



United Human Services
of Southeast Alaska
3225 Hospital Drive, Suite 301
Juneau, AK 99801

September 22, 2020

RE: United Human Services Multi-Tenant Nonprofit Center Funding Request

Dear Co-Chairs Max Mertz and Linda Thomas and Members of the Economic Stabilization Task Force,

First, thank you for your time and commitment to Juneau's economic health. CBJ is navigating unprecedented challenges and your efforts are noted and sincerely appreciated.

On July 15, 2020, United Human Services of SE Alaska (UHS) submitted a funding request to the CBJ Assembly with a cc to the Economic Stabilization Task Force, for \$1.1M toward a total project cost of \$5.5M to construct a multi-tenant nonprofit center. On September 2, 2020, our request went before the CBJ Finance Committee. Ultimately, our request was sent back for further discussion, now scheduled for September 30. Today I send you this update in the hope that the Task Force will discuss the merits of our project proposal and provide a recommendation to the Assembly. Thank you in advance for your consideration.

Brief Review/Synopsis of the Project

United Human Services of SE Alaska (UHS) was established in 2009 and achieves our mission through co-locating social service agencies to create efficiencies that save money, increase sustainability, and build strong working relationships. Most importantly, our one-stop model decreases transportation barriers, facilitates resource connections, and ultimately, improves outcomes for our most vulnerable citizens.

In 2013, UHS took the master lease for a half-dozen social service nonprofits under one roof, a multi-tenant nonprofit center (MTNPC). The model has proved successful in many ways. Unfortunately, the current facility has critical limitations.

In December 2019, Southeast Alaska Independent Living (SAIL), on behalf of UHS, partnered with The Glory Hall (TGH) to purchase property from and adjacent to St. Vincent de Paul. Our plan is to subdivide and build two separate and complimentary buildings. Our vision is to create a campus of cohesive services to most efficiently serve our community. Toward that end, UHS chose strategic partners and services to enhance the campus and secured 10-year commitments from Alaska Legal Services; Big Brothers Big Sisters; Disability Law Center; NAMI Juneau; SAIL; and United Way of SE Alaska. Our planned facility also includes a 'Resource Room' to be staffed by rotating service providers, e.g., employment services to be provided by the Division of Vocational Rehabilitation. The property for the Southeast Services Center has been purchased outright. The project obtained a conditional use permit with unanimous support on July 14. UHS has raised just under \$600K, including approx. \$175K from the Trust and the Juneau Community Foundation.

Leveraged Economic Development

A \$1.1M investment from CBJ will leverage \$4.4M, for a total project cost of \$5.5M, primarily from sources outside of Juneau, e.g., \$1M from Rasmuson, \$350K from each Murdock and the Trust (in addition to Pre-Development funds already secured).

Economic Stimulus

The Southeast Community Services Center will create construction and development jobs to provide needed economic stimulus. The additional jobs and economic activity during this time when Juneau's economy needs a boost are another benefit of the project. Rain Coast Data conducted a study, published in February 2020, on the economic impact of the new Glory Hall. On page 3 of the report:

BENEFIT TO COMMUNITY OF JUNEAU OF CONSTRUCTION	MULTIPLIER EFFECT OF CONSTRUCTION PERIOD
Direct and indirect jobs created during construction	43
Direct and indirect wages created during construction	\$2.23 million

The cost estimate used in the study cited \$400K for land acquisition and \$3.7M for construction. Extrapolating the data for our \$5.5M project, we project 59 direct and indirect jobs will be created during construction and direct and indirect wages created during construction to be \$3.046 million.

Other Economic Impact

Most of the MTNPC tenants have a regional and/or statewide presence. SAIL, the largest tenant, for example, serves more than 1000 total individuals hailing from 18 SE Alaska communities. Many of these individuals who reside outside of Juneau use the airport, located a block from the site, to get in and out of Juneau. We anticipate an uptick in SE travelers frequenting the service center and while in town, shopping and spending money in the community and boosting the economy.

According to the Nonprofit Center Network (NCN), a consulting, training and research organization, there are approximately 570 Nonprofit Centers in Canada and the United States. In 2019, the NCN published their third study on the model. The Executive Summary concludes:

Addressing nonprofit space needs through sharing positively impacts both mission and finances. Organizations see improvements in staff morale, retention and productivity, increased programming and additional opportunities for collaboration. Most organizations also see financial savings that are reinvested in their programming. Nonprofit centers themselves are stable financial organizations, with 81% of centers breaking-even or generating a surplus. Overall, nonprofit center revenues increased while continuing to generate financial savings, primarily from reduced rental rates for tenant organizations. In addition to rent savings, sharing resources equates to time savings when tenant organizations have more of what they need at their fingertips. These financial benefits reflect how nonprofit centers enable tenant organizations to operate more efficiently and effectively, to better fulfill their missions and serve local communities.

Likely the future for our community will bring even more need for social services. And that's exactly why CBJ investment in our project, a project that will bring solutions, resources, and economic development to big problems throughout Juneau, is more critical and timelier than ever.

Attached please find a sampling of support letters from community leaders including President Peterson of CCTHITA; Mike Abbott, CEO of the Alaska Mental Health Trust Authority; former Juneau Legislator Cathy Munoz; Amy Skilbred, Reed Stoops on behalf of the Juneau Community Foundation.

Should you have questions, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,



Joan O'Keefe, Executive Director

Cc Mayor Weldon, CBJ Assembly Members, and City Manager, Rorie Watt



CENTRAL COUNCIL
Tlingit & Haida Indian Tribes of Alaska

Office of the President • Edward K. Thomas Building
9097 Glacier Highway • Juneau, Alaska 99801

September 22, 2020

RE: Support for the funding request for the Southeast Community Services Center and The Glory Hall Emergency Shelter

To Whom it May Concern:

On behalf of Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida), I write to you in support of the \$1.1M funding request to construct the Southeast Community Service Center and the \$2.3M funding request for the New Glory Hall. Placing strategic services on the same campus as the emergency shelter and across the street from St. Vincent de Paul's transitional housing and low-income senior housing is forward thinking, solution based, and ultimately, a wise investment in our community.

The Southeast Community Service Center has ten-year commitments from Alaska Legal Services; The Disability Law Center (DLC); NAMI Big Brothers Big Sisters; and Southeast Alaska Independent Living. DLC employs Juneau's Social Security/Social Security Disability Navigator and NAMI is the umbrella organization for Juneau's Suicide Prevention Coalition. These organizations provide strategic resources to our community's most vulnerable populations, including elders, people with disabilities, people currently without homes, and our most economically disadvantaged citizens.

Many who live and work in the Juneau Borough understand the important service the Glory Hall has provided to those in need. It is also understood that the need for these services have risen dramatically over the years and is likely to increase further as a result of the economic impact Covid-19 has had on the economy. The current Glory Hall has limited space and storage.

Building a new shelter, along with the Southeast Community Services Center, would greatly enhance resources for Juneau's population experiencing homelessness and other vulnerable populations.

A new building and location for the Glory Hall and Southeast Community Services Center will enable providers to create more effective programming. As a neighbor to the proposed project, Tlingit & Haida sees this development as an improvement to the community and a way to further support and lift people up, and to provide services and an environment which do not perpetuate crisis, trauma, cycle of homelessness and despair, and addiction.

For these reasons, Tlingit & Haida supports the funding requests for a New Glory Hall emergency shelter and the Southeast Community Services Center and urges your full support of both funding requests.

Sincerely,

Richard J. Peterson
President

September 21, 2020

Dear Mayor Weldon and City and Borough of Juneau Assembly Members,

For more than 25 years, the Alaska Mental Health Trust Authority (the Trust) has supported programs, services and policies that positively impact the lives of Trust beneficiaries, those Alaskans who experience a mental illness, substance abuse related disorder, traumatic brain injury, Alzheimer's disease and related dementia or developmental disabilities. The Alaska Mental Health Trust Authority provides leadership in the advocacy, planning, implementing and funding of services and programs for Trust beneficiaries.

A little over a decade ago, the Trust first embraced a Juneau-based effort to form a social service multi-tenant nonprofit center by sponsoring an initiative into the Pre-Development (Pre-D) program, housed at the Foraker Group. The Pre-D program was a funder initiative of the Trust, the Denali Commission, and Rasmuson Foundation to vet capital projects and give them the tools for success. With Trust support, the United Human Services of SE Alaska (UHS) was incorporated in 2009. To prove the model, in 2003 UHS signed a master lease to umbrella six social service nonprofits under one roof.

In December of 2019, UHS purchased property in partnership with The Glory Hall, Juneau's homeless shelter, from and adjacent to St. Vincent de Paul, with the vision of forming a campus to forever change how social services are delivered in Juneau and the surrounding area. In this new iteration, UHS sought key strategic partners to bring to the campus and secured ten-year commitments from Alaska Legal Services; The Disability Law Center; NAMI Juneau (the umbrella organization for Juneau's Suicide Prevention Coalition); Southeast Alaska Independent Living; the United Way of SE Alaska; and Big Brothers Big Sisters of Alaska. Collectively, these six organizations serve more than 500 Trust beneficiaries. Additionally, this initiative is currently working with the United States Department of Housing and Urban Development (HUD) to secure federal designation as an EnVision Center, a centralized hub that provides people with resources and support needed to excel.

The Southeast Community Services Center is a \$5.5M project. In 2019, the Trust has appropriated \$75,000 in Pre-Development support. UHS submitted a Letter of Interest to the Trust for an additional \$350,000 over two years. In response, the Trust invited a full FY21 proposal for \$150,000 and is aware of the UHS intention to apply for the balance in FY22.

In closing, The Trust encourages the City and Borough of Juneau (CBJ) strongly consider the \$1.1M request for the Southeast Community Services Center. Your partnership will leverage significant support from outside Juneau and ultimately make this worthy project a reality.

Sincerely,



Michael K. Abbott
Chief Executive Officer



September 22, 2020

Dear Mayor Weldon and City and Borough of Juneau Assembly Members,

On behalf of the Juneau Community Foundation, we urge your support of the \$1.1M funding request from the United Human Services of SE Alaska (UHS) for construction of the Southeast Community Services Center, a multi-tenant nonprofit center. UHS has secured ten-year commitments from an array of strategic partners including Alaska Legal Services, SAIL, the United Way, NAMI (and the Suicide Prevention Coalition), The Disability Law Center, and Big Brothers Big Sisters. The Southeast Community Service Center will be an integral component of a larger campus of services – adjacent to the New Glory Hall and across the street from St. Vincent de Paul's array of services, e.g., transitional housing and Smith Hall low-income senior housing.

The Foundation was established to enrich and sustain Juneau and other Southeast Alaska communities into perpetuity. From the start, our mission is to promote philanthropy and effectively respond to the needs of our community to create a healthy, safe, and culturally rich environment. Original incorporation documents were signed in December 2000 and tax-exempt status in 2005.

We have conducted listening sessions with social service agencies in Juneau for many years now during our Hope Endowment/CBJ Social Service Grant program. The need for a one-stop social service hub has been a reoccurring theme and more recently a priority of these organizations. The model of sharing efficiencies, e.g. a lobby, board room, class room, break room, so that tenants can spend less on rent and more on mission, makes a world of sense. And, as important, this one-stop hub, a recognized best practice, will decrease barriers and promote the health and well-being for community members seeking services, including some of our most vulnerable citizens.

The Southeast Community Services Center is estimated to cost \$5.5M to construct. The UHS funding request to CBJ represents 20% of the total cost and is critical to the ability of the project to leverage the \$4.4M balance, primarily from outside sources. We have recently opened a Special Project Fund to aid in the capital campaign effort. This project will also have significant economic impact during construction.

In closing, the Southeast Community Services Center is a solution-oriented, long-term investment, in Juneau's future. For these reasons, the Foundation whole-heartedly supports this project and urges CBJ support of the \$1.1M appropriation requested.

Sincerely,

A handwritten signature in dark ink, appearing to read "Amy Skilbred".

Amy Skilbred
Executive Director

- S -

Reed Stoops
Board of Directors

September 22, 2020

Mayor Beth Weldon
155 South Seward Street
Juneau, Alaska 99801

Dear Mayor Weldon and Members of the Assembly,

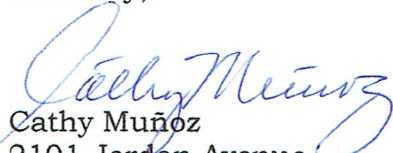
Several years ago a group of leaders from the non-profit sector brought to my attention a vision for a consolidated social services campus. Then, as now, the plan sought to bring compatible non-profit agencies under one roof to better deliver services in the most economical manner possible. From the seeds of an idea, the proposal has grown with commitments of numerous organizations, and an innovative collaboration with the Glory Hall to jointly purchase land near the St. Vincent de Paul facility.

Today, several well-established organizations have made commitments to locate operations at the multi-tenant non-profit center. They include NAMI Juneau, Southeast Alaska Independent Living (SAIL), The Disability Law Center, Alaska Legal Services, United Way of Southeast Alaska, and Big Brothers/Big Sisters of Alaska. The Glory Hall is also proceeding forward with construction of a separate shelter on the location's site.

The consolidation of agencies who serve the public in one location makes sense. Transportation, alone, can often present major obstacles for many individuals seeking help. By locating compatible services in the same location, there are opportunities to save money and better serve the public.

United Human Services Inc. is seeking \$1.1 million grant from City and Borough of Juneau to help leverage the balance of funding to make the \$5.5 million project a reality. I ask for your support of this important work, and I thank you for your service to the Juneau community.

Sincerely,



Cathy Muñoz
2101 Jordan Avenue
Juneau, Alaska 99801