

Presented by: The Manager
Introduced: 04/01/2013
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2641

A Resolution Authorizing the Manager to Enter into Negotiations with the Recipient of Grant Funds Awarded by the Alaska Housing Finance Corporation through its "Region Specific – Greater Opportunities for Affordable Living Program," for the Purpose of Conveying Municipal Land to be Developed as Affordable Housing by the Recipient of the Grant.

WHEREAS, it is the policy of the City and Borough to assist in providing a variety of housing opportunities to meet the needs of its residents and to help facilitate the development of an adequate supply of affordable housing; and

WHEREAS, there is a significant shortage of affordable housing in Juneau; and

WHEREAS, the recent loss of 42 housing units in the Gastineau Apartments fire exacerbated Juneau's housing shortage; and

WHEREAS, AHFC, in an unprecedented move, has targeted funding to benefit a specific Alaskan community rather than making the funding available through statewide competition; and

WHEREAS, Juneau is to be the beneficiary of this procedural change, with AHFC announcing it will make available this year \$7.6 million to a qualifying entity for the purpose of constructing affordable housing in Juneau; and

WHEREAS, four entities have successfully completed AHFC's preliminary application process and are invited to compete for the grant funds to build affordable housing in Juneau; and

WHEREAS, it is challenging to find vacant land in Juneau, suitable for cost-effective residential development; and

WHEREAS, in May 2012, the CBJ completed the "CBJ Switzer Lands, Residential Development Study," which identified a 3.2 acre parcel of land located near the Dzantik'i Heeni Middle School, east of Renninger Street, as the site best

suitied for an initial phase of development because it is the easiest and least expensive CBJ land to develop in that area, and it offers the lowest cost per dwelling unit; and

WHEREAS, at its November 13, 2012 meeting, the Planning Commission, by motion, recommended to the Assembly that the 3.2 acre parcel of CBJ land, identified in the residential development study, be developed in the near term; and

WHEREAS, a statement of the Assembly's intent to make available its 3.2 acre parcel to the recipient of the AHFC grant funds is needed at this time so that the four qualifying entities can provide documentation of the Assembly's support in their grant applications to AHFC.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

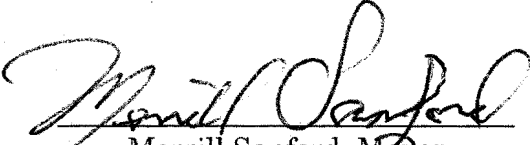
Section 1. That if the recipient of the \$7.6 million AHFC grant for construction of affordable housing in Juneau needs a site upon which to build those units, the Manager is authorized, pursuant to CBJ 53.09.260, to enter into negotiations to establish the terms and conditions for conveyance of municipal land to facilitate the development of affordable housing.

Section 2. The municipal land to be offered for conveyance encompasses approximately 3.2 acres, described as a fraction of Lot A-2, a Resubdivision of Tract A1-A, U.S. Survey 5504 and Tract B, Golden Heights Subdivision, within portions of Lot 3, U.S. Survey 5504 and U.S. Survey 3801, and is generally shown in Exhibit A.

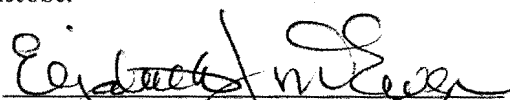
Section 3. Upon completion of the negotiations, and after review by the Planning Commission, and authorization by the Assembly by ordinance, the Manager may conclude the conveyance of the CBJ land.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 1st day of April, 2013.


Merrill Sanford, Mayor

Attest:


Elizabeth J. McEwen, Acting Clerk