

**ASSEMBLY TASK FORCE ON HOMELESSNESS
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

August 28, 2017 5:30 PM

Chambers

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes

A. Meeting Minutes August 8, 2017

IV. Agenda Topics

A. Case Study

B. Campground Options

C. Alaska Mental Health Trust Authority Update

D. Subport

E. Juneau Coalition on Housing and Homelessness Proposal

F. Garbage/Potties update

V. Public Participation on Non-Agenda Items

VI. Staff Reports

VII. Adjournment

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THE CITY AND BOROUGH OF JUNEAU, ALASKA

Meeting Minutes - August 8, 2017

I. Call to Order

Chair White called the meeting to order at 5 p.m.

Members Present: Maria Gladziszewski, Norton Gregory, Mariya Lovishchuk, JPD Chief Ed Mercer, Kenny Soloman, Bruce Van Dusen, and Debbie White.

Members Absent: None.

Staff Present: Rorie Watt, City Manager; Laurie Sica, Municipal Clerk.

Ms. White welcomed Kenny Soloman to the committee as the Downtown Business Association representative and said the he would be provided with a binder of information upon Mr. Ciambor's return.

II. Approval of Agenda

Hearing no objection, the agenda was approved.

III. Approval of Minutes

A. July 24, 2017 Task Force

Hearing no objection, the minutes of the July 24, 2017 meeting were approved as presented.

IV. Agenda Topics

A. Information Updates Requested

Mr. Watt reported:

- There are 5 current occupants at the Thane Campground, and there are 13 spaces available.
- The school district does not have any surplus lockers.
- Portable toilets rent for \$180 / month, which includes servicing 1 x a week, and each additional service is \$90.
- A 1.5 yard dumpster rents for \$225 / month, which includes 1 pickup per week.

Mr. Watt said he would like advice from the committee on whether to fund additional services from the committee, and said staff could determine the specifics. Following committee discussion and recommendation, Mr. Watt said he would follow up with KTOO to inquire about CBJ paying for an additional weekly pickup of its dumpster to assist with the burden of illegal dumping by people camping on the subport lands across the street. There was some discussion about KTOO being a lessee of the AMHT. He

would also follow up on placement of a sharps container in the area.

B. Mental Health Trust Update

Mr. Watt said there have been some organizational changes within the Alaska Mental Health Trust regarding staffing and reporting to the Board of Directors. He and Deputy Manager Mila Cosgrove would travel to Anchorage on August 14 to meet with the interim CEO to discuss several issues regarding AMHT lands in Juneau, including the sub-port camping situation, and possible placement of a portable toilet in that area. He did not believe that eviction of campers by AMHT was imminent. He will report back to the committee regarding his discussions with AMHT.

C. Permitting / Planning

Mr. Watt referred to a draft ordinance before the Planning Commission Committee of the Whole regarding inclusion of a new concept, "Essential Public Facilities," into the land use code. This would be a way to address the location of "difficult to place" facilities in the community, such as shelters, the Housing First facility and addiction clinics.

Ms. Gladziszewski said that the difficult part would be to define "essential public facility" and gave the example that Haven House was a private non-profit facility.

Mr. Watt distributed a memo from Greg Chaney, identifying city lands near a bus line that could be potentially used for campground locations. Mr. Watt also spoke about the AJ mining mill site. There was no discussion or action on this topic.

D. Data Update - Vulnerability Index Survey

Ms. Lovishchuk distributed a handout with statistics from the Vulnerability Index survey taken from Mid-April to Mid-May, 2017. 103 people were interviewed. 32 of those people will be moving in to Housing First.

The committee spoke about reaching people who were difficult to help. Mr. VanDusen said that connections must be made at the right place and time and he supported the work of an outreach coordinator that could build trust within the homeless community. Ms. Lovishchuk related an experience in which it took 5 agencies cooperation to house a chronically homeless woman with mental illness. She said this was an example of a "quality" approach, when generally there is only time for a "quantity" response. Ms. Lovishchuk distributed the Juneau Coalition on Housing and Homelessness "Principles and Strategies" document.

Mr. Gregory was concerned the committee was focusing on a short term quick fix when what was needed was a long-term solution. He said Juneau was an expensive community with a high cost of living and the committee needed to educate itself and the community on the issues. He would like to see this committee make a strong recommendation to the Assembly to create a long-term plan to end homelessness.

Mr. Watt noted that the Comprehensive Plan calls for the creation of such a plan, and he asked Ms. Lovishchuk to request that the Coalition return the "Principles and Strategies" document to the committee with costs associated with the strategies.

V. Public Participation on Non-Agenda Items

Public in attendance included Cynthia Dau, Zeke Smyth and Bruce Denton.

Mr. Smyth said that he has ten acres of property on Douglas Island near the bridge, on the bus line, above the tank farm and that he is a developer available to assist the community in creating housing, including housing for homeless persons. He is clearing land now and has built housing in the lower 48. He said he could build at a cost of less than \$110 / square foot, and was interested in purchasing additional property in the area. He said he had funds and financing and could build adequate shelter within 9 months to address the needs of the homeless. Mr. Watt took his phone number to set up a future meeting.

VI. Adjournment

There being no further business to come before the committee, the meeting was adjourned at 6:10 p.m.

Submitted by Laurie Sica, Municipal Clerk

Potential CBJ Homeless Camp Sites

SITE	ADVANTAGES	DISADVANTAGES	DISTANCE TO TRANSIT
Thane Campground Zoning RR – TPU Camping Allowed CU required for large campground	<ul style="list-style-type: none"> Developed for Campground 	<ul style="list-style-type: none"> Hazard Zone Long Distance to Transit No Facilities 	1.23 miles
Yacht Club Zoning WC – TPU no camping	<ul style="list-style-type: none"> No adjacent neighborhood Transit in region Level vacant site Some facilities potentially available 	<ul style="list-style-type: none"> Conflict with Yacht Club user groups Conflict with Harbor operations 	0.48 miles
Lemon Creek Gravel Pit Zoning I – TPU no camping	<ul style="list-style-type: none"> No adjacent neighborhood Level vacant site 	<ul style="list-style-type: none"> Conflict with Gravel Pit operations Long Distance to transit 	0.72 miles
Skateboard Park Zoning D5 – TPU no camping	<ul style="list-style-type: none"> Level vacant site Some facilities potentially available Adjacent to Transit 	<ul style="list-style-type: none"> Conflict with Skate Park user groups Adjacent residential neighborhood 	0.07 miles
Airport Tank Farm Outside of Security Fence Zoning I – TPU no camping	<ul style="list-style-type: none"> Level vacant site Near Transit 	<ul style="list-style-type: none"> Conflict with Airport operations Near residential neighborhood 	0.16 miles
Dimond Park Behind Fieldhouse Zoning D5 – TPU no camping	<ul style="list-style-type: none"> Level vacant site Transit in region Some facilities potentially available 	<ul style="list-style-type: none"> Conflict with School, Library, Pool and Sport Field user groups Adjacent residential neighborhood Forested area, may need some site preparation 	0.38 miles

Brotherhood Bridge Trail near Pedestrian Bridge Zoning D1 – TPU Camping allowed - CU	<ul style="list-style-type: none"> • Level vacant site • Transit in region • Some facilities potentially available 	<ul style="list-style-type: none"> • Conflict with School, Library, Pool and Sport Field user groups • Forested area, may need some site preparation 	0.45 miles
Cope Park Zoning D5 – TPU no camping	<ul style="list-style-type: none"> • Level vacant site • Transit in region • Some facilities potentially available 	<ul style="list-style-type: none"> • Conflict with Sport Field and Park user groups • Forested area, may need some site preparation • Adjacent residential neighborhood 	0.43 miles
Sixth Street Douglas Zoning D5 – TPU no camping	<ul style="list-style-type: none"> • Near Transit 	<ul style="list-style-type: none"> • Very Rugged Terrain – expensive to develop • Adjacent residential neighborhood 	0.20 miles
Jackie Street Zoning D15 – TPU no camping	<ul style="list-style-type: none"> • Transit in region 	<ul style="list-style-type: none"> • Forested area, will need some site preparation • Adjacent residential neighborhood 	0.39 miles
BRH Uphill Zoning RR – TPU Camping Allowed CU required for large campground	<ul style="list-style-type: none"> • Transit in region • No adjacent neighborhood 	<ul style="list-style-type: none"> • Steep forested area, will need some site preparation 	0.35 miles
Foodbank (Industrial Boulevard) Zoning I – TPU no camping	<ul style="list-style-type: none"> • No adjacent neighborhood • Level vacant site 	<ul style="list-style-type: none"> • Conflict with Foodbank operations • Long Distance to transit 	0.67 miles
Downtown Parks Ganakedaite, Museum Grassy Knoll	<ul style="list-style-type: none"> • Near services 	<ul style="list-style-type: none"> • Very small sites • Conflict with other groups, etc. 	Very near transit

Location	Pros	Cons
DTC Parking Garage	Covered Flat Easy to designate ("camping on this floor only") Adequate space Area already used by homeless Police station nearby Public transit nearby Glory Hole nearby Goldbelt already monitors the area Easy to clean	Not completely covered Limited visibility Parking lot users impacted Reduction in parking spaces downtown
Bus parking Lot by Tram	Flat Open/lots of visibility Easy to designate Adequate space Glory Hole nearby Public transit nearby Easy to clean	Inability for vehicles to be stored here Exposed to the elements/right on the Channel Not a lot of eyes on the scene Site used for snow storage
Marine View Parking Garage	Covered Flat Easy to designate ("this floor only") Adequate space Area already used by homeless Public transit nearby Glory Hole nearby Goldbelt already monitors the area Easy to clean	Not completely covered Limited visibility Parking lot users impacted Reduction in parking spaces downtown

Resources:


<http://www.kgw.com/news/local/city-eyeing-housing-homeless-in-downtown-parking-garages/47309001>
<http://www.seattletimes.com/seattle-news/eastside/desperately-needed-safe-parking-spaces-for-homeless/>
http://www.oregonlive.com/homeless/2015/11/vancouver_tries_legal_camping.html



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TO: Debbie White, Chair of Assembly Taskforce on Homelessness

DATE: August 21, 2017

FROM: Rorie Watt, P.E., City Manager 

RE: JCHH Principles and Strategies

Attached are Principles and Strategies and preliminary proposals from the Juneau Coalition on Housing and Homelessness. The proposals are NOT in priority order. A few brief notes:

1. **Scattered Site Housing:** \$175K/Year. Higher functioning individuals who could benefit from the Housing First model could be successful in scattered site housing; use of this model is an increasingly nationwide trend. While a scattered site housing program would not necessarily replace the potential need for Phase II of Housing First, the required programmatic support is significantly less expensive than new facility construction. Scattered Site Housing is appropriate for many unsheltered (but not all) individuals.
2. **ACT Team:** \$215K/Year. A beefed up Mobile Support Team (as envisioned above in Scattered Site program) is a different approach.
3. **Homeless Coordinator:** Applied for by Scott Ciambor.
4. **Warming Center:** \$75K/Year. Two issues:
 - a. **Where:** Best locations are the Salvation Army, or the DTC bus waiting area. Salvation Army has new management, an arrangement to use the facility has not been worked out.
 - b. **Volunteers:** I do not believe this will be successful if we implement a warming center and try to rely on volunteer staffing. The need is weather dependent and hard to plan around. The clientele are people who are unable to use other social services or housing programs and therefore need staff with more training and expertise, not less, hence the cost, which is based on 100 staffed nights.



Juneau Coalition on Housing and Homelessness

Principles and Strategies

Guiding Principles:

- 1. Homelessness should be rare, brief and non-recurring.**
 - a. Rare: Prevention resources must be available to prevent eviction. Diversion programming must be available to those leaving institutions such as treatment facilities or prison.
 - b. Brief: Outreach, shelter and rapid rehousing programs must be in place to minimize the amount of time any person spends without permanent housing.
 - c. Non-recurring: Supportive services must be free/affordable and accessible in-home if necessary for families and individuals who require additional behavioral health and/or financial management support. Long-term housing plans ensure needs are assessed and services assigned to maintain stable housing.
- 2. Emergency shelter is an unacceptable strategy to end homelessness.**
 - a. Homeless interventions should focus on permanent housing rather than temporary shelter.
- 3. Housing strategies are client-centered and trauma-informed.**
 - a. Substance abuse treatment and mental health services should be able to be accessed simultaneously and treated holistically by provider teams.
- 4. In order to bring homelessness in Juneau to functional zero, both short and long-term strategies must be enacted.**
 - a. While we recognize that street homelessness is dangerous for the people living outside and is concerning to our community for a variety of reasons, this situation has been decades in the making. While we urge and applaud the city's actions, we also know that progress will take time, money, training, and community support to address the complicated factors underlying homelessness.

Strategies: The opening of Juneau's Housing First Facility in September 2017 will decrease the population of unsheltered individuals living on the street. However, there will remain unsheltered homeless individuals who will not enter HF program, who experience multiple barriers, including severe mental illness, substance abuse, and safety concerns that often preclude congregate emergency shelter.

1. **Scattered Site Housing First:** This model functions much like the HF model Juneau is currently developing, however, the apartments are not congregated and services are provided via a mobile support team rather than the on-site HF provider. This model relies on: tenancy support (rental asst. for period of time, roughly 1 yr), willing landlords who understand the challenges faced by tenants, a mobile support team who will respond on the street and in the home, and a system that can absorb these temporary renters into permanent status via vouchers, low income apartments or other permanent housing options.
 - a. **Preliminary Cost Estimates:**
 - i. Tenancy support for **one** scattered site unit for one year: ~\$12,000
 - ii. Mobile Support Team: 1.0 FTE Mobile Tenancy Support/yr=\$65,000 (ability to support ~6-12 households/yr)

2. **Assertive Community Treatment (ACT) Team:** An Assertive Community Treatment team consists of a transdisciplinary team of medical, behavioral health, and rehabilitation professionals who work together to meet the intensive needs of recipients with severe and persistent mental illness. A fundamental charge of ACT is to be the first-line (and generally sole provider) of all the services that ACT recipients need. Being the single point of responsibility necessitates a higher frequency and intensity of community-based contacts, and a very low recipient-to-staff ratio. Because ACT teams often work with recipients who may passively or actively resist services, ACT teams are expected to thoughtfully carry out planned assertive engagement techniques which largely consist of rapport-building strategies, facilitating meeting basic needs, and motivational interviewing techniques. The ACT team delivers all services according to a recovery-based philosophy of care, where the team promotes self-determination, respects the recipient as expert in his or her own right, and engages peers in the process of promoting hope that the recipient can recover from mental illness and regain meaningful roles and relationships in the community.
 - a. **Preliminary Cost Estimates/year:**
 - i. .25 FTE Prescribing Clinician=\$42,550.25
 - ii. 1.0 FTE Case Manager=\$82,420.00
 - iii. .25FTE Nurse II= \$25,648.25
 - iv. Peer Support 1FTE=\$60,090.00

3. **Homeless Coordinator:** The JCHH is a voluntary body of housing and service providers who work to identify gaps and strategies for successful housing, as well as provide education to the community. As our community comes to understand that multiple levels of intervention are needed to address homelessness, collaboration between the municipality, service providers, housing providers, private market landlords and state/federal programs need to be organized and facilitated. The proposed Homeless Coordinator will streamline the work of JHCC agencies, CBJ homeless functions, and

fundes. The JHCC Coordinator will assist the JCHH agencies in developing additional interventions and securing resources including grant writing and organizing.

a. **Preliminary Cost Estimates/year:**

- i. Fully funded by AMHTA (3 yrs)

- 4. **Warming Center:** While the JCHH does not advocate establishing new emergency shelter programming, we recognize the need for live-saving interventions during the winter months when temperatures are below freezing. We recommend working with existing emergency shelter providers (TGH, AWARE and JYS) to utilize their 24-hr staffing resources to avoid creating another system of emergency shelter management. We believe that given CBJ coordination (managed by the proposed Homeless Services Coordinator), donated space (the downtown bus depot is a likely site), and a limited operation schedule, existing providers could expand their current personnel pools to provide on-call staff when the temperatures fall below a determined threshold. Existing shelter providers could invoice the city for those personnel expenses.

a. **Preliminary Cost Estimates (assuming ~100 days below freezing/yr):**

- i. Shelter Worker @ \$20/hr for 10 hr shift = \$220/night (includes two hrs OT)
- ii. \$220/night x 2 workers x 100 nights = \$44,000/yr personnel cost (may be higher depending on staff we use- may include more overtime)
- iii. 8% admin costs to providing agency
- iv. Increased liability insurance= ? city cost
- v. Janitorial= ? city cost
- vi. Cots/sleeping pads = potentially donated by Red Cross, vinyl/plastic, if purchased- Paco Pads @ ~\$230/each
- vii. If we provide blankets- laundry service @ \$150/night x 100 nights= \$15,000