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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**