

Presented by: The Manager
Introduced: 10/16/95
Drafted by: C.L.J./J.R.C.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1787

A Resolution Supporting the Donation of a Parcel of Municipal Land in the Vicinity of Dzantik'i Heeni School to Alaska Housing Development Corporation, Inc. for Construction of Low and Moderate-Income Housing.

WHEREAS, it is the policy of the City and Borough of Juneau to assist in providing a variety of housing opportunities to meet the needs of its residents and to provide an adequate supply of housing for low and moderate-income families, and

WHEREAS, there is a significant shortage of low and moderate-income housing in Juneau, and

WHEREAS, the Alaska Housing Development Corporation, Inc. (the "Housing Corporation") is a non-profit corporation established for purposes of providing low and moderate-income housing, and

WHEREAS, the Housing Corporation has established an excellent reputation for its competent management of the Gruening Park housing complex, and

WHEREAS, the Housing Corporation recently completed the sixteen-unit Ravenwood housing project ahead of schedule and under budget, and

WHEREAS, the Housing Corporation has requested an opportunity to develop plans for expanding its housing program by acquiring municipal land next to the Dzantik'i Heeni Middle School and constructing three to four eight-unit buildings to serve as low and moderate-income housing, and

WHEREAS, the Assembly Lands Committee reviewed this proposal at its meeting of August 30, 1995, and recommended approval of the disposal, and

WHEREAS, the School Board Facilities Committee examined this proposal at its meeting September 21, 1995, and recommended approval, subject to the condition that the Housing Corporation work with the School District during site development to ensure sufficient access is provided and buffer zones are developed, and

WHEREAS, a statement of Assembly support is needed at this time to allow the Housing Corporation to apply for funding to construct the first phase of new housing;

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

1. That the Manager is directed to work with the Alaska Housing Development Corporation to formulate a plan for subdividing up to fifteen acres within Lot 3, U.S. Survey 5504, in the vicinity of Dzantik'i Heeni Middle School, to accommodate the first phase of expansion of its housing expansion program which will include the development of three to four eight-plexes for low and moderate-income housing.

2. That upon review and approval of the proposed low and moderate-income housing project by the Planning Commission, the specific property boundaries will be brought to the Assembly for authorization of the necessary conveyance.

3. That the Housing Corporation will work with the School District during site development to ensure sufficient access is provided and buffer zones are developed.

4. That upon completion of planning, review, and approval by the Manager, the School District, the Planning Commission, and the Assembly as described herein, the Assembly will instruct the Manager to donate the identified lands to the Alaska Housing Development Corporation, Inc.

5. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 16th day of October, 1995.



Mayor

Attest:



Clerk

1787MR:

This resolution provides for the conveyance of up to fifteen acres of land in the vicinity of Dzantik'i Heeni School to the Alaska Housing Development Corporation, Inc. for the purpose of constructing up to thirty-two units of low and moderate-income, multi-family housing. The Housing Corporation is the non-profit sponsor of the nearby Gruening Park complex and the recently completed Ravenwood complex.

The proposed site is the same site the Assembly previously approved for conveyance to Tlingit-Haida Regional Housing Authority for development of low-income single-family houses and duplexes. Tlingit-Haida abandoned this site after topographic information revealed that development costs would be too high. Unlike the Tlingit-Haida plan to subdivide and develop individual lots, the Housing Corporation is proposing to construct multi-family units. As a result, development costs are anticipated to be significantly less than those faced by Tlingit-Haida. The Housing Corporation's proposed eight-plexes can be more readily incorporated into the existing topography to keep site development costs to a minimum.

The Assembly Lands Committee recommended approval of the disposal at its meeting on August 30, 1995. The School Board Facilities Committee discussed this issue at its meeting September 21, 1995, and indicated it does not object to the proposal as long as the Housing Corporation continues to work with the school district to ensure access and buffer issues are adequately addressed.

The Housing Corporation needs Assembly approval at this time in order to pursue its application for development funds.

Once the Housing Corporation has developed a site plan which identifies the specific land it needs for its project within the fifteen-acre study area, the Assembly will be asked to approve the specific land conveyance.

I recommend that this resolution be adopted.

CLJ/JRC/mjm

Assembly Meeting: 10/16/95