




**JUNEAU AFFORDABLE HOUSING FUND
2023 PROJECT SUMMARIES**

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MEMORANDUM

DATE: 11/1/2023

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

FROM: Joseph Meyers, Housing & Land Use Specialist 

SUBJECT: Juneau Affordable Housing Fund – 2023 Project Summaries

Juneau Affordable Housing Fund- 2023 Project Summaries

- **Chilkat Vistas, LLC for Chilkat Vistas apartments**
 - **Number of Units:** 45 units; 14 affordable (80% AMI and below)
 - **Unit type:** 18 efficiency units, 27 one-bedroom units
 - **Proposed rent:** \$1,100 to \$1,400, depending on unit size
 - **Request:** \$2,250,000

This was the highest-ranking project based on team experience, committed funds, site control, unit mix, and development timeline. The affordable units will consist of eight efficiency units and six 1-bedroom units. The committee recommends providing a loan in the amount of \$2,250,000 with terms to be negotiated. The applicant has stated that the full amount of funding is needed to facilitate the success of this project.

- **Coogan Alaska, LLC for Island Hills building LMN**
 - **Number of Units:** 18 units, market rate
 - **Unit type:** 18 one-bedroom units
 - **Request:** \$900,000

This project landed in second place and ranked highly in feasibility, readiness to proceed, team experience, site control, and development timeline. This project is seeking to develop 18, 1-bedroom, market-rate units with anticipated rents to be between \$1,300 and \$1,400 per month. While these rents may be subject to change, this project helps address community need for rental units, fair-market, low-income, and middle-income housing of all types.

- **Brave Enterprises, LLC for Bergmann Hotel**
 - **Number of Units:** 18 units at 80% AMI and below
 - **Unit type:** Two efficiency units, 16 one-bedroom units
 - **Proposed rent:**
 - **Request:** \$900,000

This project is seeking to build 18 units available for individuals making 80% AMI and below in Downtown Juneau. This project is one that the committee would like to see move forward, however the primary concerns expressed by the committee about this project are summarized below.

This application scored in the top three applications however, it scored lower than the top two projects in the rankings for feasibility, readiness to proceed, and team experience. If the applicant gains full site control by

the next funding round, that will significantly bolster their chances of securing funding in this competition in Round Four.

- **Duran Construction Company, LLC**

- **Number of Units:** 22 manufactured homes
- **Unit type:** 3 one-bedroom, 11 two-bedroom and 8 three-bedroom units
- **Proposed rent:** \$1,834 to \$2,551 depending on unit size
- **Request:** \$1,100,000

This applicant proposes the purchase of twenty-two manufactured homes to rent at Switzer Village. These units would eventually be sold as other units need replacement, and then replaced units would become rentals.

This application scored fourth in the committee rankings. The reason for this score includes a lack of specific information about accessibility and energy efficiency, documentation that a bank loan has been applied for, and loan repayments not being reflected in the operating cost budget. This applicant is encouraged to apply again for the next round of funding with these details included in the application submittal.

- **VP Valley Rentals for Mendenhall Mall Road apartments**

- **Number of Units:** 9 units; 7 affordable (80% AMI and below)
- **Unit type:** One efficiency, 4 one-bedroom, 4 two-bedroom
- **Request:** \$450,000

This project is seeking to build nine (9) units on Mendenhall Mall Road, seven (7) of which would be available for individuals making 80% AMI and below. The affordable units will consist of 2 two-bedroom units, 4 one-bedroom units, and one efficiency unit.

This application scored fifth overall. The committee cited minimal information about team experience, and accessibility and energy efficiency in their application as reasons for their score. The applicant can improve their score next year if they address the items above.

- **Catholic Community Service, LLC**

- **Number of Units:** Unknown
- **Unit type:** Efficiency and one-bedroom apartments
- **Proposed rent:** Unknown; targeting very-low income seniors
- **Request:** \$721,000

This applicant is requesting predevelopment funds to construct efficiency and one-bedroom units for very low-income seniors. This project is early in the process and is not as competitive as other applications received given the timeline and amount of funding available. Some information that could be useful in the process includes the designation of a project manager and identification of other potential funding sources. The applicant is encouraged to re-apply next year.