

**Mayor**  
John K. Handeland  
**City Manager**  
Glenn Steckman  
**Deputy City Clerk**  
Jeremy Jacobson



**Nome Planning Commission**  
Kenneth Hughes III, Chair  
Mathew Michels  
Melissa Ford  
John Odden  
Gregory Smith  
Carol Piscoya  
Colleen Deighton

**NOME PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, JUNE 07, 2022 at 7:00 PM  
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

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ROLL CALL

APPROVAL OF AGENDA

CITIZENS' COMMENTS

NEW BUSINESS

- A. Removal of Stop Signs on 3rd

**VERBAL**

- B. Variance Application for Lot 1, 2, 3 Block 120 - 500 E Nathan Barron Alley, **PUBLIC HEARING**

**PAGE 2**

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

RECEIVED

Item B.

MAY 23 2022

DATE RECEIVED:

CITY OF NOME  
CLERKS DEPARTMENT

CITY OF NOME  
Variance Application

PERMIT NO.

2022-03V

**NCO 5.10.090 (Building Code) – Variances** – It is recognized there are special cases where unusual physical features (including small lot size), location within a commercial or historic district, special design features which can be incorporated into the structure, and the limited building season which make strict application of the foregoing regulations unreasonable. Variances are intended to allow a relaxation of the terms of these regulations in such cases. A variance shall not be granted merely for reason of financial hardship or inconvenience. An applicant may request a variance from the Planning Commission. The Planning Commission must meet within fourteen days from the time a completed application is received in the Clerk's Office. Upon receipt of a completed application, the City Clerk shall provide notice of the application and the date of the Planning Commission meeting at which the application will be heard by regular mail to all adjacent property owners.

**Denials may be appealed to the Board of Adjustment.**

The Planning Commission may impose restrictions and conditions as necessary to assure complete compliance with the foregoing regulations is reasonable.

The Planning Commission may grant a variance only if the Planning Commission believes, based upon the facts placed before the Commission by the applicant, the City, and members of the public, that all of the following are true:

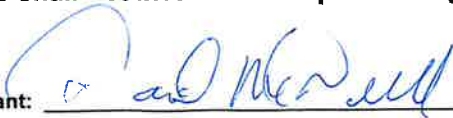
- 1) The variance is needed in order to provide the applicant or property owner rights to commonly enjoyed by other similarly situated properties in the same district or neighborhood;
- 2.) The applicant or property owner did not cause the condition that requires the variance;
- 3.) The variance is not requested simply to save the applicant or property owner money;
- 4.) The variance is not requested merely because complying with the regulations is inconvenient;
- 5.) Unusual physical features make strict application of the applicable regulations unreasonable;
- 6.) The variance requested is the minimal variance needed in order to alleviate the hardship to the applicant or property owner resulting from strict application of the applicable provisions of ordinance or regulation;
- 7.) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances or regulations;
- 8.) The variance will not permit a land use in a district in which that use is prohibited.

**Subdivisions - General Provisions 70.012 - The following process shall apply to variances.**

**The City Clerk shall give notice of the public hearing in the following manner:**

- a. By publication of a notice in a newspaper of general circulation within the City not less than five (5) days nor more than twenty (20) days prior to the date of hearing
- b. By sending notices by mail at least five (5) days but not more than twenty (20) days prior to the date of hearing to the property owners and residents of property who are not owners of property adjacent to the exterior boundaries of the property involved. The names and addresses of owners as shown in the records of the tax assessor and land use maps of the City will be used for this purpose. Where mailing addresses are not available, the notice will be delivered directly.
- c. **Failure to send notices to persons specified in this section or failure of a person to receive a notice shall not invalidate the proceedings.**

Applicant:



Phone #:

907-304-1108

I am requesting the Planning Commission consider a variance in reference to a:

(Please check one)

Preliminary Plat/Subdivision Application \_\_\_\_\_

Building Permit Application \_\_\_\_\_

Block #: 120 Lot #: 1, 2, 3 Tax Lot #: 001.120.01, 02, + 03

For the following reason(s):

- ☐ Set Back from Lot Line  
☐ Lot Size  
☒ Off Street Parking  
☐ Permitted Work Suspended

Other reason(s):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Signature of Applicant

4/19/2022

Date

Proof of notice will be provided to the Planning Commission with this application. A copy of this variance request shall be posted in the Office of the City Clerk for public information purposes and shall remain posted until the variance is acted upon by the Planning Commission.

This request will be heard before the Nome Planning Commission on June 7, 2022. Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

A variance hearing on this permit was held by the Planning Commission at a meeting held

\_\_\_\_\_ and this permit was / was not approved.

BUILDING PERMIT REFERENCE NO: \_\_\_\_\_

Chairman, Planning Commission

Date

City Clerk's Office

Date

**FEES: REGULAR MEETING : \$200.00**  
**SPECIAL MEETING: \$300.00**

Receipt #: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Fee \$: \_\_\_\_\_



## Nome Community Center, Inc.

Post Office Box 98  
Nome, Alaska 99762  
Website: [www.nomecc.org](http://www.nomecc.org)

Phone: 907-443-5259  
Fax: 907-443-2990  
[rschneider@nomecc.org](mailto:rschneider@nomecc.org)

January 4, 2022

Nome Planning Commission  
City of Nome

Dear Commissioners,

I would like to make a formal request for a variance for the otherwise required number of parking spaces for the housing first project that is planned for lots on the north east side of Nome.

Our target population for the project is chronic homeless. We don't believe any of the possible tenants that will occupy units in the building have driver's licenses or own vehicles. We recognize that service providers and visitors will need access to off-street parking. In an effort to maintain as much open space on the lots around the building, we would like to formally request a variance to allow the project to have eight parking spaces.

The building will be 8700 square feet and will be situated on three city lots. We have incorporated green space in to the plan and do not want unnecessary parking spaces to tie up space on the property that could be used for picnicking, visiting, social calls and outdoor events.

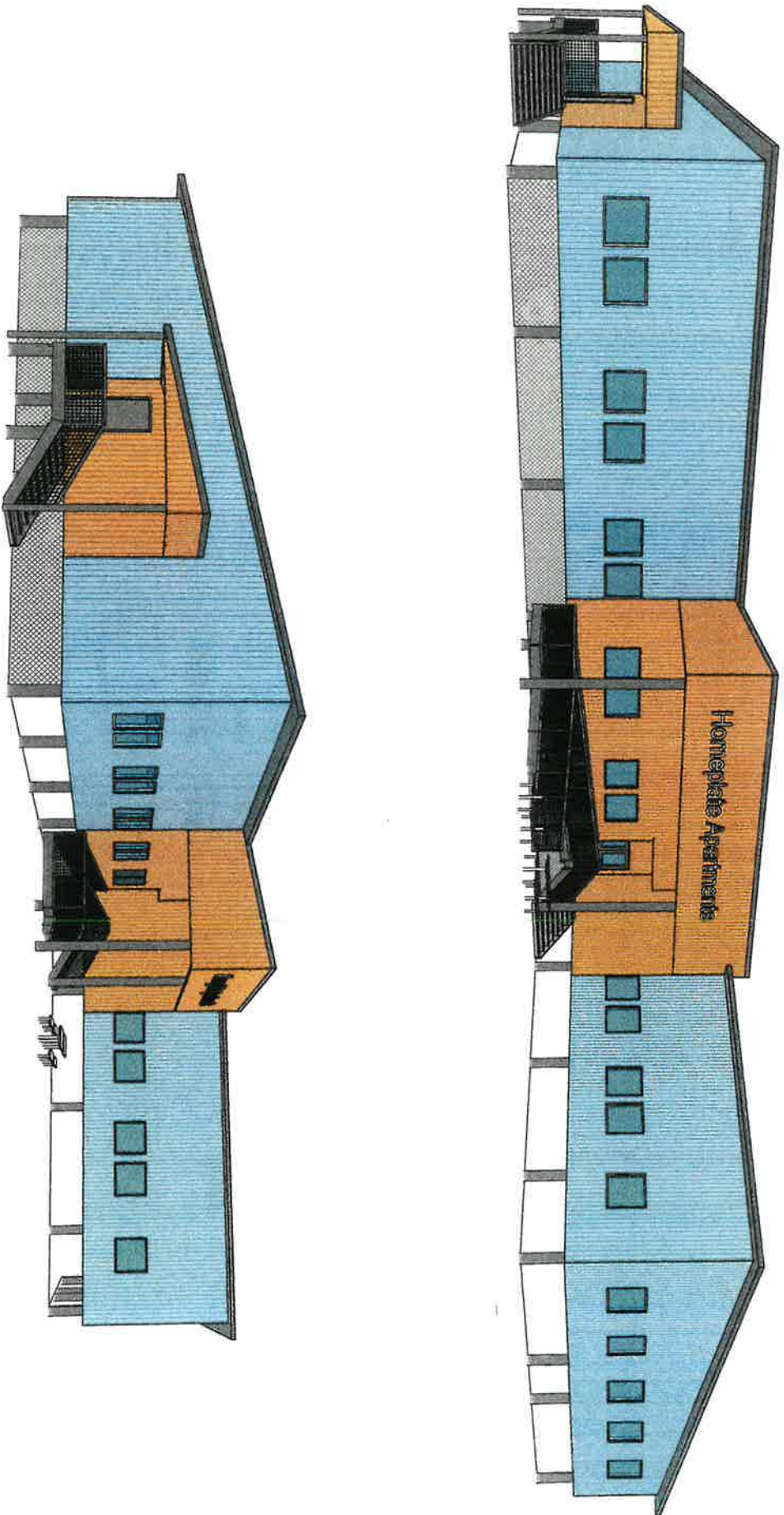
If you have questions or need additional information, please let me know.

Sincerely,

*Rhonda M. Schneider*

Rhonda Schneider  
Executive Director



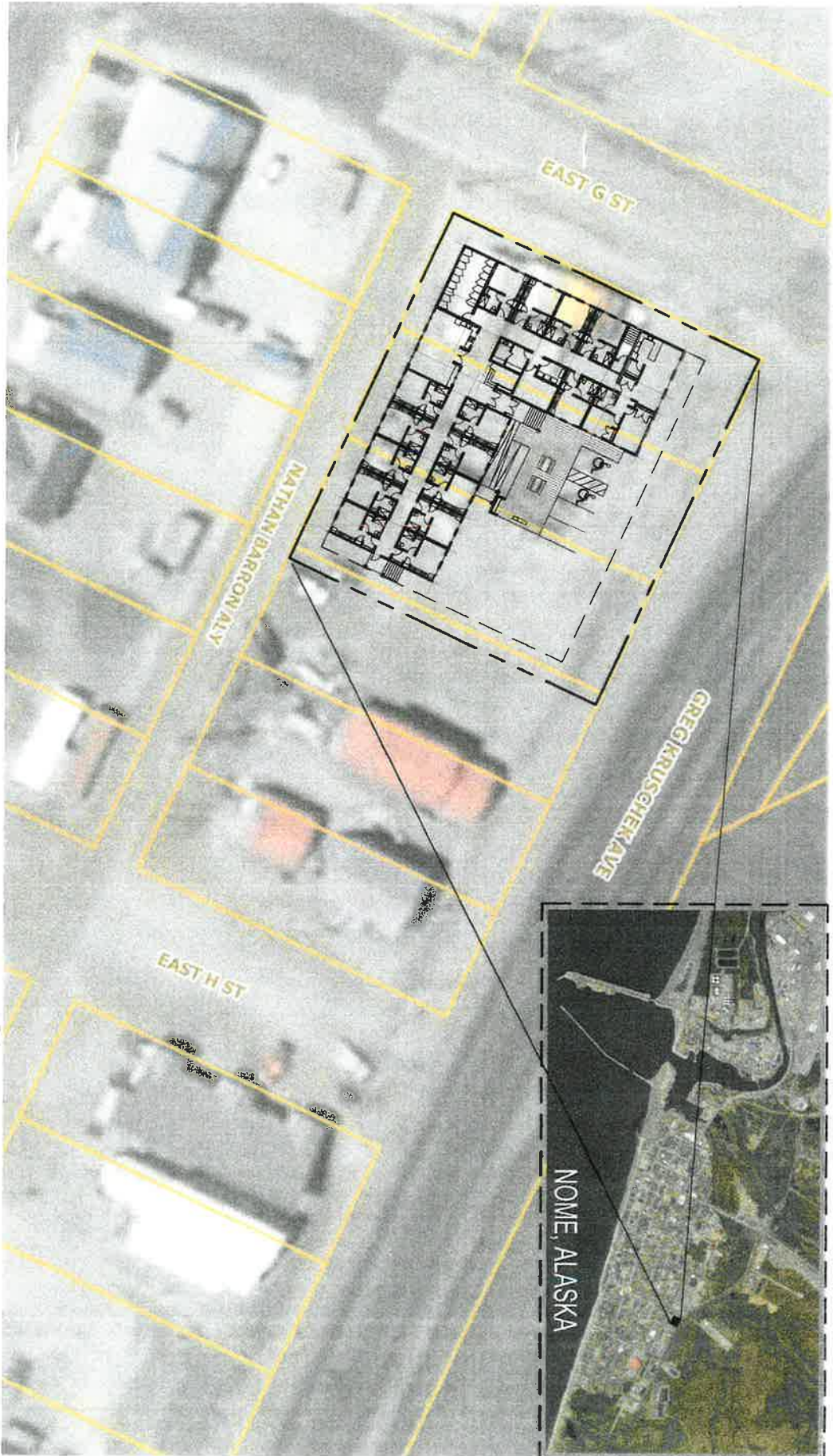


HOMEPLATE APARTMENTS, NOME, AK - 3D Images for reference

March 2, 2022







SITE PLAN

SCALE: 1" = 40' - 0"

HOMEPLATE APARTMENTS, NOME, AK - Site Plan

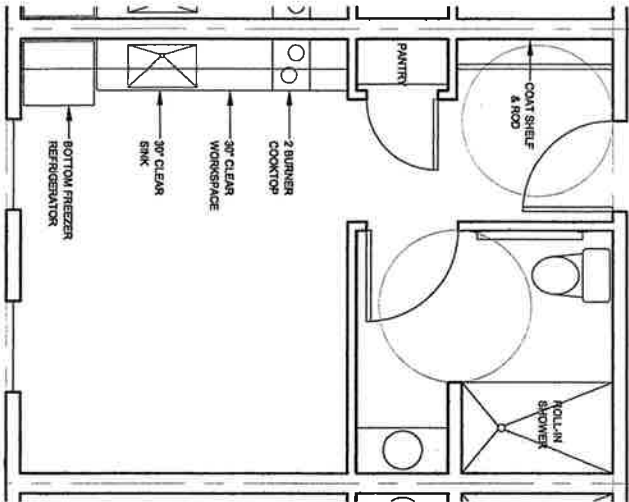


March 2, 2022









### TYPICAL UNIT PLAN

SCALE: 1/16"=1'-0"

<b>BUILDING AREA</b>	
SQUARE FOOTAGE (SF)	
TYPICAL UNIT: 300 SF X 15 =	4,500
GROUP CENTER	571
MANAGERS UNIT	1,091
CLINIC/OFFICE	148
RECEPTION	136
LAUNDRY	93
TENANT STORAGE	420
MECHANICAL	210
TOTAL WITH HALLWAYS	8,727



### FLOOR PLAN

SCALE: 1/16"=1'-0"



## **B. Project Narrative of Nome's Housing First Project: HomePlate, LLC**

Nome is a small rural community in northwestern Alaska just below the Arctic Circle. Located in the Nome Census Area, it is an unorganized borough on the edge of the Bering Strait coastline. It can only be accessed by air or boat and is the largest town in the region with a population of nearly 4000; a little over 58% of those being Alaska Native origin. It is classified as a first-class city and is the hub community for grocery shopping, transportation, medical facilities, and other services for the surrounding fifteen villages in the Bering Strait and Norton Sound region.

Housing is one of the most basic needs for a person's safety and well-being, yet many are without safe and secure housing in the Nome Census Area. With temperatures ranging between -20 and 40 in the winter months, lack of housing is a life and death determinant. Even if housing was available, the high cost of rent is forcing many families to live together to avoid homelessness. Once homeless, there are few options. Many of Nome's homeless individuals stay at the Nome Emergency Shelter Team (NEST) shelter. However, the shelter is only open during the critical winter months, November 1<sup>st</sup> through April 30<sup>th</sup> and each day is closed from 8:30 am – 8:30 pm. During the shelter's closed hours, these individuals are forced to live in cars, tents, Conex's, and abandoned buildings or left to listlessly roam Nome's main streets and sidewalks looking for warmth. Currently, there is no housing available in Nome for individuals experiencing chronic homelessness that need supportive services.

Living on the streets or at a homeless shelter is extremely stressful. Chronic health conditions such as high blood pressure or diabetes become worse because there is no safe place for self-care or proper medication storage. The revolving door component of shelter living also greatly increases the severity of behavioral health issues such as depression, alcoholism, or other substance use disorders. These issues can develop and worsen in these difficult situations and are exacerbated by the fact that due to housing shortages for these individuals, there is no solution in sight. And, experiencing homelessness in public spaces often leads to violence and traumatic events. Even if not at fault, those without a home are the ones arrested and/or incarcerated. Health care for individuals experiencing homelessness is also a compounding problem. They are so preoccupied with trying to survive the elements of living on the streets, they often neglect their health care needs. The current health care system does not factor in the difficulties of a simple health direction such as "take medication at each meal for ten days". This simple instruction creates added anxiety for unhoused individuals experiencing chronic homelessness, where all the days look the same, they face uncertain sleeping arrangements, and meals are not always regular. It is very common for those experiencing chronic homelessness to have multiple ailments affecting their physical and mental health. Without safe housing and guidance, they lack the knowledge housed individuals have to address health issues and health systems. Individuals experiencing chronic homelessness also often have negative experiences when interacting with health care systems resulting in a significant fear of judgement and anticipated disrespect. Additionally, they normally have no family supports or positive social networks to support them through their health care needs. Intensifying their health issues, it is often not uncommon for family relationships to be compromised due to perhaps unwelcome, and alcohol fueled disagreements, resulting in an unwillingness of family members to come forward in times of need. Lastly, interactions with the legal and judiciary

systems are almost unavoidable when a person is forced to live their life in public with no place to call home. With the combined lack of housing, high rental costs and unaffordable housing in Nome, Nome's unhoused individuals are exposed to extensive periods of homelessness and often end up utilizing Nome's Ambulance and Police departments, a safety net for homeless individuals and a time-consuming intervention for all involved. Chronically homeless individual's utilization rates of Nome's Ambulance, hospital and Police departments is a costly process for the community of Nome and takes critical resources away from other potential life and death calls in Nome.

Housing is the *only* long-term solution to chronic homelessness. Housing First is the most effective approach to successful long-term housing of persons experiencing chronic homelessness. NCC is proposing HomePlate, LLC, Nome's Housing First project as a means of providing a path towards housing permanency for Nome's most vulnerable chronically homeless individuals. 2021 Research from the National Low Income Housing Coalition shows that Housing First rapidly ends homelessness, is cost-effective, and improves quality of life and community functioning. Housing First has been credited with helping reduce chronic homelessness by 20% since 2007 and veteran homelessness by 50% since 2009.

HomePlate, LLC is a 16-unit apartment complex using the Housing First approach targeting Nome's chronically homeless population. Fifteen of the units will be studios specifically built to house chronically homeless individuals, with one unit as housing for a 24/7 on site Apartment Manager with social services expertise. It is a 8,727 square foot one story apartment complex with a medical clinic onsite. This is an effective strategy that combines affordable housing with intensive coordinated wrap-around social service supports. Housing is the first step in helping Nome's most vulnerable chronically homeless individuals and using the Housing First approach is what will make the housing successful. It not only helps to alleviate the unproductive and costly cycle through community emergency services but addresses a part of Nome's housing shortage and is a permanent solution toward ending chronic homelessness in Nome.

### **C. Scope of Work and Schedule**

Project Title: Nome's Housing First Project: HomePlate, LCC

Period of Performance: 6/1/2021 to 12/31/2023

Task 1: Design plans, Specifications and Funding Resources Identified  
6/1/2021 to 5/31/2022

NCC identified funding partners, applied for AHFC's GOAL funding, identified site location, finalized architectural concept and, assembled a development team during this time period. Deliverables: Nome's Housing First project development team in place, inhouse staff met with multiple community funding partners, and, NCC received multiple letters of support from the community, and, applied and was awarded AHFC's GOAL funding.

Task 2: Project Location and Final Plans and Site Control  
6/1/2021 to 5/31/2022

NCC signed purchase agreement for project location on 12/1/2021.



Deliverables: Site location secured and environmental review and zoning completed on 5/1/2022.

### Task 3: Financing

6/1/2021 to 12/31/2022

NCC identified and applied to multiple funding sources and continue to apply and have successfully been awarded funding from various funding organizations and community partners.

Deliverables: All funding resources and applicable will thoroughly be reviewed and applied for by in house staff.

### Task 4: Construction Start and Completed (new construction costs, soft costs & developer fee)

6/1/22 to 12/31/2023

Construction of building begins and substantial construction completed by 12/31/2023 by construction team.

Deliverables: Building construction complete, certificate of occupancy and BEES inspection complete.

## D. Organization, Capacity, and Delivery Method

The origin of the Nome Community Center dates back to 1906, when a reindeer mission was established with money raised by Mrs. R. H. Young, Bureau Secretary for Alaska for the Women's Home Missionary Society. The Young Mission leased the Methodist Church building in 1913 for various programs. From then until 1970 the Mission provided homemaking classes, hot meals for children, used clothing, clubs for boys and girls, recreation, skin sewing, carving classes and berry picking. In 1970 the Young Mission became the Nome Community Center, and incorporated as a local non-profit. The Nome Community Center moved from being a solely church-operated agency to allow the organization access to more funding sources. Today Nome Community Center supports elders, families, and youth with a variety of programs designed to improve the quality of life for the residents of Nome and the Bering Strait region. Service programs provided are Food Bank/Community Garden; Boys/Girls Club; Nome Children's Home; XYZ Senior Center; Family Services; Youth Court; Alcohol Safety Action Program (ASAP); Nome Emergency Shelter Team (NEST); and, Permanent Supportive Housing/Homeless Prevention. NCC is the only agency in Nome that provides permanent supportive housing for homeless individuals in the Nome Census Area.

Nome Community Center has a staff of 15 full time employees with six part time or on call staff for the Nome Children's Home, and, 6-8 seasonal winter emergency shelter workers with an annual operating budget, primarily all grant funded, a combination of state and federal grants of approximately \$2 million. Through the administrative staff at NCC, all accounting and financial services is contracted to the Foraker Group's Shared Services that has been customized to best meet all accounting needs of NCC.

It's twelve members of the board hold positions in varying organizations in Nome, and are well-respected and represent the diversity of Nome. The NCC Board of Director meetings are held

every other month. Its executive director has over seven years of experience in managing a multitude of federal, state and foundation grants as well as fundraising for discretionary dollars for its annual program operations.

Our project development team (NCC's Executive Director Rhonda Schneider, Scott Niblack with Terra Realty & Management and Orion Construction) has considerable experience with the Low-Income Housing Tax Credit (LIHTC) funded housing projects in Alaska, including Nome. Independently, the project team members have 30+ years of experience and have worked on over 65 projects throughout the state of Alaska and has consistently completed projects on time and within budget. Orion Construction will also provide job training instruction and train unskilled individuals and provide hands on experience and temporary employment up to six months after classroom instruction is completed.

And, as a means of a net possible savings, a solar PV powered system, a 17KW grid tie PV system will be installed which includes 54 Canadian Solar, 330-Mono, 330 watt solar module which is estimated to offset at least 5% of the total annual energy load.

NCC acknowledges that as a successful applicant, NCC will: negotiate with the Commission to determine the exact award amount and period of performance agree to the Commission's standard Terms and Conditions, or negotiate minor changes on a case-by-case basis, and comply with all applicable federal, state, and local regulations.

#### **E. Partnerships and Leveraged Funds**

The final construction plans and site location selection was completed in December 2021 and an environmental review was completed on May 1, 2022. A memorandum of agreement is in place for medical and behavioral health clinicians to provide services onsite. Letters of support have been received from our community partners that includes the City of Nome Common Council and Safety Advisory Committee, Norton Sound Health Corporation, Bering Straits Regional Housing Authority, Sitnasuak Native Corporation, Kawerak, Inc., Nome Eskimo Community, Village of Solomon, King Island Native Community, and Native Village of Council (Nome based tribes).

Future work with other potential partners includes a presentation to the Sitnasauk and Bering Strait Native Corporations for funding requests and NCC inhouse staff will continue applying for grant funding to State of Alaska's CDBG and other private foundations. We have been invited to submit a full application to the Murdock Foundation.

NCC has confirmation from Senator Murkowski's office for 1.5 million in Congressionally Directed Spending funds for the project. Our funding portfolio is a mix of federal, state and foundation grants. Among them are Alaska Housing Finance Corporation, Norton Sound Economic Development Corporation, Alaska Mental Health Trust, Rasmuson Foundation, tribal corporations and local partners. To date, we have 7.8 million in commitment of funds.