

**AFFORDABLE HOUSING COMMISSION
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

March 5, 2019 5:15 PM

JEDC 612 W. Willoughby Ave.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. 022019 Minutes

IV. PUBLIC PARTICIPATION

V. AGENDA TOPICS

A. Housing Fund Projects

B. Senior Housing

VI. STAFF REPORTS

VII. NEXT MEETING DATE

VIII. ADJOURNMENT

Note: Agenda packets are available for review online at <http://www.juneau.org>.

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city_clerk@ci.juneau.ak.us

Draft

Minutes Affordable Housing Commission

Feb. 5, 2019

JEDC Boardroom

I. CALL TO ORDER.

Commissioners Present: Dave Hanna, Wayne Coogan, Kathleen Strasbaugh, Russ MacDougal, Frank Bergstrom, Tamara Rowcroft, Mandy O'Neal Cole

Commissioners Resigned/Terms Expired: HoneyBee Anderson, Margaret O'Neal

Staff Present: Scott Ciambor, Chief Housing Officer (CHO)

Rory Watt, City Manager

Assembly Liaison: Alicia Hughes Skandis

Public Present: Alan Wilson, Victor Banazak, Gwen Place

II. Approval of the Agenda

Motion to re-order agenda: Annual Report, Staff Report, Affordable Housing Commission

Russ M. moved, Wayne C. second. Motion passed.

III. Approval of Minutes

Motion to approve December minutes as written.

Russ M. moved, Tamara R. second. Motion passed.

IV. Motion to discuss annual report.

Frank B. moved, Wayne C. second. Motion passed.

Discussion: Add more content around AHC work on Housing Trust models. Group decides not to go into specifics such as cost. Amend report to include: *AHC agreed that the Housing Trust Model is worth exploring as a viable option for the CBJ.*

Motion to approve report for submission to Assembly with amendment noted above.

Tamara R moved, Russ M second. Motion passed.

V. Staff Report

CHO presented Housing Action Plan (HAP) report with updated status column and metrics added. AHC comments include: concern that CHO working too much with homelessness as opposed to affordable housing. Acknowledged that new Homelessness Coordinator will take some of these tasks, and CHO is responsible for addressing Assembly priorities, which included homelessness. Question about the appropriateness of homelessness within AHC charter. Re: HAP Chapter 4, AHC has concerns about data from permits vs. certificates of occupancy and Assessor rolls. CHO explained that the data (2017 & 2018) was derived from a process of putting together several sources, and are the best estimate possible given database limitations. AHC members reiterate that the numbers seem low and they believe they've seen more units come to market. Russ M. suggests looking into financing for small homes, 1 bd single family homes, tiny houses, because we've heard the financing is unavailable. Suggestion for subcommittee. No action taken.

Russ M question re: disposal schedule for Pederson Hill, City Manager affirms no set schedule, estimates April.

Wayne C asserts CBJ assessor database is the best way to get actual data for added/new units. CDD numbers (permit numbers) are projection. No action taken.

VI. Future of AHC

City Manager notes the Assembly is looking at AHC to assess fit, does the AHC give the Assembly needed support? With the advent of the HAP and CHO, do we still need an AHC? Re: the Juneau Housing Trust Fund, City Manager has believes that the Assembly must direct public money, cannot rely on commissions for direction, particularly when there are questions of public money supporting private development. Ultimately, What can the AHC do to make the work of the Assembly easier?

Discussion from AHC:

AHC has created milestone projects (accessory apartment program, mobile home down payment program) that took tremendous work and advocacy. These were valuable endeavors. AHC has not been about to move on the issue of public money for affordable housing that doesn't pick winners and loser in the private market.

Housing is a community priority now, in part due to the work of the commission. Raised awareness. Before AHC, there was a task force for housing in the 90s. They did good work, but much of it was lost when the task force sunsetted. Worried that could happen again with the commission. People on the commission represent expertise not necessarily found in CBJ staff/Assembly. Private and non profit development expertise can help the Assembly evaluate strengths/weaknesses of projects.

City Manager: Assembly is best served when commissions make definitive recommendations. Avoid suggestion direction for funding, avoid big policy questions that are the purview of the Assembly or other boards (like Title 49 at the Planning Commission).

Discussion from AHC: Can AHC focus on bringing the \$100-200K house development? Consensus was that it is likely not possible. Further exploration of the future of the AHC: Does expertise matter without clear direction? We repeat same arguments for multiple meetings. It is unclear whether recommendations from the AHC to the Assembly are really needed.

AHC wonders if Staff (CHO) finds this work with the commission burdensome.

CHO: Lack of focus is a persistent problem which costs CBJ time/money. Also, staff has been treated poorly when presenting/responding to the commission, makes it difficult to work with AHC. However, new CDD Director is prioritizing building bridges with private sector.

Public Comment: AHC is a neutral voice for private sector problems with CDD, but recently private developers have been going directly to CDD with better reception. Working on good relationships. Additional public comment noted it is sad that there is difficulty between staff and AHC, because housing expertise is important.

Discussion from AHC: We've discussed not being in the "referee" role between private sector and CDD. This issue continues to dominate time, but does not advance us. Instead work on developing criteria for project evaluation- put the expertise to work in service to the Assembly. Education also remains a goal for the AHC. AHC also noted there has been friction on both sides, frustration from AHC with staff mirrors staff frustration with AHC.

Motion to recommend dissolution of AHC to Assembly.

Mandy C moved, Wayne C second.

Discussion in opposition to motion: AHC recommendations, utilizing expertise, could be more useful to Assembly if Assembly provided some direction. Suggestion for quarterly meetings rather than monthly meetings. Don't want to lose momentum generated by AHC focus on housing. Education very important. Still believe AHC has role in disposition of the Juneau Housing Trust Fund. Still not getting needed data, perhaps require Needs Assessment update every two years.

Discussion in support: Concern that not all commissions really believe affordable housing is a need.

Disagreeing on fundamental reason behind commission establishment. Rebutted: Some commissions may be confusing lack of agreement with lack of concern. Communication is the key.

Motion failed. 3 in favor, 4 opposed.

New motion: The AHC should continue for 1 year, on a reduced meeting schedule, to provide recommendations on affordable housing strategies, review quarterly housing indicators for conformity with Housing Action Plan, and offer input on use of Juneau Housing Trust Funding as directed by the Assembly.

Moved by Kathleen L, Russ M. second.

Motion passed, 5 in favor, 1 opposed.

CHO working on housing indicators, likely ready in several months. Reminded AHC that the JHTF process includes staff conferring with one community member (from development, finance or lending).

Assembly Liaison: Provide recommendation (in above approved motion) in memo to HRC of the Assembly, with request for Assembly guidance re: priorities.

Question from Russ M: When is builder's forum- is this a good time for AHC retreat. Idea tabled until after Assembly action.

Public Comment: Alan Wilson from AHFC Board noted that other communities want to have commissions like CBJ AHC. Also many communities around the nation are discussing private/public partnership/funding issues. The struggle is real. Other public comment appreciated the AHC.

AHC appreciated CHO work on metric data.

Next meeting: Tues, March 4th at 5:15pm.

Motion to adjourn.

Frank B moved, Russ second.

Motion passed.

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