

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

Juneau Affordable Housing Fund Round 1 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 developmen

Juneau Affordable Housing Fund Round 1 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									