Juneau Affordable Housing Fund, stating that they would aim the first two apartment structures at people with incomes of 80% to 120% Average Mean Income (AMI). Housing targeting this group was previously referred to as “workforce housing,” and is currently called “middle income housing.” Under the CBJ program, rents for people at 80% AMI for a one-bedroom unit would be capped at \$1,934, and a two-bedroom unit would be capped at \$2,176.

What Does 80% AMI Mean

For context, 80% AMI is \$67,680 for a single person in Juneau, or \$2,820 every two weeks. A State of Alaska Employee Range 20 at Step A could qualify for this housing. Among the State jobs posted with qualifying salary ranges include Accountant 3 & 4, Analyst Programmer 5, Assistant Attorneys General and District Attorneys, the Executive Administrator for the Board of Pharmacy, Grant Administrators, and payroll supervisors. For a CBJ perspective, A Senior Planner at Community Development can qualify at 80% AMI until reaching Grade 19 Step D.

Connection to existing legislation:

None

Connection to adopted planning documents:

Guidelines document for the Juneau Affordable Housing Fund, and the 2016 Housing Action Plan. Additionally, the Comprehensive Plan, and Juneau Economic Development Plan support the need for affordable and workforce housing opportunities. These documents are available on the Community Development website.

Step One: What is the impact of the proposed legislation?

- a. Does the proposed legislation negatively impact or unduly advantage a particular racial/ethnic group or otherwise perpetuate systemic racism?
If No, review is completed. If yes, go on to the next question:

YES	NO

- b. Does the legislation work to mitigate and/or eliminate structural racism
If Yes, review is completed. If No, or Undetermined, continue through the remaining steps.

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Step Two: How does the legislation perpetuate systemic racism?

- a. What are potential unintended consequences?
b. What benefits may result?
c. What is the potential long term impact of the proposed legislation?

Details:

- d. What quantitative and qualitative evidence of inequality exists?

Details:

- e. What steps has the department or legislation sponsor taken to notify those impacted of the proposed changes?
f. Have key stakeholders who could be potentially impacted by the proposed legislation been engaged?

Details:

- g. Has public input been received?
h. If public comment has been received, what is the substance of that comment?

Details:

Step Three: Who is affected by the Proposed Legislation?

- a. Who are the impacted group(s)?

☐ White ☐ Black or African American ☐ American Indian or Alaska Native
☐ Asian ☐ Native Hawaiian or Pacific Islander ☐ Two or more races ☐ Other
- b. Are there impacts on specific geographic areas?

Race Considerations - Total Community is 69.7% White Only - 30.3% Minority												Economic Considerations	
Census Tract/Block Groups			Minority Pop.	Census Tract/Block Groups			Minority Pop.	Census Tract/Block Groups			Minority Pop.	Elementary School Boundaries	
CT 1: Auke Bay/Out the Road				CT 3: Mendenhall Valley Airport/ East Valley				CT 5: Downtown				Gastineau Title 1	
BG1: Out the road			11.9%	BG1: N. of Jennifer			42.5%	BG 1: Highlands			20.6%	Harborview Title 1	
BG2: Lena area			15.5%	BG 2: Glacier Valley S			39.8%	BG2: DT/Starr Hill			24.8%	Glacier Valley Title 1	
BG3: Montanna Creek			14.5%	BG 3: Airport			40.8%	BG 3: Flats/Village			30.8%	Mendenhall River	
BG4: Fritz Cove area			10.1%	BG 4: Radcliffe			24.6%					Riverbend Title 1	
												Auke Bay	
CT 2: Mendenhall Valley withn the Loop				CT 4: Salmon Creek/Lemon Creek								Lower Income Housing Areas	
BG1: Mendenhall Taki			27.8%	BG 1: DZ/Freds			60.9%	CT 5: Douglas Island				Chinook/Coho	
BG2: Upper Riverside			23.1%	BG 2: Davis			45.0%	BG 1: North Douglas			15.9%	Cedar Park Area	
BG 3: Portage/McGinr			33.7%	BG 3: Belardi Costco			63.8%	BG 2: West Juneau			28.0%	Gruening Park Area	
BG 4: Long Run			19.6%	BG 4: Twin Lakes			25.9%	BG 3: Crow Hill/ DT D			27.6%	Switzer Area	
BG 5:Glacierwood/Vir			41.2%									Kodzhoff Area	
												Douglas Hwy Corridor	

- c. Is there a benefit to a specific census block district/neighborhood/school zone?
If Yes, does it come at the detriment of another?

Details:

YES	NO

- d. Is there a benefit to an individual, group of individuals, or business/organization?
If yes, does that come at a detriment of others?

Details:

Step Four: What solutions could remedy the legislation's implications in perpetuating systemic racism? Check all that apply:

<input type="checkbox"/>	Recommend additional public input be gathered (Neighborhood/census block meetings, assembly/ committee meetings)
<input type="checkbox"/>	Recommend that the legislation move forward with accountability measures (sunset provisions, 6 mo./annual review of impacts/implications for system racism.) to monitor impact.
<input type="checkbox"/>	Propose revised language to strengthen the legislation or the legislation or regulations cross-referenced within the proposed legislation.
<input type="checkbox"/>	Recommend the proposed legislation not move forward.
<input type="checkbox"/>	Other: (explain)

Step Five: Further Feedback to the Assembly on systemic racism implications

The SRRC will forward to the Assembly any additional questions that arose during the legislation review that the committee feels may be important for the Assembly to consider.

If a systemic racism implication is identified, the SRRC will provide a written report to the Assembly that includes consideration of the provisions below:

- What are the indicators and progress benchmarks?
- Program strategies?
- Policy Strategies?
- Partnership Strategies?