



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

November 04, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES - September 9, 2024 Draft Minutes

1. September 9, 2024 Draft Minutes

F. AGENDA TOPICS

2. Juneau Affordable Housing Fund – 2024 Funding Recommendations

3. Huna Totem Dock Public Process

G. STAFF REPORTS

4. Deputy Division of Lands and Resources Manager Vacancy

5. FAA Crazy Horse Drive Lease Renewal Verbal Update

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- Planning Commission Update
- Docks and Harbors Committee Update
- Parks and Recreation Advisory Committee (PRAC) Update

I. STANDING COMMITTEE TOPICS

J. NEXT MEETING DATE - December 2, 2024

K. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

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C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Paul Kelly, Greg Smith, ‘Wáahlaal Gídaag

Members Absent: none

Liaisons Present:; Jim Becker, Docks & Harbors Committee; Mandy Cole, Planning Commission

Liaisons Absent: PRAC liaison

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Alix Pierce, Tourism Manager; Scott Ciambor, CDD Planning Manager

Members of the Public Present: Dionne Cadiente-Laiti, Douglas Indian Association

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES – 1. **August 5, 2024 Draft Minutes** – approved as presented

F. AGENDA TOPICS

2. Franklin Dock Land Swap for Seawalk Construction

Ms. Pierce discussed this topic. Mr. Smith mentioned that in the packet on page 4 there is a difference in the value of the different parcels with the National Guard dock assessed as more valuable and says that Mr. Stoops proposes to make up the difference in property values, in credit towards lease payments. Ms. Pierce replied that is what Mr. Stoops proposes to do. He would want to lease the adjoining tidelands from CBJ. The actual mechanism of how the difference in funds are transferred would be cared for in the ordinance that's brought to the assembly. If the committee has any particular objection to doing it that way to the difference being managed through the lease as opposed to a transfer of funds, then the committee can make that position, and we can move forward with that recommendation. From a staff perspective, I don't have a strong preference or feeling towards the mechanism through which the money is transferred, whether it's a function of the tidelands lease, or whether it's just a bulk sum and then we lease Mr. Stoops the property under our typical lease process. Mr. Smith followed up to say what his understanding of those things mean, that there's a difference in the values of the property of about \$140,000, Mr. Stoops would then pay off that difference as he was paying the lease payments for the lease of the adjoining tidelands, he would be making additional payments on top of those lease payments to make up that that \$140,000, is that right? Ms. Pierce confirmed.

Mr. Smith asked about the appraisals, they were done in August 2020 and Covid is noted on both of them, what would the impact of Covid have? I don't know if it was included and may have been equally applied to both, was that a factor in these appraisals going on 4 years old? Is there something that would have impacted one property more than the other or would it be an equal impact? Ms. Pierce replied that the appraisals were done around the same time, so any impact would be equal. Should we need to retain Mr. Horan again to update the appraisals, that's an option. I think both parties are willing to accept the valuation as the appraisals show. If, through the course of working out the lease, we need to update the appraisals, we can do that.

Chair Hughes-Skandijs thought she asked this before at the COW, but the intention with Franklin Dock Enterprises and Petro Marine for the float that they will have, it says yachts are mid-sized vessels, would we think of that as similar sized boats to the ones by Taku Fisheries? Ms. Pierce confirmed.

Mr. Smith moved that the Lands Housing and Economic Development Committee forward this proposed Land exchange to the Assembly for approval and ask for unanimous consent. No objections, motion approved.

3. Federal FY25 Community Development Block Grant (CDBG)

Mr. Ciambor discussed this topic. Mr. Smith asked if CBJ as a co-applicant, have been awarded the grant in the past? Mr. Ciambor replied that yes, since around 2011, CBJ has probably made 8 or 9 different applications, the main winner of these funds has been AWARE, they've received 3 grants overtime, most recently with the retaining wall reconstruction in 2021, that was the last award to Juneau.

PC Cole noted that the site work has been bid, contracted, and paid, is this work in the total project cost, what's left to raise after the site work is completed? Mr. Ciambor replied that he would ask that Ms. Cadiente-Laiti respond on behalf of DIA, she answered that this is a project that has been in progress since November 2023, but we've only recently secured Carver Construction as our main contractor beginning of July. We're on an uphill climb with the project. We're in year 2 of our grant funding and there's another phase to that grant which begins October 1 for another year. We anticipate completing construction by September 30, 2025. What was provided with the application was the entire budget from Carver Construction and if we were successful in securing the State grant it would go towards the overall costs of the project depending on when the award is secured and what construction phase we're in. PC Cole followed up to ask if the CBJ award would be the last piece of the puzzle, or do you still have to do more fundraising. Ms. Cadiente-Laiti confirmed that it would be the last piece of the puzzle.

Chair Hughes-Skandijs commented that this is a fantastic co-applicant and we've seen some other super worthy applicants come through over the years and had a question about the CBJ funds themselves, as she was on the Department of Commerce earlier today, and always get confused about the State holding the balance of those funds, is that correct that these are the funds that if you're not a minimal size, other folks who have entitlement funds traditionally, these funds would be used for housing? Mr. Ciambor replied that the CDBG Block Grant, as it's dispersed from HUD, either goes directly to municipalities or regions as entitlement funds, so that if they create a consolidated plan and do another set of criteria that they can dictate and steer funds to projects that are meeting that plan's goals. In our case, since we are a small community, we're in the balance of State, so we have to compete for these funds with all the other communities through the DCCEDs process that they've established over the last 20 years. We are on a competitive basis, which obviously one of the reasons we want to pick our applicant as soon as possible, so that we can get on the final product to make sure that we're competitive for those grant funds. Chair Hughes-Skandijs followed up to ask if other people who are competing for the balance of State, are there municipalities who are competing just as municipality and has the city ever done this or then we realized it was better to do it with a co-applicant. What's the history there. Mr. Ciambor replied that was correct. One of the key components of the CDBG is meeting the low and moderate income threshold. There is a formula that allows certain communities who meet that threshold in general to compete as a city for whatever project they deem necessary. We are not in that category therefore, we have to put forward projects that target and work specifically for this population and we believe that this project does because of its work with seniors, elders, and cultural youth and families, and for the very nature of the project.

Mr. Smith moved that the Lands Housing and Economic Development Committee move a recommendation and a resolution of support for this CDGB grant with the Douglas Indian Association to the next assembly meeting and ask for unanimous consent. No objections, motion approved.

4. Ordinance 2024-31 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 12400 and 12410 Glacier Highway from D1(T)D3 to D3.

At the Regular Planning Commission meeting on June 25, 2024, the Commission voted to recommend approval of a rezone of 1.96 acres from D1(T)D3 to D3 on Glacier Highway west of Auke Bay (12400 & 12410 Glacier Highway). This is an expansion of the D3 zoning district directly south across Glacier Highway. Transition zones are intended for higher density development after public water and sewer have been provided in accordance with CBJC 49.70.700(a). These properties have public water, but not public sewer. The Commission determined that the upzone is in character with parcels in the area that are of comparable size and use that are zoned D3. If zoned D3, these properties could not be subdivided under current code (CBJC 49.35.210(b)(3)). However given the D3 dimensional standards, the properties could accommodate two single-family dwelling units.

The Manager recommends the Assembly approve the rezone.

Mr. Ciambor discussed this topic. No committee discussion.

Mr. Smith moved that the Lands Housing and Economic Development Committee move Ordinance 2024-31 to the full assembly for introduction and ask for unanimous consent. No objections, motion approved.

G. STAFF REPORTS

5. State of Alaska DEC Air Quality at Floyd Dryden School

Mr. Bleidorn discussed this topic.

Mr. Kelly asked when the last time was that we had to ban the use of woodstoves. Mr. Bleidorn replied that it has been a couple of years, our last air emergency may have been about 4 winters ago. Part of it is the winters we've been having the last few years but we're still monitoring closely. There's a handful of days every year that are touch and go where we monitor it. We also check the air quality 7 days a week during air quality season, and sometimes we hover, but we've managed to stay under the threshold for the last few years.

6. Final Foreclosure Verbal Update - 520 Sixth Street

Mr. Bleidorn discussed this topic. No committee discussion.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Chair Hughes-Skandijs asked about the status of the rezones. Mr. Bleidorn replied that we are beginning our neighborhood meetings with 7 proposed rezones that came before Lands Committee at the last meeting and we've submitted those applications to CDD, and they're reviewing them and creating staff reports. Part of that process is neighborhood meetings; we have 7 neighborhood meetings beginning Wednesday of this week at 6pm on zoom. We're going to have the Auke Bay Rezone neighborhood meeting, and then we'll have 3 the following weeks, which are available on the Assembly calendar. PC Cole gave an update on the rezones, saying that the bulk of the rezones are on the Planning Commission calendar for October 22.

I. NEXT MEETING DATE – November 4, 2024

J. ADJOURNMENT – 5:28PM



**JUNEAU AFFORDABLE HOUSING FUND
2024 FUNDING RECOMMENDATIONS**

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

MEMORANDUM

DATE: 11/4/2024

TO: Wade Bryson, Chair, Lands, Housing, and Economic Development (LHED) Committee

FROM: Joseph Meyers, Housing & Land Use Specialist

SUBJECT: Juneau Affordable Housing Fund – 2024 Funding Recommendations

In July 2024 the [CBJ Assembly made available \\$4,000,000](#) available 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.

According to the [FY25 approved budget](#), the FY25 Fund balance is \$4,368,000 with additional variable funding available in future years through the hotel bed tax and the 1% sales tax through FY29. These funds not only fund the *Juneau Affordable Housing Fund* annual competitive round but are also needed to fund the *Manufactured Home Down Payment Assistance Program (MHDPA)* and the *Accessory Dwelling Unit Grant (ADUG)* program. During the Round 3 competitive round in 2023, \$900,000 was allocated to a local developer for a project, however an agreement was not executed, so these funds remain in the JAHF. Funds from the hotel bed tax and the 1% sales tax are available to the JAHF based on future appropriation by the Assembly.

This memo provides details on the applications that were received and includes the Juneau Affordable Housing Fund 2024, Round Four, funding recommendations.

The application review committee included two CBJ employees and two private sector residents from the lending and construction industries.

In your packet is a project summary spreadsheet and a project scoring sheet. All submitted applications are available for review upon request.

2024 Round Four Project Proposals

The JAHF Round Four request for applications received four (4) applications from the following entities:

- Tower Legacy II, LLC, for Creekside Apartments
- BroKo, LLC, for 220 Front Street
- Brave Enterprises, LLC, for Bergmann Hotel
- JG Construction, LLC, for Renninger Lots

Juneau Affordable Housing Fund Status

The Review Committee completed a thorough analysis and ranked projects based on the criteria in the 2024 JAHF Program Description and Guidelines. The JAHF received just over \$5.8 million in Round Four

funding requests. \$4 million in funding was available for award this year. All projects that have received funding from the Juneau Affordable Housing Fund are shown on the JAHF Dashboard here:

<https://juneau.org/community-development/grants-juneau-affordable-housing-fund>.

Project Review and Rankings

The JAHF review committee received applications shortly after the deadline and met on September 27th, and October 10th, 2024.

In this round, Tower Legacy II, scored the highest due to the inclusion of mixed-income market rate and affordable units, with extensive team experience, site control, energy efficiency and accessibility, and an accelerated but feasible timeline.

BroKo, LLC, came in second place and are proposing renovation of 220 Front Street into 22 units. The applicants have agreed to developing twenty units as affordable to households making 80% AMI for 30 years or more. No other applicant has proposed this length of affordability. It should be noted that the applicant is requesting \$1,100,000 but the recommended funding level from the committee is \$1 million. Since this project came in second place, the committee believes that they should be awarded the balance of the competitive funding round funds. The committee does not have the ability to award additional funding above what is available each round.

The rankings for the reviewed applications are in the table below.

Applicant	Project name	Project Type	Score	Request	Affordability Term
Tower Legacy II, LLC	Creekside Apartments	60 units; 21 affordable	76%	\$3,000,000	10 years
BroKo Holdings, LLC	220 Front Street	22 units; 20 affordable	72%	\$1,100,000	30+ years (80% AMI)
Brave Enterprises, LLC	Bergmann Hotel	18 units; 18 affordable	70%	\$900,000	10 years
JG Construction, LLC	Renninger Lots	16 units; 4 affordable	39%	\$800,000	10 years

Recommendations

The Lands, Housing, and Economic Development (LHED) Committee adopt the Juneau Affordable Housing Fund application review committee recommendations and forward the following funding requests to the Assembly for approval.

- 1. Funding of \$3 million to Tower Legacy II, LLC, for Creekside apartments with no additional conditions.**
- 2. Funding of \$1 million to BroKo Holdings, LLC, for renovation of 220 Front Street with the following conditions:**
 - a. Prior to issuance of funds provide the following:
 - i. Plans showing all proposed units in the project
 - ii. A copy of in progress environmental report;
 - iii. Provide documentation of ownership

Total Funding Recommended: \$4 million

JAHF Program Future Review

Annually, staff reviews process and policy to determine if any changes can be made to improve the program to make the process more efficient, more effective, and more user-friendly. This process is important, ongoing, and will continue indefinitely. With housing very much at the forefront of conversation, it is important that the JAHF remains functional, adaptable, and responsive to changes in the housing market. The annual JAHF report to the Assembly will be scheduled in the spring.

Attachments:

- A. Project Summary Memo**
- B. Program Description and Guidelines**
- C. Project summary sheet**
- D. Project score sheet**



**Juneau
Affordable
Housing Fund**

**FY2025 Description & Guidelines
Round 4**

For more information, contact:

Joseph Meyers, Housing & Land Use Specialist

City and Borough of Juneau

155 Heritage Way

Juneau, Alaska 99801

Phone: 907-586-0753 x4209

Email: joseph.meyers@juneau.gov

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About the Fund

The City and Borough of Juneau (CBJ) created the Juneau Affordable Housing Fund (JAHF) to promote the creation of affordable housing in the Capital City. On July 19, 2010, the CBJ Assembly passed an ordinance that steered \$400,000 into the JAHF to begin funding local projects that promote and provide affordable housing in Juneau.

In 2024, the CBJ Assembly made \$4,000,000 available for use by for-profit and non-profit organizations, tribal governments, and public and regional housing authorities, interested in the creation of very low, low, and middle-income housing in the City & Borough of Juneau. For information on previous funding rounds, visit the [Juneau Affordable Housing Fund](#).

Program Goals and Objectives

The primary purpose for establishing the JAHF is to direct financial resources for creation of affordable (0% to 80% area median income (AMI)) and middle-income housing units (80% to 120% AMI) in the City and Borough of Juneau through the following activities:

1. Funding capital costs of rental and ownership housing;
2. Funding for capacity-building activities of non-profit housing developers;
3. Leveraging CBJ investments with other fund sources to maximize the number of quality affordable and middle-income housing units that are created or preserved.

Availability of Funds & Funding Terms

The CBJ Assembly will determine the amount of funding available each year. JAHF funds will be made available for qualifying affordable and middle-income housing projects that meet goals of the CBJ Housing Action Plan or other identified community housing needs.

1. Funds will typically be made available in the following forms:

- a. Grants for non-profit organizations and public housing authorities targeting households in the affordable housing range (0% to 80% AMI), and;
- b. Low-interest loans for private developers building affordable or middle-income housing;

- c. Long-term rental units, with restrictions on short-term rentals; and
- d. Qualifying projects are eligible for grants and loans up to \$50,000 per housing unit created and for other eligible uses on a similar per unit basis.
- e. **For profit-developer projects utilizing JAHF funds for middle-income housing must reserve at least 20% of units for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.**

2. Loan terms:

- a. All loans will bear 0% interest for the first five years of the loan and 2% interest for the second five years of the loan with the outstanding loan balance due at 10 years.

Eligibility

Threshold Review

All applicants must be in good standing with the CBJ at the time of application. All projects are subject to compliance review which includes:

- Review to determine that the applicant is in financial good standing with the CBJ
- Review to determine that the proposed project meets the minimum requirements of the land use code.
- Review to determine if the project meets the affordable housing requirement of 20% of units at 80% AMI or less.

Staff will review each application upon receipt to ensure the minimum eligibility threshold requirements are met. If an applicant does not meet these requirements, staff will notify the applicant. The applicant will have three (3) business days from the date that the email is sent to correct the application deficiency. Applications not meeting the minimum requirements of the above will be disqualified and removed from consideration.

Eligible Applicants

- 4. Public and regional housing authorities
- 5. Non-profit organizations

6. Tribal governments
7. For-profit developers

Eligible Uses

Funding is available for the following uses:

1. For acquisition, construction, rehabilitation, or preservation of affordable housing located within the City and Borough of Juneau, including activities such as:
 - a. Purchase of developable real estate;
 - b. Fees for architects and other professionals;
 - c. Demolition to make way for affordable or middle-income housing; and
 - d. Building materials and labor costs.
2. Costs incurred by nonprofit organizations to develop or implement a specific affordable or middle-income housing project. Examples include:
 - a. Capacity building such as training, legal, and accounting costs;
 - b. Technical assistance such as development consultants

Priorities for the Juneau Affordable Housing Fund

The following are priorities of the JAHF in line with the priorities of the [CBJ Housing Action Plan](#).

1. **Use of Capital to Develop Housing Units:** Funding for capital costs for acquisition, construction, rehabilitation, or preservation of affordable or middle-income housing, senior housing, and possibly homeowner opportunities.
2. **Long-Term Affordability:** Units created using JAHF funds that include affordability covenants or that are permanently affordable are preferred.
3. **Downtown Housing Development:** Units developed within the boundaries established by the Downtown Juneau Residential Tax Abatement Map, Ordinance 2021-01(c)(am) [Appendix D].

Application and Review Process

Applications will be posted online upon Assembly determination of funding availability for each round. Potential applicants are encouraged to contact the

CBJ Housing and Land Use Specialist with questions about the program and how individual housing projects may utilize the funds. **Please be aware that preliminary review of applications cannot be performed by Staff during the open application period.**

The total application submission length should not exceed 30 pages of supporting documentation, **excluding** the application form and table of contents. To support streamlined review, if supporting documentation exceeds 30 pages, only the first 30 pages will be considered.

Completed applications will be reviewed by a committee to include CBJ staff, a public member with direct experience in housing development, and a public member with financing/banking experience.

The review committee will score projects based on the selection criteria and score sheet included in this packet.

The 2024 schedule is as follows:

- **July 15, 2024:** JAHF Program Guidelines and application Posted; application period begins.
- **July 29, 2024:** Public Information Meeting @ 3:00pm AKDT
- **August 23, 2024:** Housing Project Proposals Due at 4:30 pm AKDT; late submissions are not accepted
- **September 16, 2024 – October 7, 2024: Committee Review and Project Ranking Period**
- **November 4, 2024:** Committee Report to Lands, Housing, and Economic Development Committee
- **December 2, 2024:** Introduction of Ordinances for grant and loan applicants at the Committee of the Whole
- **January 2025:** Assembly approval of grant and loan ordinances
- **January to April 2025 (tentatively):** Staff works with awardees to put grant and loan agreements in place.

Proposals are to be emailed to Joseph Meyers, Housing & Land Use Specialist by **4:30pm AKDT on August 23, 2024**, at joseph.meyers@juneau.gov

All applications are ultimately approved by the CBJ Assembly in an open public process. Applicants should expect that their submitted project plans, costs and other supporting documentation will be available to the public. The Assembly may impose or modify terms, conditions, and other provisions that clearly protect the public interest.

Selection Criteria

Projects considered to be ready or feasible will be evaluated with the criteria in the following scoring areas:

a. Team Experience:

- 1) Demonstrated experience on projects of similar size and scope;
- 2) Established development and/or operating partnerships, including support services;
- 3) Qualified staff – developer, director, property manager, supportive services; and
- 4) Capacity to maintain/manage project.
- 5) Performance history of previous loan or grant from the JAHF.

b. Population Targeting & JAHF Priority Targeting:

- 1) Use of capital to develop housing units;
- 2) Long-term or permanent affordability;
- 3) Affordability at or beyond 10 years;
- 4) Housing located in Downtown Juneau; and
- 5) Proximity to a public transportation stop or transit center. Projects will earn up to five points in scoring based on their proximity to public transportation based on the following intervals:

Distance	Points
¼ mile or less	5 points
½ mile or less	3 points
¾ mile or less	1 point
More than ¾ mile	0 points

c. Project Design and Characteristics: For Capital projects:

- 1) Plans stamped by appropriate engineer or architect, or professionally qualified staff on the development team; and

- 2) Energy Efficiency: JAHF projects should be energy-efficient and adhere to either the Alaska Building Energy Efficiency Standard (BEES) or HUD's Energy Star Home Standard.
- 3) **For all projects:** Accessibility Standards: Proposals must comply with the federal Fair Housing Act (42 U.S.C. 3601-3619) and the Americans with Disabilities Act of 1990.

d. Feasibility and Readiness to Proceed:

- 1) Ability to secure other financing needed to carry out project;
- 2) Operational feasibility/long-term financial viability; and
- 3) Reasonable and balanced budget with cost controls. The intention for JAHF funds is to assist projects that need gap financing and have a 100% chance of being successful.
- 4) Leveraging/percentage of total cost with commitments;
- 5) Site ownership or long-term lease. Proof of long-term lease or ownership is required;
- 6) Plans, environmental permitting, estimate complete;
- 7) Construction/operation within following fiscal year;
- 8) Land use and building permits received; and
- 9) In good standing with the CBJ Finance department; including taxes, utilities, etc.

Score Sheet: A sample of the score sheet used by the review committee is included in Appendix C.

Compliance and Monitoring

- a. **Inspection and Monitoring.** The CBJ, at any time, could inspect and monitor the records and work of the proposed project as to performance and compliance with JAHF program rules and loan requirements. **Project information, including rents and tenant income must be submitted annually by March 31st, during the affordability period.**
- b. **Termination.** The CBJ City Manager may terminate any agreement if awardees:
 - 1) Fail to comply with the stated project schedule;
 - 2) Make material alterations to the project;
 - 3) Fail to submit a complete and timely annual report;

- 4) Lose the ability to proceed with the project; or
 - 5) Take no action to claim awarded funds within 12 months of award.
- c. **Annual Reporting.** All projects that receive funding from the JAHF are required to submit an annual report to Community Development by March 31st the year following award and for the duration of the loan. The report must be submitted before March 31st each year and should include:
- 1) Project progress reports;
 - 2) Details on funds disbursed, JAHF expenses, amount of leveraged funds acquired;
 - 3) Updates on any required land use permitting;
 - 4) Guidance on funding availability for the following year
 - 5) Provide rental rates and tenant data (as applicable).

Repayment Terms for JAHF Awards

1. **Not-for-profit developer:**
 - a. In general, not-for-profit developers would receive a grant.
2. **For-profit developer:**
 - a. Low-interest loan; 0% for the first five years, 2% for the second five years with full repayment required by year ten.
 - b. Term begins at disbursement of funds; and
 - c. Payments start 6 months after receipt of a final Certificate of Occupancy.
 - d. The Manager may add additional terms consistent with the intent of this resolution.

Appendix A: Glossary of Terms

- **Affordable Housing** – The U.S. Department of Housing and Urban Development (HUD) defines “Affordable” as housing costs no more than 30 percent of a household’s monthly income. This means rent and utilities in an apartment or the monthly mortgage payment and other housing expenses (utilities, home maintenance and repairs) for a homeowner should be less than 30 percent of monthly household income. Affordability under the Juneau Affordable Housing Fund is defined as units offered as affordable for households with incomes at or below 80% AMI.
- **Area Median Income (AMI)** – HUD uses the median income for families to calculate income limits for eligibility in a variety of housing programs. HUD Income Limits by size of household are used by JAHF to determine level of affordability. See Appendix B.
- **Assumable soft debt** – Mortgages or loans that can be taken over by another individual to maintain favorable interest rates or affordability.
- **Capacity-building** – Activities that increase the operating efficiencies of agencies or organizations that create more affordable housing, including organizational assistance, training, legal, and accounting costs – but specifically to support the housing project proposed.
- **Capital Funds** – Funding contributed for the development, acquisition, rehabilitation, or new construction of the physical structure.
- **Gap Financing** – Loans or grants used for housing development projects that bridge the gap between available funding sources, usually a combination of raised capital and state or federal housing subsidies.
- **HUD Income Limits:**
 - **Extremely low-income households** – Households with incomes at or below the HUD 30% Limit. See Appendix B.
 - **Very low-income households** – Households with incomes at or below the HUD 50% Limit. See Appendix B.
 - **Low-income households** – Households with incomes between the HUD 30% to 80% Limit. See Appendix B.
 - **Middle-income housing** – Middle-income housing is not a HUD recognized term.

Middle-income housing is generally used here to mean affordable housing for households between 80% and 120% of area median income – typically without attachment to other subsidy or rental assistance.

- **Local dedicated revenue source** – Affordable housing funds are most successful when securing a local dedicated revenue source; a source of public revenue directed at affordable housing activities.
- **Non-profit Organization** – A corporation or foundation granted exemption from income taxation by the IRS.
- **Ownership housing** – Housing for which the sales price minus the sum of grants and deferred loans provided to the borrower results in a monthly payment which qualifies a low-income household for a mortgage loan under standard lender underwriting standards.
- **Short-term rental (STR)** – Short-term rental means a dwelling unit that is rented, leased, or otherwise advertised for occupancy for a period of less than 30 days.
- **Unit** – means a residential use consisting of a building or portion thereof, providing independent and complete cooking, living, sleeping and toilet facilities for one household, and used exclusively for human habitation.
- **Low-interest loans** – Low-interest loans through the Juneau Affordable Housing Fund will bear 0% interest for the first five years of the loan and 2% interest for the second five years of the loan with the remaining loan balance due at 10 years.

Appendix B: FY2024 Income Limits and Rental Limits

City and Borough of Juneau Income Limits for 2024 (effective 4/2/24) 4-person AMI: \$120,800

Extremely low-income	30% AMI	\$25,380	\$28,980	\$32,610	\$36,240	\$39,150	\$42,030	\$44,940	\$47,850
Very low-income	50% AMI	\$42,300	\$48,300	\$54,350	\$60,400	\$65,250	\$70,050	\$74,900	\$79,750
Low-income	60% AMI	\$50,760	\$57,960	\$65,220	\$72,480	\$78,300	\$84,060	\$89,880	\$95,700
Middle-income	80% AMI	\$67,680	\$77,280	\$86,960	\$96,640	\$104,400	\$112,080	\$119,840	\$127,600
	100% AMI	\$84,600	\$96,600	\$108,700	\$120,800	\$130,500	\$140,100	\$149,800	\$159,500
	120% AMI	\$101,520	\$115,920	\$130,440	\$144,960	\$156,600	\$168,120	\$179,760	\$191,400

Source: HUD User Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html

City and Borough of Juneau Rental Limits for 2024 (effective 4/2/24)

Bedrooms (People)	Fair Market Rent	30% AMI	60% AMI	80% AMI	100% AMI	120% AMI
Efficiency (1.0)	\$1,138	\$634	\$1,269	\$1,692	\$2,115	\$2,538
1 Bedroom (2.0)	\$1,307	\$724	\$1,449	\$1,932	\$2,415	\$2,898
2 Bedrooms (3.0)	\$1,679	\$815	\$1,630	\$2,174	\$2,717	\$3,261
3 Bedrooms (4.0)	\$2,291	\$906	\$1,812	\$2,416	\$3,020	\$3,624
4 Bedrooms (5.0)	\$2,299	\$978	\$1,957	\$2,610	\$3,262	\$3,915
5 Bedrooms (6.0)	\$2,644	\$1,050	\$2,101	\$2,802	\$3,502	\$4,203

Source: HUD User Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html

Appendix C: Score Sheet

2024 Juneau Affordable Housing Fund Score Sheet

Program Name:

Evaluation Criterion

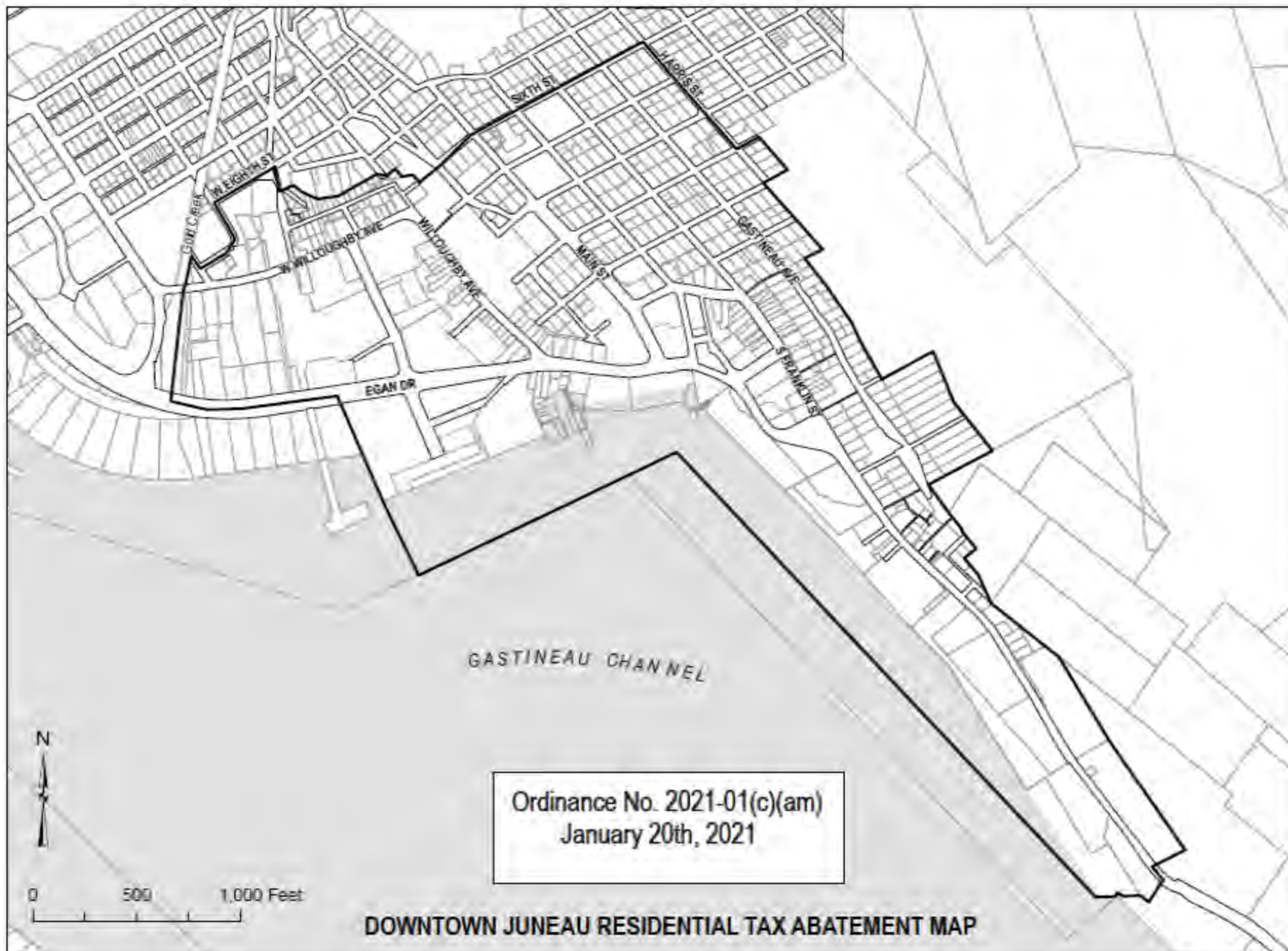
Outstanding (5 points), Good (4 points), Average (3 points), Marginal (1-2 points), Unacceptable (0 points); Each question is worth a maximum of 5 points

	INPUT POINTS HERE	Possible Points	Score	Questions and Comments
Section 1: Team Experience				
Demonstrated experience on projects of similar scope and nature		25	0	
Established development and/or operating partnerships, including support services				
Qualified staff: developer, director, property manager, supportive services				
Capacity to maintain/manage the project				
Performance history of previous loan or grant from the JAHF				
Section 1 Subtotal				
Section 2: Juneau Affordable Housing Fund Priorities and Population Targeting				
Capital projects to develop housing		25	0	
Long-term affordability (required)				
Affordability beyond 10 years				
Downtown housing				
Proximity to public transportation stop or transit center				
Section 2 Subtotal				
Section 3: Project Design and Characteristics				
Stamped plans by appropriate engineer or architect, or staff on development team		15	0	
Energy efficiency				
Accessibility				
Section 3 Subtotal				
Section 4: Feasibility				
Ability to secure other financing needed to carry out the project		15	0	
Operational feasibility/long-term financial viability				
Reasonable and balanced budget with cost controls				
Section 4 Subtotal				
Section 5: Readiness to Proceed				
Construction/operation within the fiscal year		20	0	
Site control				
Plans, environmental permitting, estimate complete				
Leveraging/percentage of total costs with commitments				
Section 5 Subtotal				
		Points Possible	100	<--- total points possible
		Total Points	0	<--- points earned
		Score:	0%	<--- total score

Applicant: _____ Evaluator: _____ Date: _____

Juneau Affordable Housing Fund – Program Description and Application Guidelines

Appendix D: Downtown Juneau Residential Tax Abatement Map



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	Project Location	Grant or Loan?	JAHF Request	Total Project Cost	Committed Funds
New housing construction (Loans)					
Creekside Apartments	Mendenhall Mall	Loan	\$3,000,000	\$8,188,129	\$5,188,129
220 Front Street	Downtown Juneau	Loan	\$1,100,000	\$3,100,000	\$2,000,000
Bergmann Hotel	Downtown Juneau	Loan	\$900,000	\$2,987,000	\$2,087,000
Renninger Lots	Lemon Creek	Loan	\$800,000	\$1,920,000	\$1,120,000
Total Requests			\$5,800,000		
2024 Funds Available			\$4,000,000		

Agency/Project Name	Committed Funds	Affordable Units (80% AMI or below)	Workforce Units (80% - 120% AMI)	Total Units	Affordability period
Creekside Apartments	\$5,188,129	21	39	60	10 years
220 Front Street	\$2,000,000	20	2	22	30+ years
Bergmann Hotel	\$2,087,000	18	0	18	10 years
Renninger Lots	\$1,120,000	4	12	16	10 years

Agency/Project Name	Target Population	Leverage %	Use of Funds	Description
Creekside Apartments	Mixed-income housing at 80% AMI and market rate	36.6%	New unit construction	While they will keep the units affordable for households making 80% AMI and below; the proposed prices of affordable units (efficiency and 2-bedrooms) are affordable to those making
220 Front Street	80% AMI	35.5%	Renovation; construction	All units affordable @ 80% AMI
Bergmann Hotel	80% AMI	30.1%	Renovation; construction	
Renninger Lots	80% AMI	41.7%	New unit construction	

2024 JAHF Competition Project Scores

Project	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	% Score
Creekside	82%	77%	71%	75%	76%
Bergmann	84%	68%	61%	67%	70%
Front Street	83%	68%	71%	65%	72%
Renninger	36%	29%	19%	39%	31%

Applicant	Project name	Project Type	Score	Request	Affordability Term
Tower Legacy II, LLC	Creekside Apts	60 units; 21 affordable	76%	\$3,000,000	10 years
BroKo Holdings, LLC	220 Front Street	22 units; 22 affordable	72%	\$1,100,000	30+ years (80% AMI)
Brave Enterprises, LLC	Bergmann Hotel	18 units; 18 affordable	70%	\$900,000	10 years
JG Construction, LLC	Renninger Lots	16 units; 4 affordable	39%	\$800,000	10 years

Project	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Score Points
Creekside	78	73	67	71	72
Bergmann	80	65	58	64	67
Front Street	79	65	67	62	68
Renninger	34	28	18	37	29



MEMORANDUM

DATE: October 31, 2024
TO: Assembly Lands, Housing and Economic Development Committee
FROM: Alexandra Pierce, Visitor Industry Director
SUBJECT: Huna Totem Dock Public Process

The property on Egan Drive, traditionally known as the Subport, now known as Aak'w Landing, has long been discussed as a potential location for mixed use, community-oriented development. When Norwegian Cruise Lines purchased the property in 2019, Juneau was presented with a tangible project in the form of a cruise ship dock. Since that time, the property has changed hands and followed an iterative process, outlined below. The ultimate fate of the cruise ship dock proposal rests with the Assembly in the form a decision to approve or deny a tidelands lease. This memo endeavors to provide a high-level overview of the process to date and proposed next steps for Assembly input. Links are included throughout the memo for new Assemblymembers and those seeking additional information.

Purpose:

Please review this memo for a refresher on the process to date and provide feedback on the proposed next steps and public process for the tidelands lease.

Background:

2019: The property was purchased by Norwegian Cruise Line (NCL) as part of a competitive bid process.

2019/20: Mayor Weldon launched the [Visitor Industry Task Force](#) (VITF), which made recommendations on a variety of tourism-related topics including recommending constructing a fifth dock subject to a list of criteria:

1. One larger ship per day using one side of the facility;
2. Maximum of five larger ships in port per day; 3. No hot berthing at the new facility;
4. No larger ships allowed to anchor as the sixth ship in town. Larger ships may anchor but the number of larger ships in port would still be limited to five (CBJ to consider legal ramifications of limiting size of ships at anchor);
5. High quality uplands development for community and visitors;
6. Year round development orientation;
7. CBJ manages dock to some extent through a public private partnership or management agreement;
8. Dock is electrified.

2021: Former City Manager Watt submitted a memo (attached) to the Assembly outlining the steps necessary for approval of an additional dock.

2021: The Assembly voted to amend the [Long Range Waterfront Plan](#) (LRWP) to allow an additional dock. The amendment included the addition of the criteria recommended by the VITF.

2022: NCL transferred the property to Huna Totem by quitclaim deed. Huna Totem Corporation (HTC) presented a different site design using different contractors than what was previously presented by NCL. [HTC presented to the Assembly Committee of the Whole](#) on November 7.

2023: Huna Totem applied for a Conditional Use Permit (CUP). The Planning Commission voted to approve the permit, and it was subsequently appealed. The Assembly assigned the appeal to a hearing officer.

2024: [The hearing officer found in favor of the Planning Commission](#) and Huna Totem’s Conditional Use Permit was issued

2024: The next step is to consider a tidelands lease. The lease is the Assembly’s opportunity to approve or deny the project.

Public Dialogue to date:

This project has been discussed publicly multiple times over its complex history. The below summarizes the public outreach that has been conducted by all parties. While there have been many opportunities for input, the 2021 resident survey is the only outreach to date where the CBJ has directly asked residents if they support a fifth cruise ship dock at the subport.

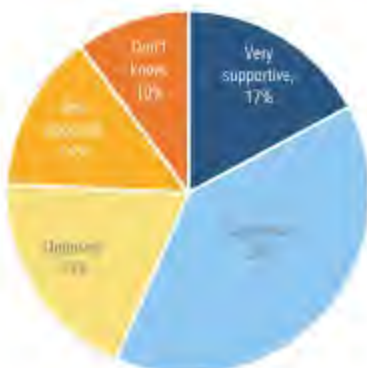
Norwegian Cruise Line meetings: In 2020, NCL held a series of public meetings taking public input on opportunities for the site. These informed NCL’s site plans. These plans have substantially changed since Huna Totem took control of the property.

Visitor Industry Task Force: The VITF received extensive [public testimony](#) on a variety of tourism topics, including construction of a fifth cruise ship dock at the Subport.

2021 Public Survey: CBJ’s annual random-sample resident [survey](#) asked residents about their support for a fifth cruise ship dock in 2021:

“Over one half of residents (56%) were supportive of NCL constructing a new dock, while 33% were opposed. About equal numbers feel strongly: 17% were very supportive, while 14% were very opposed.”

Are you very supportive, supportive, opposed, or very opposed to Norwegian Cruise Line constructing a new cruise ship dock at the subport?



Long Range Waterfront Plan Amendment Adoption: Staff held a public meeting to explain the process via zoom in January 2022. The meeting was not recorded. The Assembly received public comment regarding the LRWP amendment at the February 28, 2022 meeting. The [agenda packet](#) and [minutes](#) reflect the materials and public testimony received.

Huna Totem Meetings: Huna Totem held a series of meetings, mostly in open house format, showing their project plans and fielding public questions.

Port Harmonization: In January 2023, the Assembly considered a port harmonization project that would analyze the broader implications of the HTC and U.S. Coast Guard pursuing major developments on neighboring properties (the cruise ship dock and proposed icebreaker facility). The Assembly ultimately decided not to appropriate funds for this effort, but did take public testimony on the issue where a number of residents turned out to weigh in on the dock project. More information can be found in the [agenda packet](#) and [minutes](#).

Planning Commission: The Planning commission heard the CUP application in July of 2023. The [agenda packet](#) and [minutes](#) reflect the materials and public testimony received. At that meeting, the Planning Commission made the decision to split the dock approval from the uplands approval. The uplands portion of the project was heard by the Planning Commission in August of 2023 ([agenda packet](#), [minutes](#)).

Tidelands Lease Process:

There are two different tidelands leases required for a dock to be constructed. CBJ owns the tidelands directly adjacent to the waterfront. The state owns the adjoining tidelands and either party can apply to the Alaska Department of Natural Resources (AKDNR) for a tidelands lease. Typically, in these situations, CBJ applies to the state on behalf of the lessee and the lessee ultimately has one lease with CBJ. Regardless of how the lease is structured. The tidelands lease discussion is the Assembly's opportunity to add conditions to the project and to ultimately approve or deny the development.

CBJ Tidelands application: Huna totem applied for a tidelands lease from CBJ on September 29, 2022. It was heard by the Lands, Housing and Economic Development Committee in November 2022 ([agenda packet](#), [minutes](#)). This application did not move forward to other committees or the full Assembly.

State Tidelands application: Following approval of the CUP, Director Uchtyl submitted an application for state tidelands to the Alaska Department of Natural Resources (AKDNR). Similar processes have taken up to four years for AKDNR to complete, regardless of the applicant (HTC or CBJ).

CBJ Concerns:

The discussion at the Planning Commission centered around overall approval or denial of the project and a number of the comments submitted by CBJ departments (Docks & Harbors, Parks & Rec, and Tourism) were not addressed. Some of these items will be addressed through design, and Huna Totem will submit a letter to the Assembly describing how they will be resolved. Other items may need to become lease conditions. It is in the best interest of CBJ to keep the lease as concise as possible. This process is unique in that City leases are not typically used to address a complicated mix of policy and operational concerns. The outcome of the public process should be an agreement with HTC on the lease provisions and amenities that the Assembly and community need to ensure that the project, if approved, mitigates community concerns and maximizes community benefit within the realistic constraints of the development to the greatest extent possible. This final agreement will then be put to a vote of the Assembly to approve or deny the lease.

Other Agency Approvals needed:

The Aak'w Landing project is subject to review and approval from the following agencies:

- Alaska Department of Transportation and Public Facilities: Traffic Impact Analysis
- Alaska Department of Environmental Conservation: Clean Water Act section 401 certification
- US Army Corps of Engineers: Coordination with federal agencies including USCG and NMFS

Huna Totem is also coordinating with adjacent property owners, including the United States Coast Guard, concerning facility design, construction, and operations to ensure compatible operations and navigability.

CBJ staff have requested more detail about the scope of these reviews in an effort to avoid overlapping requirements with other agencies.

Proposed Public Process:

The Assembly is aware of CBJ staff's ongoing efforts to reinvent public process to ensure that the broader community is both aware of and able to provide input on the decisions that impact residents. For this development, this needs to be balanced with staff time and recognition of the feedback received to date. Below is a proposed public process, the first step of which is currently before the body and informed by this memo:

Input from Assembly on process: Staff is seeking input from the Assembly on the process and initial feedback on the important elements of a potential support development. Important elements could include, but are not limited to, the following:

- Elements from VITF criteria (see page 1 of this memo)
- Seawalk connection
- Cultural center with year-round orientation
- Housing
- Meeting space
- Downtown passenger shuttle
- Public space
- Water access

The Assembly should consider the elements for staff to include as options in public process.

Public survey: In an effort to gauge general public opinion, staff is including a question in CBJ's annual random sample public tourism survey about support for a fifth dock, as well as the elements that are most important to include in the development. Survey data will be available to inform the public meeting. This is a unique opportunity to gauge broader community perception beyond those who typically engage in CBJ public process. The survey will be presented to the Assembly at a COW in the new year.

Public Meeting: Following the survey, CBJ staff will present the compile input from the Assembly and the results of a survey to be presented at an open house with additional opportunities for input. Following this meeting, staff would work with HTC to develop a draft set of lease criteria to be presented online prior to the Assembly listening session.

Listening session: Assembly public hearing at COW or special meeting to discuss and receive Assembly and public input on the proposed lease criteria before the final lease is submitted to the Assembly for a decision.

Final Lease submitted to Assembly for approval: This is the Assembly's ultimate approval or denial of the lease.

Recommended Action:

Informational. Provide staff feedback on the proposed tidelands lease process for consideration by the full body at a Committee of the Whole.

Attachments

2021 Rorie Watt Memo



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Deputy Mayor Jones and Assembly Committee of the Whole
DATE: January 20, 2021
FROM: Rorie Watt, City Manager
RE: Subport Development - Assembly Consideration Process, Discussion & Draft Approach

The Assembly has decisions to make on how it wishes to proceed with consideration of the proposed Norwegian Cruise Lines development at the site commonly known as the Juneau Subport. Equally importantly, the public should be clearly advised on how and when they may participate in this process. NCL has hosted several well attended community meetings, but to date CBJ has been silent on its process.

Issues:

1. Long Range Waterfront Plan (LRWP)

- a. The Visitor Industry Taskforce report to the Assembly advised against updating the entire LRWP. I believe that their recommendation was based on two beliefs. First, that the LRWP is still a valid and useful document and that the effort of developing or updating the entire plan is not warranted. Second, their support of consideration of a dock at the Subport indicates that they believe that a dock could be allowed at that location under the Plan.
- b. It is less than perfectly clear whether a cruise ship dock at the Subport would be found in conformance with the LRWP; there appear to be arguments in support and against a finding of conformance. Attachments to this memo illustrate some relevant portions of the Plan.
 - i. Area B of the plan shows an extended wharf along the alignment of the USCG Dock and a small boat harbor. The extended wharfage is long enough to accommodate a large ship and the Plan does not explicitly prohibit a cruise ship dock. This diagram is also consistent with the 2003 Subport Vicinity Revitalization Plan, which is referenced in the LRWP.
 - ii. The extended wharfage in Area B is shown with smaller vessels and does not explicitly show a cruise ship dock, like the Plan shows in Areas C, D and E. Moreover, contemporary public polling that was completed at the time the LRWP was intentionally included in the Plan. The Plan shows that at the time of adoption, unsupported initiatives included majority opposition against one or two cruise ships at the Subport.

2. CBJ is the owner of the adjacent tidelands.

- a. In order to develop the current proposal (or components or other variations), NCL would need to lease municipally owned tidelands.
- b. Per the Land Management Plan (Map 22 to Ordinance 2016-18), the tidelands adjacent to the Subport are managed by Docks & Harbors. However, the Assembly has verbally advised D&H that the Assembly intends to take active control of management decisions with regard to the proposed NCL development.
- c. In accordance with 53.09, municipal tidelands may be leased for not less than fair market value. Upon receipt of an application, code requires that:

"the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land."

- d. These municipal tidelands are categorized in the CBJ Land Management Plan as properties that the CBJ should "Retain."

3. Conditional Use Permitting.

- a. The proposed development will require a Conditional Use Permit. When an application has been submitted to the Community Development Department, staff will review the application, make findings regarding conformance with code and adopted plans and make a recommendation for or against the proposal (with or without conditions) to the Planning Commission. The public will have the opportunity to comment to the Planning Commission on the permit.
- b. In the event of an appeal of the decision of the Planning Commission, the Assembly can choose to appoint a member as the Presiding Officer and hear such an appeal, or it may choose to hire an independent Hearing Officer. In the event that the Assembly cannot find that it would be impartial to hearing such an appeal, the Assembly may be advised by the Attorney to hire an independent Hearing Officer.

4. Adjacent or Coordinated Development.

- a. Docks & Harbors is currently working on the "Small Cruise Ship Berthing Plan." That plan has preliminarily identified a preferred development option that is adjacent to and coordinates with the proposed NCL development.
- b. Engineering Department staff have been working on developing a waterfront seawalk from the bridge to the rock dump, in conformance with the Long Range Waterfront Plan.

5. Negotiations with Federal Government.

- a. The NCL proposal would impact federal facilities and would require negotiation and agreement with the US Coast Guard and possibly NOAA.
- b. The D&H planning effort would require negotiation and agreement with NOAA and possibly the USCG.

- c. Neither negotiation is likely to be successful unless the CBJ Assembly firmly supports proposed developments.

Draft Approach:

The Assembly should choose a process that affords it the decision-making capacity that is most important to the body and that also allows the public to participate at various stages in the process. I believe that the fundamental decision is whether or not a cruise ship dock at this location is in the best interests of the citizens of Juneau. In order to adequately answer that question, a significant level of detail is necessary and that detail must be developed through a public process. I recommend the Assembly approach the proposed development in the following order:

- A. Consider amending the LRWP Plan to explicitly state that a large cruise ship dock at the Subport could be in conformance with adopted plans and codes. This accomplishes two objectives.

First, it shifts the conversation from "is a dock allowed in the LRWP" to "should a dock be permitted at this location."

Second, it removes likely debate that could lead to an appeal. Ultimately, this debate would be distracting from better questions.

The LRWP original process was heavily informed by the public, amending the plan can be the first step for citizens to participate in Assembly process in a meaningful way.

- B. Decide that in the event of an appeal of a Conditional Use Permit for this proposed development, that such an appeal should be heard by an independent Hearing Officer (and not the Assembly as is common practice). This decision would allow the Assembly greater latitude to direct the Manager to pursue negotiations with NCL, and federal agencies, receive updates, ask questions and give direction on the planning of closely related developments for seawalks and small cruise ships. By planning for a Hearing Officer (as needed), the Assembly may most fully participate in development discussions.
- C. Upon receipt of application for a land lease of the municipal tidelands, direct the Manager to commence negotiations for a lease with the "original proposer", and wait for the completion of Conditional Use Permit process prior to considering an Ordinance that would authorize a land lease.

This process (likely are other good ones) would allow the Assembly, Planning Commission, and the public to sequentially address three questions:

1. Should a dock at the Subport be considered?
2. Should a dock at the Subport be permitted, and if so, under what conditions?
3. Once the full details of the proposal are known, should the Assembly lease land for the development of a cruise ship dock at the Subport?

I recommend that the Assembly consider and accept or modify this approach; clarity of process will benefit both the applicant and the public. As it would represent a major policy decision, I further recommend that you provide the public an opportunity to comment before a final decision is made.

Attachments:

- 1. NOAA Seadrome Site Concepts**
- 2. 2004 Long Range Waterfront Plan excerpts**
 - A. Figure 23: Area B (Support) Alternative Concepts
 - B. Figure 28: Juneau's Downtown Waterfront Plan 2025 Concept PlanThe entire LRWP can be found [HERE](#)
 - i. Support design guidelines can be found on Pages 47-50
 - ii. Public survey results can be found in Appendix A, pages 73-76



Area B: Subport

Alternatives prepared for the Subport redevelopment area contemplate similar upland organization as illustrated in the Draft 2003 Subport Vicinity Revitalization Plan coupled with waterside development schemes ranging from a marina to a twin cruise ship pier. Each alternative presents a large public park and recreation area east of Gold Creek and preservation of operations found at the U.S. Coast Guard and NOAA facilities.

Figure 23: Area B (Subport) Alternative Concepts

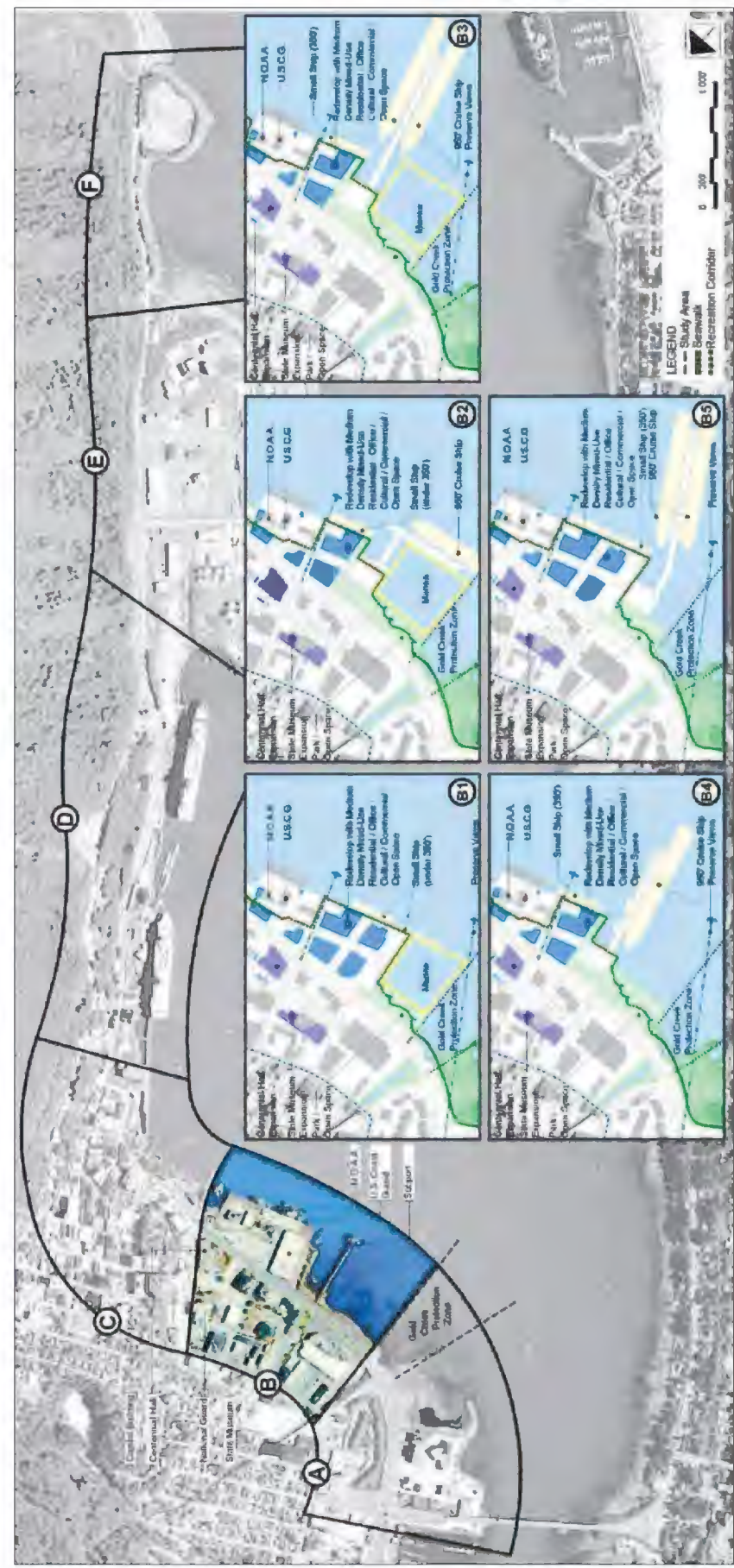


Figure 28: Juneau's Downtown Waterfront 2025 Concept Plan



The 2003 Long Range Waterfront Master Plan for the City and Borough of Juneau (FINAL, November 22, 2004)

Áak'w Landing Update

City and Borough of Juneau LHEDC
November 4, 2024

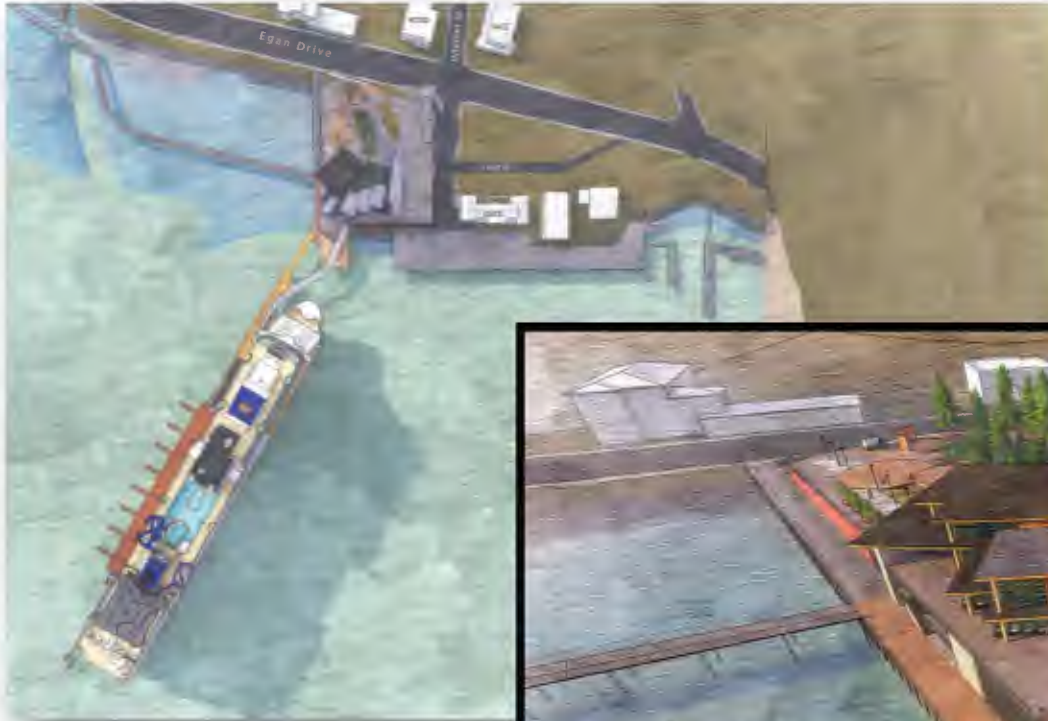


Vision and Benefits

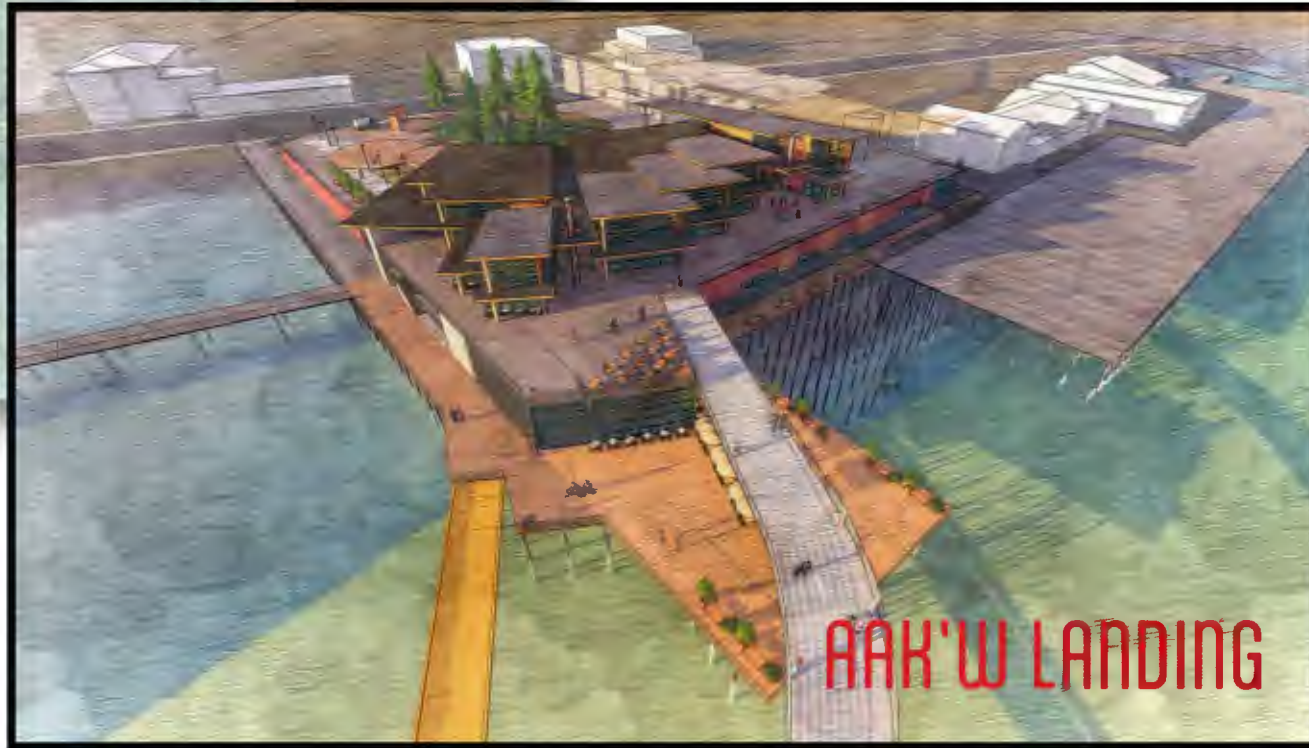




Conceptual Design



- Floating dock – 500 ft. x 70 ft.
- Uplands – 50,000 sq. ft.
 - Welcome Center, retail, dining, public park, underground parking
 - Indigenous Knowledge, Science, and Cultural Center





Landmark Community Asset

- Vibrant and engaging plaza and park in downtown Juneau
 - Distinctive visitor experience, incorporating culture and scenic views
 - Year-round use by residents, regional neighbors, and business and independent travelers
- Pedestrians flow easily throughout site, tours, and downtown
- Efficient and safe vehicle traffic
 - Underground parking
 - Vehicle access at Whittier Street





Community Benefits

- Reduces downtown congestion
 - Removes buses from congested Marine Way & Franklin corridor
 - Eliminates lightering to downtown docks
 - Expands Seawalk
 - Honors 5-ship limit
- Promotes environmental sustainability
 - Constructed with shore power capability
 - Eliminates 40% of emissions compared to ships at anchor
 - Reduces vessel traffic and emissions from lightering
- Increases safety
 - Fewer passenger movements when a ship is docked, reducing accidents
 - Enhances overall vessel safety in harbor



Community Benefits cont.

- Increases economic activity
 - Proximity to downtown encourages spending on shopping, dining, and attractions
 - Passengers spend more time and money in town when ships are docked
- Strengthens cultural experience
 - Indigenous Knowledge, Science, and Cultural Center
 - Tlingit culture featured throughout site
 - Complements cultural and event spaces
 - Alaska State Museum, Juneau Arts & Culture Center, Centennial Hall, Elizabeth Peratrovich Hall, Walter Soboleff Building, Sealaska Heritage Arts Campus, and Tlingit & Haida Willoughby District development

Community Commitment





Incorporating Public Input and Huna Totem Expertise

- Norwegian Cruise Line purchased the property from Alaska Mental Health Trust Authority in open and public auction (2019)
 - Initiated series of meetings to share vision and capture public input
- NCL gives property to Huna Totem (2022)
 - Entrusted Huna Totem with project development
 - Continued gathering public input and conceptual design
- 20+ years of destination development
 - Icy Strait Point is Hoonah's largest employer and a catalyst for local businesses
 - Developments in Whittier and Klawock reflect community vision and needs
 - Áak'w Landing builds on extensive community input and expertise



Collaborative and Transparent Process

- Multiple layers of CBJ input
 - Visitor Industry Task Force recommendations
 - Planning Commission process and conditions
 - Department input including Tourism Manager, Docks & Harbors, Parks & Recreation, Community Development
 - Addresses priorities and issues in annual resident surveys
 - Honors CBJ MOAs with cruise lines
- Navigability Study
 - Ensures project is compatible with docks, floatplanes, and vessel traffic
- US Coast Guard
 - Compatible with adjacent property use and vessel operations



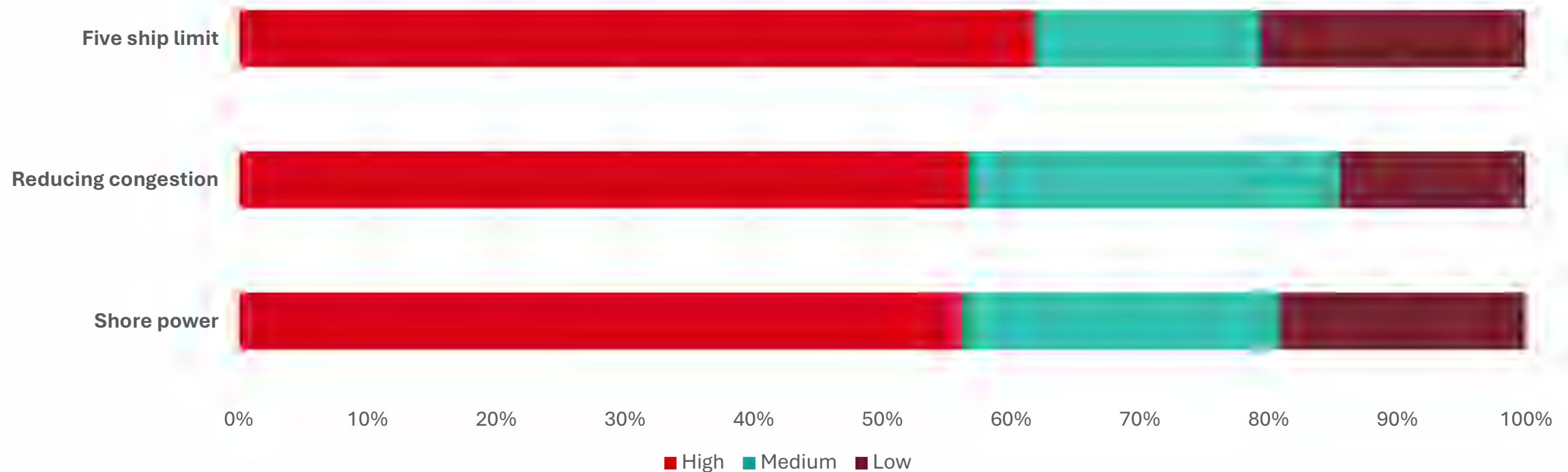
Collaborative and Transparent Process cont.

- US Army Corps of Engineers
 - Coordination with federal agencies, including NMFS
- Alaska Department of Transportation
 - Traffic Impact Analysis
- Alaska Department of Natural Resources
 - State-owned submerged lands
- Alaska Department of Environment Conservation
 - Clean Water Action section 401 certification



Aligns With CBJ Tourism Priorities

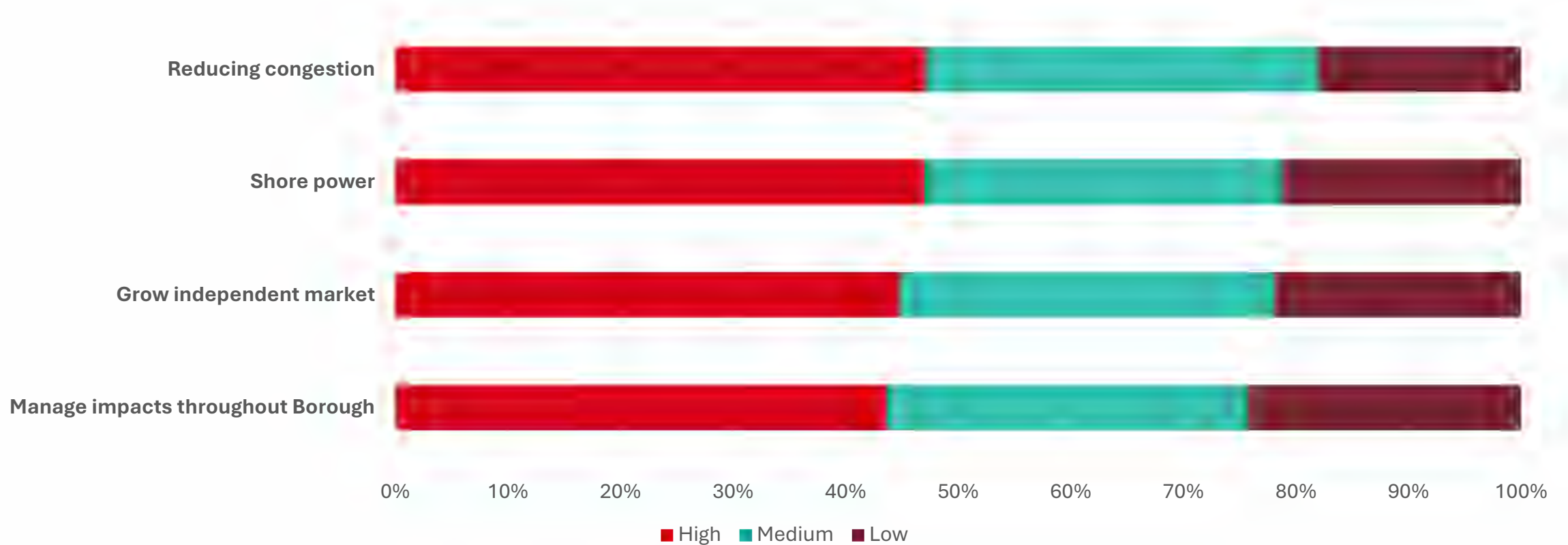
Juneau Tourism Survey 2022





Aligns With CBJ Tourism Priorities cont.

Juneau Tourism Survey 2023





Visitor Industry Task Force Recommendations

- One large ship per day at the new facility
- Maximum of five large ships in port per day
- No hot berthing at the new facility
- High quality uplands development for community and visitors
- Year-round development
- CBJ manages dock to some extent
- Dock is electrified



Planning Commission Approvals and Conditions

- Dock Conditional Use Permit (approved July 2023)
 - Temporary Certificate of Occupancy will not be issued until the Tidelands Lease is recorded
 - Minimum width requirements specified for the Seawalk on south side (16 ft.) and west side (20 ft.)
 - Huna Totem will record an easement for CBJ maintenance and management of the Seawalk
 - Huna Totem will maintain park, paths, landscaping, and amenities
 - Provide shore power within 24 months after an appropriately-sized power line is within 25 feet of property line



Planning Commission cont.

- Dock Conditions cont.
 - Large cruise ships required to use shore power
 - Navigability study required
 - Consideration of existing docks, float planes, and large vessels transiting channel and bridge
 - Limited to one large cruise ship per day, no hot berthing, no lightering
- Uplands Conditional Use Permit (approved August 2023)

Next Steps





Moving From Concept to Completion

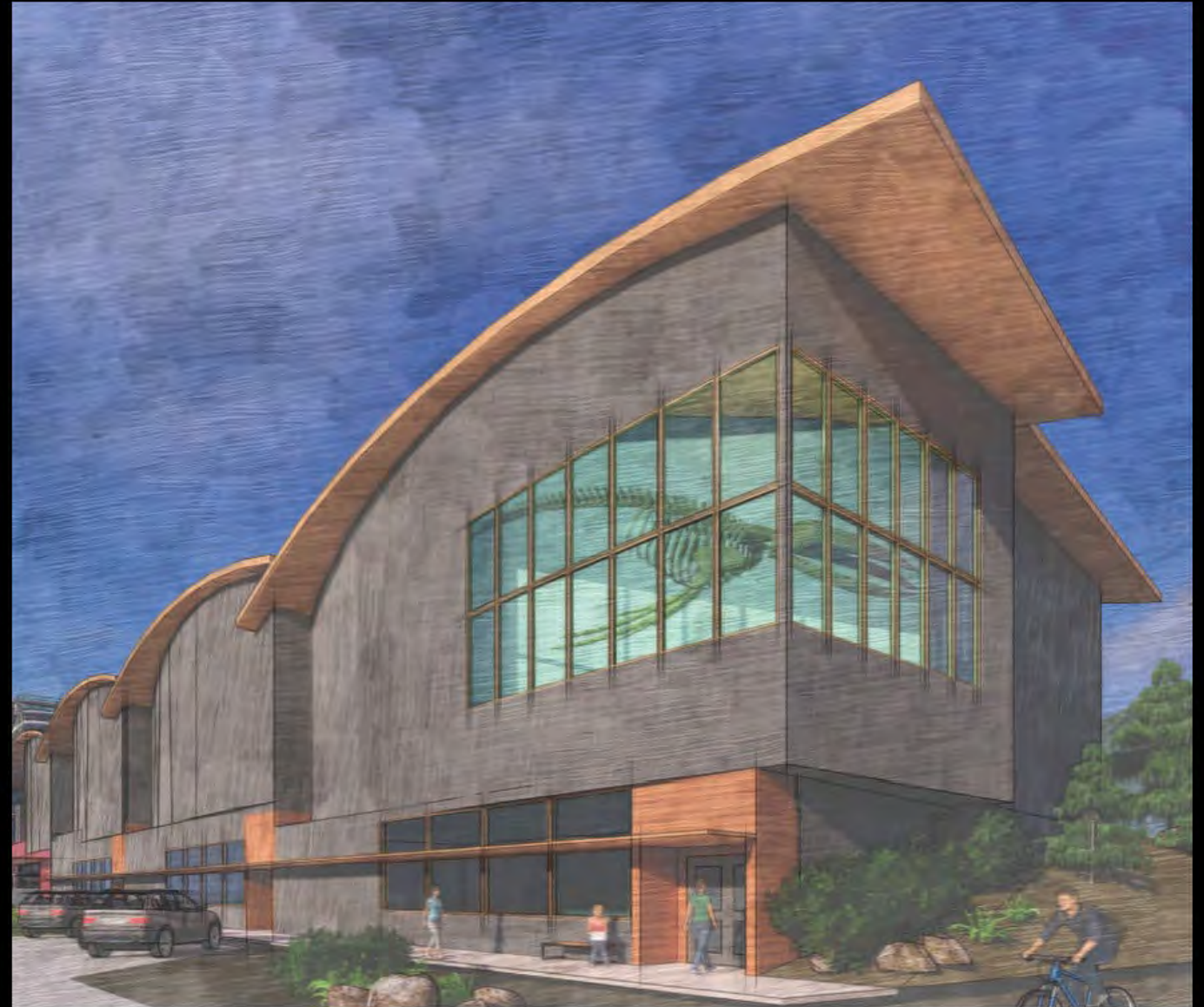
- Continued work with CBJ Assembly and staff
 - Public input this fall and winter
 - City tidelands lease
 - City leading on State submerged lands
- Finalize agreements with USCG & AJT Mining Properties
- Continued technical studies to inform engineering and design
- City, state, and federal agency permits
 - Environmental permitting
- Goal: initiate construction in 2025

Thank You

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MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
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TO: Wade Bryson, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Deputy Division of Lands and Resources Manager Vacancy
DATE: October 30, 2024

The Division of Lands and Resources funding is similar to other CBJ Enterprise Funds, in that the budget is funded by the Land Fund and not the General Fund. The Land Fund receives revenue from the sale or disposal of CBJ lands, granting easements, leasing property, and from the disposal of rock and gravel. The Division's budget includes the vacant Deputy Land Manager position which has remained unfilled since 2020. Currently the Division has two full time employees and filling this vacancy will provide much needed support to accomplish assembly goals more efficiently over the next few years.

Responsibilities of this position include managing land acquisitions, disposals, leases and easements, subdivision developments, and long-term development plans. The 2016 Land Management Plan is due to be updated in 2026 and this position will be essential to completing the plan in a timely manner. Since this position is budgeted there is no need to amend the adopted budget. This position will increase productivity and efficiency of the Lands & Resources Division.