

Presented by: The Manager  
Presented: 01/08/2024  
Drafted by: R. Palmer III

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2023-14(b)(V)**

**An Ordinance Appropriating \$2,250,000 to the Manager for a Loan to Chilkat Vistas, LLC for Chilkat Vistas Apartments; Funding Provided by the Affordable Housing Fund.**

WHEREAS, during the 2023 Juneau Affordable Housing Fund solicitation, the City and Borough of Juneau received a proposal from a private development group for a construction loan of \$2,250,000 for 45 apartments (18 efficiency and 27 one-bedroom) to be developed at Chilkat Vistas Subdivision Phase 2, Tract A3 in Juneau, Alaska; and

WHEREAS, the Juneau Affordable Housing Fund Review Committee recommends the Assembly loan \$2,250,000 to Chilkat Vistas, LLC, for the Chilkat Vistas Apartment Project; and

WHEREAS, prior to executing a loan agreement with CBJ, Chilkat Vistas, LLC, must have secured an appraisal of the Chilkat Vistas Apartment Project, which indicates that project is financially feasible given the housing market situation in Juneau and the Southeast Alaska economy; and

WHEREAS, CBJ and Chilkat Vistas, LLC, agree that since a bank loan will be used for the development project that a loan from CBJ must be secured in a manner that places CBJ's interests after those of the bank, otherwise a bank will not loan on a development project; and

1  
2 WHEREAS, given the high demand for housing and the potential benefits for the community  
3 if the Chilkat Vistas Apartment Project is fully developed, the following appropriation terms  
4 and conditions are in the best interest of the community.

5 BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

6 **Section 1. Classification.** This ordinance is a noncode ordinance.

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8 **Section 2. Appropriation.** There is appropriated to the Manager the sum of  
9 \$2,250,000 for a loan to the Chilkat Vistas Apartment Project.

10 **Section 3. Source of Funds.**

11 Juneau Affordable Housing Fund \$2,250,000

12 **Section 4. Loan Purpose and Terms.** The Manager is authorized to negotiate a loan  
13 contract with Chilkat Vistas, LLC, with the following essential terms, in addition to other  
14 reasonable contractual and financing provisions deemed necessary by the Manager to protect  
15 the City and Borough:

16 (a) **Intent.** Housing is in high demand. The purpose of this loan is to provide capital in  
17 the form of a construction loan, secured by a mortgage lien, to encourage and facilitate the  
18 development of 45 apartments (18 efficiency and 27 one-bedroom) to be developed at Chilkat  
19 Vistas Subdivision Phase 2, Tract A3 in Juneau, Alaska. The 45 housing units must be  
20 developed as described in the application to the 2023 Juneau Affordable Housing Fund; if a  
21 provision of this ordinance conflicts with the application, the provision of this ordinance  
22 controls.  
23

24 (b) **Restrictions.** The Manager must include and the Borrower must agree to the  
25 following restrictions, which are necessary to protect the public's interest with this loan:

- 1
- 2       **(1) Rentable Apartments.** During the term of this loan, the housing units must
- 3 remain apartments and available to rent. The apartments may be converted to
- 4 other forms of housing (i.e. condos) upon complete satisfaction of the CBJ loan.
- 5       **(2) Short-term rental.** During the term of this loan, no apartment may be used as a
- 6 short-term rental. The short-term rental restriction expires upon complete
- 7 satisfaction of the CBJ loan.
- 8
- 9       **(3) Affordability.** As described in the application, a minimum of 14 units must be
- 10 rented or available for rent to people that make 80% or less than the Juneau Area
- 11 Median Income as follows, as adjusted for inflation annually for the term of the
- 12 loan:

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Efficiency unit	\$1,712 per month
1 bedroom unit	\$1,834 per month

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- 15       **(4) Borrower.** The Developer/Borrower is Chilkat Vistas, LLC, represented by Michael
- 16 Heumann, who is the majority member (49%) of the Limited Liability Company.
- 17
- 18       **(5) Real Property (“Property”).** This appropriation is for a 45-unit development on a
- 19 portion of the following real property:
- 20                   Chilkat Vistas Subdivision Phase 2, Tract A3 according
- 21                   to Plat 2023-07, Juneau Recording District, First
- 22                   Judicial District, State of Alaska.
- 23       **(6) Loan Amount.** A construction loan of \$2,250,000 shall be made to Chilkat Vistas,
- 24 LLC, in a single disbursement.
- 25       **(7) Appraisal.** Prior to the Manager executing any loan contract, (i) Chilkat Vistas,
- LLC, must provide a recent appraisal and (ii) the maximum debt allowed between

any equity or private commercial loan and the CBJ loan must not exceed a loan to value of 75% of the appraised value of the project.

**(8) Payment Term.** Chilkat Vistas, LLC, shall pay CBJ monthly once repayment of the loan commences. Monthly payments shall begin the first business day of the first month that occurs 6 months after a final certificate of occupancy is obtained from the CBJ Building Official. The loan payments shall be calculated on a 25-year amortization schedule and the full amount of the loan shall be due after 10 years of payments (120 monthly payments).

**(9) Interest Rate and Calculation.** The loan authorized by the ordinance will be at zero percent (0%) per annum from disbursement and for the first five years of the loan repayment and two percent (2%) per annum for the remaining five years of the loan repayment. After ten years of payments, the loan shall be repaid in full.

**(10) Security.** Chilkat Vistas, LLC, must agree and grant authority to the City and Borough to secure and record a lien for the full loan amount plus interest, costs, and reasonable attorney's fees related to or arising from the mortgage contract against the real property and all personal property owned by the Borrower on or near the real property. Chilkat Vistas, LLC, and the City and Borough may renegotiate the terms of the property which provides security for the loan over the life of the loan, but the security must match or exceed the value of the outstanding loan. Chilkat Vistas, LLC, must further agree to authorize the City and Borough to secure the loan with liens on any materials purchased with the loaned money; the City and Borough will release the materials liens either upon Chilkat Vistas, LLC,

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2 completing repayment or upon the permanently installing the materials onto or into  
3 the property.

4 **(11) Subrogation.** The Manager may subrogate the CBJ's interests to those of the  
5 commercial banking lender.

6 **(12) Additional Loan Terms.** The Manager may add additional terms consistent with  
7 the intent of this ordinance.  
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9 **Section 5. Effective Date.** This ordinance shall be effective 30 days after its adoption.

10 Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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13 Beth A. Weldon, Mayor

14 Attest:

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16 Elizabeth J. McEwen, Municipal Clerk  
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