

# THE GLORY HALL

247 S. Franklin St Juneau, AK 99801  
(907) 957-2885 info@feedjuneau.org www.feedjuneau.org

July 15, 2020

Mayor Beth Weldon  
Mr. Loren Jones, CBJ Assembly Finance Committee Chair

RE: New TGH Project

Mayor Weldon and Finance Committee Chair Jones,

Established in 1981, the Glory Hall (TGH) is an emergency shelter, soup kitchen, and care center and is an essential part of the Juneau Housing and Homelessness Continuum of Care, social safety net, and public safety system. We are writing to request \$2.3 million for the construction of the new Glory Hall facility to be located at Teal Street and co-located with the nonprofit center.

In addition to day shelter, night shelter, and food, TGH provides showers, laundry, short term case management, transportation assistance, social service referrals, job search assistance, clothing, basic sanitary supplies, and other services based on individual patron needs. TGH is one of the key partners in the Juneau Medical Respite Program, a partnership developed to accommodate people who are not ill enough to stay in the hospital but not well enough to be discharged to the streets. Additionally, TGH provides staffing and coordination to the Juneau Housing First Collaborative Project, a facility containing 64 units of permanent supportive housing. Phase 2 will come online in the 3<sup>rd</sup> week of August.

Prior to the pandemic, TGH was able to provide over 45,000-60,000 meals and between 9,000-11,000 safe shelter nights to people in need annually. Since the Covid pandemic, TGH capacity has been reduced by two thirds. Instead of being able to accommodate 40 people and potential overflow in the emergency shelter, we can sleep 16 individuals in accordance with CDC guidelines. Instead of being able to accommodate over 100 people in our building for Day Shelter and meals, only 23 patrons at a time can be inside. We are serving a similar number of meals as before, however, an adequate place to eat or to receive day shelter from elements, for all who need it, is not available, causing suffering and creating severe risk of exposure and hunger. The new Glory Hall facility, which can be completed within 9 months from the start of construction, would provide 40 individual sleeping spaces with potential for 12-person overflow and ability to feed individuals appropriately both inside and outside on TGH property. Space to isolate individuals and provide an opportunity to see medical and other service providers will be available.

The current TGH shelter is not accessible. People with mobility issues cannot get up to the 3<sup>rd</sup> floor. There is not a single space in the existing building that can safely accommodate current social distancing mandates. The kitchen and pantry are too small. There is not an office there a patron can meet with staff and be 6 feet away. There is not an office where staff can be within 6 feet away from one another. There is not an adequate number of showers and washing sinks. This is particularly unacceptable during the time of the pandemic. Due to design and location, the current building has significant and adverse impact on the neighborhood and on

# THE GLORY HALL

247 S. Franklin St Juneau, AK 99801  
(907) 957-2885 info@feedjuneau.org www.feedjuneau.org

downtown activities. We do not have the ability to maintain our outdoor space thus failing to provide safety for our patrons and staff.

The new Glory Hall project and social services campus has broad community support. Over \$480,000 was raised for the purchase of land, with contributions ranging from \$5-\$75,000. The project obtained conditional use permit on July 14. Additionally, during these trying economic times, the new Glory Hall and non-profit center project would not only make sure that people have access to food and shelter but would also create construction and development jobs and needed economic stimulus, as described by a study graciously completed by Raincoast Data project, pro-bono. The additional jobs and economic activity during the time when Juneau's economy needs a boost are another benefit not to be overlooked.

Concerns have been raised about relocating TGH out of Downtown to the valley. TGH has completed multiple surveys with patrons and heard repeatedly that a private sleeping space and secure belonging storage far outweighs the preference for being downtown. The approximately 8.5-mile difference between existing TGH and the new location is less important than safety and privacy.

The total cost of the new TGH building and sitework/preparation is \$4.75 million. The cost of the land has already been raised and the land purchase. The cost of the land is not reflected in the \$4.75 million figure. We have been in conversations with donors and are confident that \$2.4 million can be raised after CBJ's contribution of \$2.35 million. However, funders are hesitant to provide funding until the project has secured a significant budgetary foundation, such as the CBJ contribution.

A year around emergency shelter with space and access to robust supportive services is essential to City's ability to properly respond to emergencies. This has never been more obvious than during this pandemic. As the future looks less certain and more people may come to rely on and need social services the time to build these projects is now.

TGH is looking forward to continuing carrying out our mission of providing food, shelter, and compassion to those most in need together with our partners.

Thank you for your consideration and we are looking forward to hearing back from you.

Sincerely,

*Mariya Lovishchuk*

Mariya Lovishchuk, Executive Director

CC: CBJ Assembly, CBJ Manager, CBJ Finance Director, United Human Services Board of Director, TGH Board of Directors , Juneau Economic Stabilization Taskforce

## ATTACHMENTS:

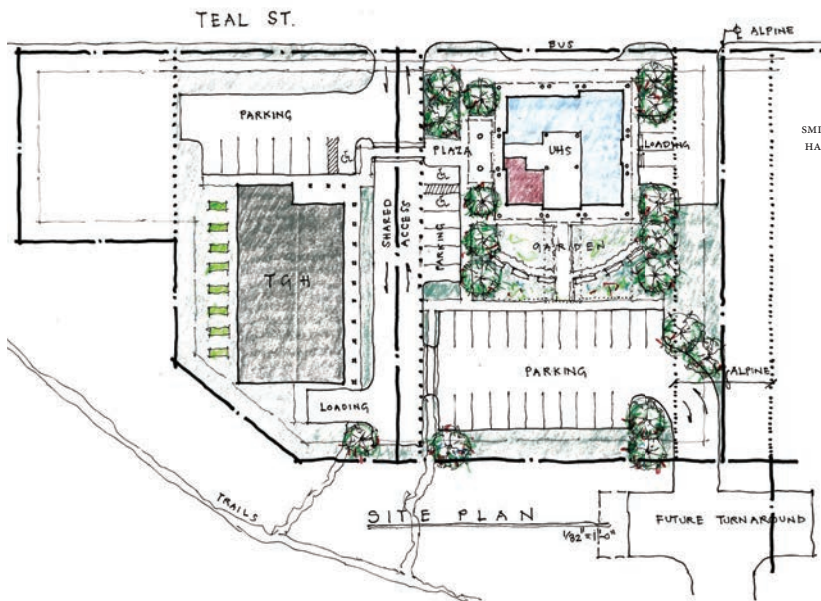
1. TGH/UHS Campus Concept (page 4)
2. New TGH Construction and Development Progress (page 6)
3. Raincoast Data Study (page 8)
4. Joint Letter to CBJ from emergency shelter providers TGH, AWARE, SVdP, Family Promise with Endorsement from Juneau Coalition on Housing and Homelessness (page 30)
5. Juneau Coalition on Housing and Homelessness Letter of Support and Prioritization (page 37)

# 1. TGH/UHS Campus Concept

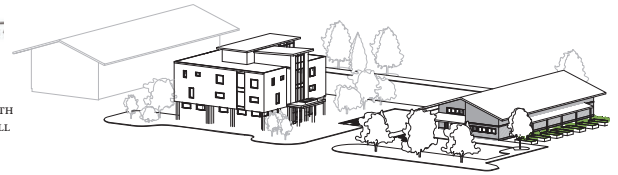


# Southeast Community Services Campus

## *Stronger Together*



*Conceptual Site Plan for SE Community Services Campus*



*Conceptual- Site Relationship*



*Conceptual- Entry Elevation  
SE Community Services Center*

A coalition of community nonprofits, in coordination with the Glory Hall (TGH), plans to develop a new social services campus adjacent to Jordan Creek and near the Juneau Airport, in the Mendenhall Valley.

The nonprofit shared building, the Southeast Community Services Center, will include individual offices for each social service agency, as well as flexible meeting and gathering spaces, also available to the community. TGH will construct a shelter, care center, and meal distribution facility.

Working together, we will have the greatest collective positive impact on the lives of elders, youth, low-income community members and people experiencing disabilities. The Southeast Community Services Center will serve our community with enhanced program coordination that is accessible, collaborative and sustainable.

The Center & new TGH facility are designed to be uplifting- a place of dignity for both our beneficiaries and employees. The campus buildings will be sited to maximize natural light, views, green space, gardens, bus access, and safe pedestrian links. The campus is ideally located in close proximity to existing resources such as Juneau Youth Services, and St. Vincent de Paul's transitional and supportive housing programs.

The Southeast Community Services Center will facilitate greater ease with on-site referrals to other social service nonprofit agencies, both in-house and campus wide. The one stop model will help more people access the services they need, increase the options available to them and result in stronger outcomes. Co-location allows the nonprofits to capitalize on individual and collective strengths, freeing up more time and resources to focus on our collective mission.

*Together,  
we have the greatest  
collective, positive impact  
on the lives  
of the people  
we serve.*

## 2. Budget Estimate and Progress

**COST**

		Notes
development/design/construction admin	190,000	architectual, engineering, construction admin
construction	4,042,500	350 per square foot, 11,000sqf, 5% contingency
accounting	20,000	estimated based on Housing First project
special inspections, permitting, surveys	55,000	estimated based on Housing First project
site prep, utilities to site, fill	420,000	estimates provided and estiamate assumptions
land acquisition	complete	land acquired
	4,727,500	number does not include land

**PROGRESS TO DATE**

Land acquired  
design team engaged  
contractor selected  
65% drawings August 1  
ROM amount obtained  
GMP August 1  
Conditional use permit July 14  
major donor conversations in progress  
land secured  
over 500,000 in local contributions raised  
Funding Sources Identified

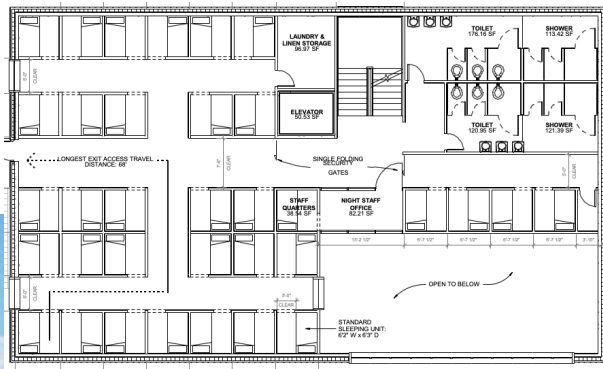
### 3. RAINCOAST DATA STUDY

February 2020

# Cost Benefit Analysis of the Proposed New Juneau Glory Hall Homeless Shelter Facility

<b>Economic Impact Analysis .....</b>	<b>1</b>
Project Description .....	1
Analysis Summary .....	2
Summary of Impacts .....	3
Potential Sale of 247 S. Franklin Street Building Impact .....	4
<i>Property Tax Collection Potential</i> .....	5
Reduced Impact on Hospital Care Services .....	6
Utility and Maintenance Costs .....	8
<i>Utility Costs</i> .....	8
<i>Avoided Maintenance Expenditures</i> .....	9
Financing .....	10
Glory Hall Construction Multiplier Effect .....	12
<i>Project Costs</i> .....	12
<i>Direct Spending Impacts</i> .....	12
<i>Secondary Effects</i> .....	13
<b>Options for Current Building if Move Takes Place .....</b>	<b>14</b>
<i>Option 1: Rent old facility</i> .....	14
<i>Option 2: Sell old facility</i> .....	14
<i>Option 3: Trade old facility</i> .....	15
<i>Option 4: Continue to use old facility</i> .....	15
<b>Social Impacts of a New Glory Hall in Juneau .....</b>	<b>16</b>
Current Limitations that will be Addressed by New Facility .....	16
<i>Building Accessibility</i> .....	16
<i>Beds, Mobility Limitations, and Privacy</i> .....	16
<i>Storage Space</i> .....	17
<i>Bathrooms</i> .....	17
<i>Safety</i> .....	17
<i>Outdoor Space and Parking</i> .....	17
<i>Creation of Coordinated Transitional Care Campus</i> .....	19

# Economic Impact Analysis



**New Glory Hall Facility:**  
Artistic rendering and drawing of proposed new facility.



## Project Description

The Glory Hall is an emergency shelter, soup kitchen, and care center established in 1982. The mission of the Glory Hall is to provide food, shelter, and compassion to those in need to help achieve well being. The Glory Hall provides more than 55,000 meals and over 11,000 safe shelter nights annually. The Glory Hall provides its patrons transportation assistance, social services referrals, limited case management, assistance with housing searches, laundry, showers, and other assistance.

The Glory Hall has operated out of its current 247 S. Franklin Street location since the early 1990s, a location that has become increasingly limited in its ability to fully serve those experiencing homelessness and hunger in Juneau. The three-story structure, built in 1991, is 5,633 square feet and located on a 3,196 square foot lot. In order to better meet the needs of its patrons, the Glory Hall board is exploring a move out of downtown Juneau. The proposed new facility would be located near the intersection of Teal Street and Alpine Avenue between the Nugget Mall and the Juneau Airport. The plan is to construct a new building that is approximately 10,000 square feet on a lot that is just over 25,000 square feet.

## Analysis Summary

The economic impact analysis for this project was prepared by Rain Coast Data. This analysis considers most reasonable project costs, monetizable benefits, along with social benefits. Table 1 summarizes the costs and benefits.

The fully loaded costs of land acquisition, building construction, moving, and year one of operating costs are estimated at \$5 million dollars. This includes a land acquisition cost of \$400,000, \$3.7 million in construction, \$853,000 in estimated additional building/land/furnishings/moving costs, and annual facility costs (maintenance, utilities) of \$57,000.

The most significant impacts of this project are its positive social impacts, for which it is more difficult to calculate a dollar value. Patrons will be served by a significantly larger facility equipped with individual micro-rooms, rather than shared, crowded dorm rooms with bunk beds and no storage space. Single level beds and an elevator will make the facility accessible for those with disabilities (which it currently is not). The number of toilets will increase by 75%. A landscaped outdoor area, complete with a garden, will allow patrons a safe, welcoming environment outside the facility; along with parking for those donating food, supplies, or services. Significantly, the planned location — along with planned moves by other social service organizations — will create an extensive Coordinated Transitional Care Campus. The shelter would join 50 existing transitional housing and low-income senior housing units operated by St. Vincent De Paul, along with many existing services like transitional services, cold weather shelter, and more. The proposed location is a block away from a bus stop.

The potential sale or lease price for the current building are unknown at this time. A full valuation has not been developed to fully understand the real estate value. The cost of renovating the building to be attractive to a tenant or a buyer could be significant.

Should the building be sold, the City and Borough of Juneau (CBJ) would likely bring in an estimated \$8,300 annually in new property tax dollars — assuming the building is sold to a for-profit organization or private owner — as the Glory Hall property is exempt from these taxes. A move to the new building would also likely save the CBJ at least \$175,500 annually in hospital stays and recuperative costs, as homeless individuals will be able to return to the shelter to recuperate, rather than continuing to stay at the hospital or moving to a municipally funded hotel room.

The total economic impacts from construction spending, including multiplier effects, would add \$5.4 million to the Juneau economy. This aggregate, one-time impact during the construction phase includes a projected \$2.2 million in earnings associated with 43 jobs (directly and indirectly) generated by the project.



## Summary of Impacts

The costs and benefits analyzed in this paper are summarized below. Each impact is discussed at greater length in the document.

**Table 1:**  
**Summary of Estimate Costs/Benefits Associated with Moving to New Glory Hall Facility**

NEW GLORY HALL PROJECT ELEMENTS		ESTIMATED COSTS
Land Acquisition Costs		\$400,000
Construction Costs		\$3,700,000
Additional Costs Associated with the Move/New Building		(unknown, estimated at 23%) \$853,000
Annual Facility Costs (maintenance, utilities)		unknown, estimated \$57,000
<b>Total Costs</b>		<b>\$5.0 million</b>
CURRENT BUILDING COSTS		ANNUAL COSTS
Annual Facility Costs (Note: will be similar in new building)		<b>\$56,700</b>
POTENTIAL ECONOMIC IMPACTS OF MOVE		PROJECTED SAVINGS/IMPACTS
SAVINGS TO THE CITY AND BOROUGH OF JUNEAU		POTENTIAL ANNUAL BENEFIT TO CITY
Ability to collect property tax on 247 S Franklin		estimated \$8,300
Reduction of hospital stay days		estimated, at least \$175,500
<b>Total CBJ Annual Benefit of Move</b>		<b>\$183,800</b>
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
<b>Total Economic Impact of Construction Phase</b>		<b>\$5.4 million</b>
SOCIAL IMPACTS OF PROJECT	Description of planned changes in new facility	
Building and bed accessibility	Single level beds and elevator for those with mobility challenges. Beds in current building are up stairs and in bunks.	
Privacy	40 private micro-rooms replace crowded dorms, allowing the shelter to better serve special populations, including youth and those with physical or mental health conditions.	
Sufficient bathrooms	Toilets increase by 75% (8 to 14)	
Secure storage	Storage space included in new building. Current building has none.	
Outdoor space and parking	Ample area to enjoy garden and outdoors. Convenient parking.	
Safety	Staff and patrons face threats directly outside the current building. New building will have secure outside space. Building will meet all safety codes.	
Coordinated Transitional Care Campus created	Shelter will be adjacent to emergency cold weather shelter, transitional & senior housing, homeless support services, SAIL, United Human Services, St. Vincent de Paul, Alaska Legal Services, Disability Law Center, transportation. More additions/services are being discussed.	



## Potential Sale of 247 S. Franklin Street Building Impact

The Glory Hall owns the current homeless shelter at 247 South Franklin Street. If that building is sold the proceeds would accrue back to the Glory Hall and can be applied to operation costs of the organization. Because the property is property tax exempt, there has been no assessment to determine its value.

The Glory Hall building, constructed in 1991, is 5,633 square feet and sits on a 3,196 square foot lot.<sup>1</sup> A sales valuation is needed to determine the correct value. The structure is currently insured for \$1.5 million. In lieu of a building valuation, this figure is often used as a proxy. Another method to look at similar buildings located in close proximity. The Filipino Community Hall is located next to the Glory Hall. The Filipino Hall was renovated and largely rebuilt in 1983 and is assessed at \$1.87 million. It is larger at 8,616 square feet and the lot is significantly larger, at 12,831 square feet. On the other side of the Glory Hall is the Decker Building. Is is 4,800 square feet, and assessed at \$1.27 million. If these assessment values were recalculated to apply to the Glory Hall, the result would be significantly lower than the insured replacement value.<sup>2</sup>

There are other factors that can be considered when estimating building value. Because the property is closely located near the disembarkation of several cruise ship docks, and cruise ship tourism has been growing significantly in recent years, there may be a willingness to spend more to purchase the property. On the other hand, a well maintained similarly sized property on Seward Street has now been on the market for more than 1,400 days (as of November 11th, 2019) and is priced at \$650,000.<sup>3</sup> Glory Hall administrators should also prepare for the potential that a viable sale might not occur quickly.

---

<sup>1</sup> Juneau Assessor Database

<sup>2</sup> Other buildings of a similar size in the area have a much higher value. The building at 383 S Franklin was built in 1998, and has a similar number of square feet, but triple the lot size. It is assessed at \$2.8 million. But it has been developed to maximize retail sales to tourists. The current homeless shelter would have to be completely remodeled to have a similar appeal. The Elks Club at 109 Franklin is currently for sale. Using the parameters of that listed price, and applied to The Glory Hall, the price would be much lower than the estimate developed here. However, this is a 1908 building - although, unlike the Glory Hall, it does have an elevator.

<sup>3</sup> A 16,000 square foot building on Franklin has been on the market for nearly 500 days, and is listed for \$1.56 million.

## Property Tax Collection Potential

If 247 South Franklin is sold, in addition to generating money to defray costs of operating a new Glory Hall, CBJ will be able to collect property tax on this location. The building could bring in an estimated \$8,300 in its first year in with a private owner. Applying the Anchorage CPI to the property value and the current CBJ mill rate, in 20 years CBJ will potentially collect \$206,648 in property tax if the current Glory Hall building is sold to a tax payer.<sup>4</sup>

**Table 2: Projected Property Tax Rent Advantage: 2023 to 2042**

Year new Glory Hall is Completed	Year	Annual Property Tax Revenues from 247 South Franklin Property
1	2023	\$8,300
2	2024	\$8,498
3	2025	\$8,700
4	2026	\$8,908
5	2027	\$9,120
6	2028	\$9,337
7	2029	\$9,560
8	2030	\$9,788
9	2031	\$10,021
10	2032	\$10,260
11	2033	\$10,504
12	2034	\$10,754
13	2035	\$11,011
14	2036	\$11,273
15	2037	\$11,542
16	2038	\$11,817
17	2039	\$12,098
18	2040	\$12,386
19	2041	\$12,682
20	2042	\$12,984
<b>20 year total</b>	<b>Total</b>	<b>\$209,541</b>

<sup>4</sup> This assumes the value of the property continues to increase over time.

## Reduced Impact on Hospital Care Services

One of the most significant economic impacts of the change of facility will be reduced costs for Bartlett Regional Hospital. In 2019, Bartlett Hospital provided inpatient services to approximately 100 homeless individuals.<sup>5</sup>

Because the current set up of the Glory Hall includes shared dormitories and bunk beds located on the upper floors of the facility, without elevator access, and limited parking options, it is not a location that is conducive to medical respite. According to Glory Hall Director Mariya Lovishchuck, she frequently receives calls from the hospital asking if a patron can recover at the shelter. While she has always said no in the past, the new facility will permit her to take in patrons who can recover from medical issues in an accessible private room.

In the past, the hospital has had two choices: send the patient to stay at a hotel through a Juneau respite program administered by the Juneau Economic Development Council (JEDC), or keep the individual in the hospital for several days longer. There are various factors that impact the choice between these two scenarios, but in both cases the City and Borough of Juneau (CBJ) is responsible for the costs (the hospital is municipally run).

The Juneau Medical Respite Program is administered by JEDC and operated by the Glory Hall (TGH) and Bartlett Regional Hospital (BRH). The BRH staff assesses the individual, refers to the program, makes arrangements for them by booking a taxi and finding and booking a hotel room, which sometimes is not available. Staff time is spent making these arrangements. BRH staff coordinates with TGH and JEDC staff. JEDC pays the hotel, taxi, and provides accounting and reporting on the funds.

The last full year of data is 2018, which shows that this program provided 62 nights of lodging at cost of \$4,500. Only a portion of homeless patrons are able to make use of this option. Hospital officials do not always feel comfortable releasing a patient on their own to a hotel room, where they could be too isolated, or, conversely, have too much company. Jeanette Lacey, Director of Case Management Bartlett Regional Hospital says, “We will be able make more referrals to the Glory Hall than we can to the hotels with the space more regulated than the hotel.”

While the hospital does track “potentially avoidable days” it has not, historically, linked these to homelessness. It is therefore difficult to estimate the total savings the CBJ would see by the change to the new facility, but several assumptions can be made:

---

<sup>5</sup> Personal communication with Jeanette Lacey, Director of Case Management Bartlett Regional Hospital: “We identified 91 inpatients with the homeless code attached January 1- November 15, 2019.”

- The typical cost associated with a day long stay at Bartlett is between \$3,000 and \$4,000.<sup>6</sup> So for every patient that stays a day longer than they would if they had a place to go, Bartlett is potentially absorbing \$3,500 in non-recoverable costs.
- National studies show that homeless individuals remain in the hospital for four days longer than the non-homeless.<sup>7</sup>
- According to Ms. Lovishchuck, she is receiving at least one to two calls a month making this request.<sup>8</sup>

Assuming that this means 19 calls per year, using the \$3,000 cost level, and assuming patients stayed an extra three days, that is an estimated \$171,000 annually in addition to the respite costs that the CBJ currently is absorbing that will no longer be necessary in the future.<sup>9</sup>

There are also several costs that accrue to the Glory Hall for this respite care program beyond the estimate above. The Glory Hall staff help with transport between the hospital and the hotel, if they can, and bring two to three meals per day to the person in medical respite. The Glory Hall staff checks up on individuals in hotel respite, and notify Bartlett Regional Hospital case management if something is not going well. The the costs for meals, transportation, and staff time that would be save by the Glory Hall directly were not analyzed as part of this study, according to Glory Hall Director Mariya Lovishchuck, “It would be a lot simpler and cost effective if the person was just discharged to the Glory Hall.” The new Glory Hall building would make this possible.

---

<sup>6</sup> Personal communication with Jeanette Lacey.

<sup>7</sup> Personal communication with Glory Hall Director Mariya Lovishchuck

<sup>8</sup> Hospitals tackling homelessness to bring down costs. Health Care Dive. 2018. <https://www.healthcaredive.com/news/hospitals-tackling-homelessness-to-bring-down-costs/510631/>

<sup>9</sup> This is a conservative approach. Multiplying the 100 known homeless to have hospital stays this year, multiplied by average four day extra stay, multiplied by the \$3,500 average day rate is \$1.4 million annually.

## Utility and Maintenance Costs

One of the considerations of constructing a new Glory Hall building is that it will be more cost-effective to maintain, saving the homeless shelter money over the long run. Energy efficiency measures in a new building would reduce energy and other utilities costs per square foot. However, because the new building will be significantly larger than the current Glory Hall building, total costs will not decrease due to these efficiencies, but remain relatively stable. The table below examines the current costs per square foot of the existing Glory Hall structure and compares them with the projected costs for energy, utilities, and maintenance/repair costs.

**Table 3:**  
**Estimated Facility Costs: Current Glory Hall Versus New Glory Hall<sup>10</sup>**

Description	Current Glory Hall Costs 2018	Current Glory Hall Costs per Square Foot	New Glory Hall Estimated Costs Year One	New Glory Hall Estimated Costs per Square Foot
Propane	\$1,714	\$0.30	\$1,714	\$0.17
Electricity	\$17,603	\$3.13	\$19,700	\$1.97
Water/Sewer	\$17,659	\$3.13	\$17,659	\$1.77
Garbage	\$6,722	\$1.19	\$6,000	\$0.60
Maintenance/Repairs	\$13,000	\$2.31	\$12,000	\$1.20
<b>Annual Operating Cost</b>	<b>\$56,697</b>	<b>\$10.07</b>	<b>\$57,072</b>	<b>\$5.71</b>

### Utility Costs

According to the estimates in the above table, the per square foot energy costs are expected to decrease by 37% over the existing Glory Hall. However, since the new building will be significantly larger, total energy costs will increase by nearly \$2,100 in the first year of the project. Water, sewage, and garbage<sup>11</sup> costs are expected to remain relatively flat in the new space, as these are metered costs. Total usage of these items is not expected to change with a larger building as it will be serving a similar number of individuals. As a whole these costs are expected to decrease by 43% per square foot in a new Glory Hall building, in contrast to the current Glory Hall.<sup>12</sup>

<sup>10</sup> The utility costs per square foot are taken from estimates developed for the proposed new city hall, and the existing Glory Hall usage.

<sup>11</sup> Garbage costs could decrease, as the Glory Hall plans to compost more waste for use in the planned garden.

<sup>12</sup> The total operating cost of the Glory Hall is approximately \$675,000 annually. This cost is expected to be the same in both locations.

## ***Avoided Maintenance Expenditures***

It is tricky to estimate the maintenance costs that will be avoided by moving from a 30-year-old structure into a brand new building. Based on the size of the current building, and heavy use of the structure, the maintenance costs should be approximately \$7 per square foot. However, the Glory Hall is currently spending less than that.<sup>13</sup> In other words, the homeless shelter should be spending approximately \$40,000 annually on maintenance. “We have not had a lot of recent upgrades in the last four years, unfortunately.” notes Glory Hall Director Mariya Lovishchuck, although extensive work was done on the building in the years prior to that, she said:

In 2009 bathrooms in the dorms and the kitchen were remodeled. in 2010, TGH got a new 25 year roof. In 2009, 2010, and 2011 work occurred to stabilize the sliding hillside in the back of the Glory Hall and resolve issues with water seeping into the building. About 2012, the entire building was resided, weatherized/insulated, the boiler was replaced to all electric, windows and doors were replaced, as well as other weatherization improvements took place, such as new electrical panel and a service upgrade. Appliances are switched out about every 3-5 years depending on use. In 2015 a flood caused by a frozen pipe occurred and the building was torn down to the studs and rebuilt. This included all new lighting, sprinkler system, alarm system, Sheetrock, insulation, flooring etc. The facility is periodically repainted, with patron labor and often donated paint.

On one hand, the Glory Hall is not currently spending a significant number of dollars on maintenance, so the savings of moving to a building that will require less upkeep will be minimal. On the other hand, necessary maintenance can only be deferred for so long before repairs become absolutely necessary, and funds must be allocated.<sup>14</sup>

---

<sup>13</sup> Maintenance costs for the current CBJ city hall are used to estimate needed maintenance per square foot.

<sup>14</sup> Assuming that deferred maintenance costs accumulate at a rate of \$20,000 per year in the current building (above and beyond what would be needed in new building, due to it being a new construction), after 20 years, the organization would have to pay an additional \$672,885 into the current building (adjusted for projected inflation).

## Financing

While financing for a new building usually includes a detailed bond amortization schedule, along with the interest on the bond debt service costs, in this case the Glory Hall leadership has made it clear that carrying any financing costs will be very difficult, due to the cash poor position of the non-profit.

According to Glory Hall Director Mariya Lovishchuck:

The Glory Hall does not have the ability to borrow money. The Glory Hall relies on grants and donations from the public to operate. Every year, the Glory Hall collects just enough or less than enough revenue to actually operate and in the last three years, we have been covering the difference between revenue and expense by dipping into the reserves. TGH used to have 9 months of operating reserves and we are not down to about four months. In light of this, there is no way that TGH can feel comfortable making any kind of regular loan payments and interest. There is no realistic pro-forma we can come up with in which revenues cover the additional cost of making payments on anything we borrow and the interest.<sup>15</sup>

While there are disadvantages to not being able to finance a new building and having to rely fully on cash on hand through charitable contributions and grants to pay for the structure — it also represents an opportunity for savings. The scenario on the following page explores a loan with a 3.92% interest rate for 100% of the building cost of \$3.7 million in construction and materials, and an additional \$853K in building related costs (excluding land costs). If the loan were to repaid over 20 years, the fully loaded cost of a financed project under this scenario, would cost \$6.56 million, including payment of interest.

In other words, by not choosing to finance, the shelter will achieve a “savings” of approximately \$2 million in interest under this scenario — \$100,700 in annual interest payments — that it will not have to raise at a later date.

Finally, it is demonstrably easier for nonprofits like homeless shelters to fund raise for capital costs, such as a new building, rather than operating costs — or the costs involved in paying off a loan — not least of which is the fact that capital costs can qualify for more, and larger, grant opportunities.

---

<sup>15</sup> Personal communication, November 5th, 2019.

**Table 4: The Cost of Financing 2023 to 2042**

Year new Glory Hall is Completed	Year	Annual financing payments at an interest rate of 3.92%
1	2023	\$327,396
2	2024	\$327,396
3	2025	\$327,396
4	2026	\$327,396
5	2027	\$327,396
6	2028	\$327,396
7	2029	\$327,396
8	2030	\$327,396
9	2031	\$327,396
10	2032	\$327,396
11	2033	\$327,396
12	2034	\$327,396
13	2035	\$327,396
14	2036	\$327,396
15	2037	\$327,396
16	2038	\$327,396
17	2039	\$327,396
18	2040	\$327,396
19	2041	\$327,396
20	2042	\$327,396
<b>20 year total</b>	<b>Total</b>	<b>\$6,547,920</b>
<b>Cost of Financing /Interest</b>		<b>\$2,014,074</b>



## Glory Hall Construction Multiplier Effect<sup>16</sup>

The new Glory Hall will begin to have a local economic impact as soon as work on the building begins. One way to calculate a cost-benefit analysis is to look only at direct costs and savings, and to compare these over an extended period. Another is to consider short-term spending and multiplier effects expected during design and construction of a project. The infusion of a project of this size into the local economy will have significant secondary benefits during development and construction. The project is expected to create 43 full-time jobs with \$2.2 million in associated payroll during the construction phase of the municipal facility. This includes direct, indirect, and induced jobs.

### Project Costs

The fully loaded project cost to develop the new Glory Hall is budgeted at \$4.5 million.

**Table 5: New City Hall Construction Cost Estimates<sup>17</sup>**

Cost Category	Cost
Construction Costs Expended Locally (direct, estimated)	\$3,700,000
Additional Local Costs: Design Services, Overhead and Management, Contingency, Connection Fees (AEL&P, Telecommunications), moving costs, Inspections, Permits, Equipment, etc.	\$853,846
<b>Total Dollars to be Spent Locally</b>	<b>\$4,533,846</b>

### Direct Spending Impacts

Based on the final-demand RIMS II modeling, the construction process will generate 27 direct full time jobs. These workers are expected to earn \$1.65 million in wages during the construction and pre-construction period. Generally, these will be highly paid jobs. An additional \$2.2 million in direct output will be created by the spending of project dollars in the community.

<sup>16</sup> The project will generate the following types of economic benefits in the regional economy: **Direct Effects.** Direct benefits relate to: a) the short-term business activity of general contractors involved in the project construction, and b) the ongoing business activity of retailers and other firms involved in the development of the project. **Secondary Effects,** including indirect and induced effects: **Indirect Effects.** Indirect effects will result when local firms directly benefiting from the project in turn purchase materials, supplies or services from other firms. **Induced Effects.** Induced benefits relate to the consumption spending of employees of firms that are directly or indirectly affected by the project. These would include all of the goods and services normally associated with household consumption (e.g., housing, retail purchases, local services, etc.). The analysis quantifies the above benefits in terms of the following measures: **Total industry output** – the increase in gross industry receipts, representing the total economic activity generated by the project; **Employment** – Expressed as new full-time equivalent (FTE) jobs; and **Labor Income** – Payroll and benefits associated with the created jobs, along with additional proprietor income (payments received by self-employed individuals and unincorporated business owners).

<sup>17</sup> The estimated 23% in additional local costs include design services, special inspections, construction management, permits, AELP, ACS, and GCI connection fees, furnishings and equipment, project contingency, moving expenses, landscaping, etc. These costs are often 30% of construction costs. A lower percentage was estimated for the purposes of this project.

## Secondary Effects

A total of 16 secondary (induced and indirect) jobs with employment earnings of \$572,000 will be created during the project's construction and design phases. Spending in Juneau would increase by nearly one million as the construction-related dollars circulate through the community.

**Table 6: The Economic Impact of Locally Spent Dollars  
for a New City Hall Construction Project in Juneau**

Cost Category	Direct Effects	Secondary Effects	Total Effects
Employment Impact	27 jobs	16 jobs	<b>43 jobs</b>
Total Wages Impact (in millions)	\$1.65	\$0.572	<b>\$2.23</b>
Additional Local Spending Impact (in millions)	\$2.2	\$0.96	<b>\$3.2</b>
<b>Total Economic Impact of Funds Spent in Juneau (in millions)</b>	<b>\$3.85</b>	<b>\$1.53</b>	<b>\$5.39</b>

**Source:** Bureau of Economic Analysis Type II RIMS multipliers for Juneau. Produced by the Regional Product Division. Analysis by Rain Coast Data.

## Options for Current Building if Move Takes Place

Should the Glory Hall move to a new location, four options will exist for managing the existing structure: sell, rent, trade, or continue to use. These options are explored below.

### Option 1: Rent old facility

South Franklin Street is located within the heart of Juneau's tourist district. With 1.4 million cruise ship tourists expected to move through Juneau's downtown shopping corridor next summer, there may be interest in renting the 247 S Franklin property. While high quality gift shop type facilities can expect to receive approximately \$2.50 per square foot for rent near that location, the building is not currently optimized as a gift shop. Moreover, this type of tenant would likely be only interested in the first floor. It would be a very unusual tenant who would want to rent the entire structure as is. This means The Glory Hall would have to invest a significant money into the structure to update and subdivide the property into a rental of the upper floors and a street level unit, and even then it might be difficult to find a tenant. The Decker building gift shop rentals, that are located next to the existing Glory Hall, remained vacant last summer. The Triangle Building, which used to house Hearthside Books and Annie Kale's, is now completely without tenants. Moreover, the Archipelago property that is currently being upgraded (next to the library) will include new, high-quality rental units designed as tourist retail establishments, which could make it more difficult to compete for potential tenants. Finally, the cost of maintaining the building to the level required to charge a market rental rate is likely to absorb a significant amount of any revenue stream the building would generate.

- **Cost to upgrade building to prepare for the rental market:** unknown, but significant.
- **Cost to maintain building to the standards of the rental market:** Unknown, but assume at least \$40,000 annually.
- **Potential annual rent after upgrades:** First floor, \$4,500 per month (in the summer), upper floors, unknown. If the entire building were successfully rented seven months of the year, the total annual revenue could be \$45,500 annually.<sup>18</sup>

### Option 2: Sell old facility

A second option is to sell the old facility. While an official valuation has not been completed, an assessed value could range from three-quarters of a million upwards, and a sales price could be even higher. However, it is unclear how long it would take to sell at that price given that the building is not optimized for use the visitor retail establishment. A similar sized structure at a similar price on Seward Street has been on the market for more than four years. However, given that South Franklin is closer to the heart of Juneau's cruise ship foot traffic, it could be a more desirable opportunity in the short term. The Glory Hall could be expected to make

---

<sup>18</sup> Analysis assumes first floor is rented at top market rate value, with a much lower rate for the upper two floors.

improvements and/or changes to the building as a condition of the sale, which would decrease the total dollars being returned to The Glory Hall.

- **Cost to upgrade building to prepare for sale:** unknown.
- **Potential sales value:** unknown

### ***Option 3: Trade old facility***

Because The Glory Hall does not plan to finance the new building, this opens up several interesting opportunities for the organization. While it is difficult to raise funds for operating costs, capital costs are easier, thanks to more grant opportunities and other factors. Because of this, The Glory Hall can use the current building to barter for future operating costs. For example, if the building was “traded” to the City and Borough of Juneau, The Glory Hall could request an increase in the utility waiver as well as other operating assistance (an equivalent trade). There are likely other creative scenarios that The Glory Hall board can and should consider.

### ***Option 4: Continue to use old facility***

The final option would be to continue to use the old facility, following the move to the new location. This appears to be the least financially feasible opportunity. The Glory Hall would not benefit from a sale, a trade, or a rental income, but would still be saddled with meeting the operating cost requirements of the older building, in addition to the new facility.

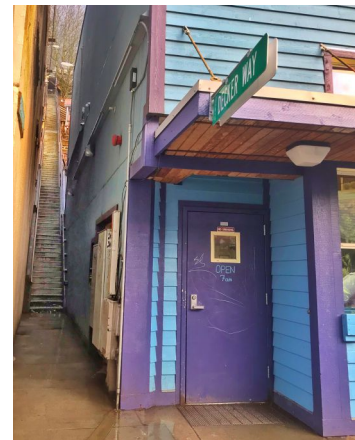
# Social Impacts of a New Glory Hall in Juneau

Not all of the considerations to move the Glory Hall to a new space are financial ones. The most significant benefits of the new facility are more difficult to measure on an economic scale. Because the building will be nearly twice as large as the current facility and designed to meet the needs of the population it will serve, the New Glory Hall will be able to provide better, more efficient services for homeless individuals. The new building will include improvements such as private sleeping areas, secure storage, space for patrons to meet with service providers, and safe access to the outdoors. The mission of the Glory Hall is to provide food, shelter, and compassion to those in need to help achieve well-being. Building improvements that will improve well-being are explored below.

## Current Limitations that will be Addressed by New Facility

### Building Accessibility

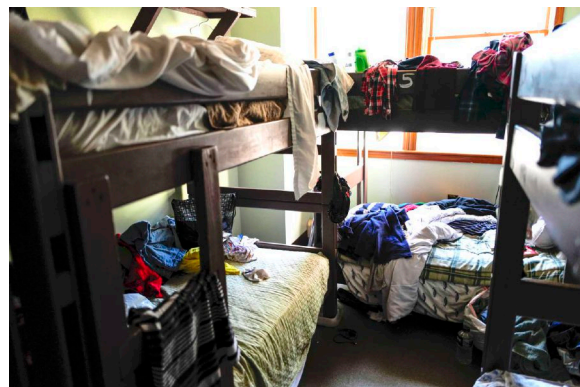
The downtown emergency shelter is located on the third floor and is not accessible by an elevator. Individuals with mobility issues cannot access this level of the shelter and are accommodated on the second floor, which presents challenges. A steep narrow outdoor staircase has been used to move those in need of medical assistance out of the facility, but it is not considered safe. The new building will be handicap accessible and accommodate patrons across the mobility spectrum.



Glory Hall entry and staircase

### Beds, Mobility Limitations, and Privacy

Despite limited space, the current shelter is equipped with 40 beds, which are organized in bunks, as seen in the photo on the right. There are 20 bottom bunk spaces. When the shelter is full or over capacity, individuals with varying levels of disability must decide who will sleep on the bottom bunk. The new building will have 40 individual sleeping rooms with single level beds, all of which are accessible, and will provide privacy and additional security at night. The private rooms will also allow younger homeless a safe emergency shelter option. The Juneau Youth Service youth emergency shelter closed in 2019, leaving no sheltering options for homeless youth. Finally, individuals who have PTSD, such as veterans, or individuals with other mental health conditions that require privacy will have their sheltering needs met.



Glory Hall bunkbeds in shared room  
Photo by Michael Penn



## Storage Space

The square footage of the current Glory Hall building is fully utilized for sleeping and eating, leaving no room for storage of patrons' belongings or for program belongings. Despite often being in transitional situations, individuals must bring their belongings with them as they conduct their activities outside the center. The new facility will offer storage space for both patrons and for staff. While unmeasured in this analysis, there is a financial impact to not having storage. Without storage, patrons "are constantly losing their ID, medications, warm clothes, shoes, other necessary items," says Glory Hall Director Mariya Lovishchuck, and these items must be replaced at a cost.

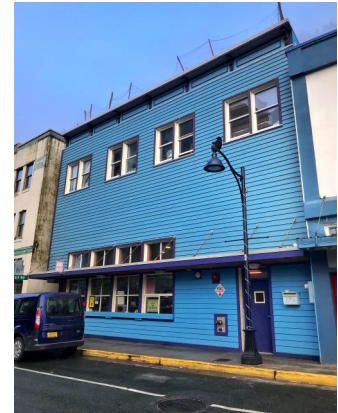
## Bathrooms

The current Glory Hall has six bathrooms and eight total toilets, which are not adequate for serving the overnight and walk-in population the facility when it is at capacity. Nor are all existing toilets accessible. The new facility will have 14 toilets.

## Safety

There is no space around the perimeter of the current building to support patron and staff security. Once a shelter patron steps outside, they are immediately in public space of Franklin Street, an environment often not conducive to recovery or well-being. Glory Hall staff and patrons have seen an increasing number of physical threats made towards them directly outside the current building.

Moreover, the new building will meet all code requirements, improving the facility safety for patrons. According to Lovishchuck, "We are currently barely complying with code on the 3rd floor."



Street view of the Glory Hall

## Outdoor Space and Parking

The lot of the current Glory Hall only accommodates the footprint of the current building and is 3,196 square feet. The new shelter will have a lot that is more than 25,000 square feet - approximately eight times larger than the lot of the current facility.

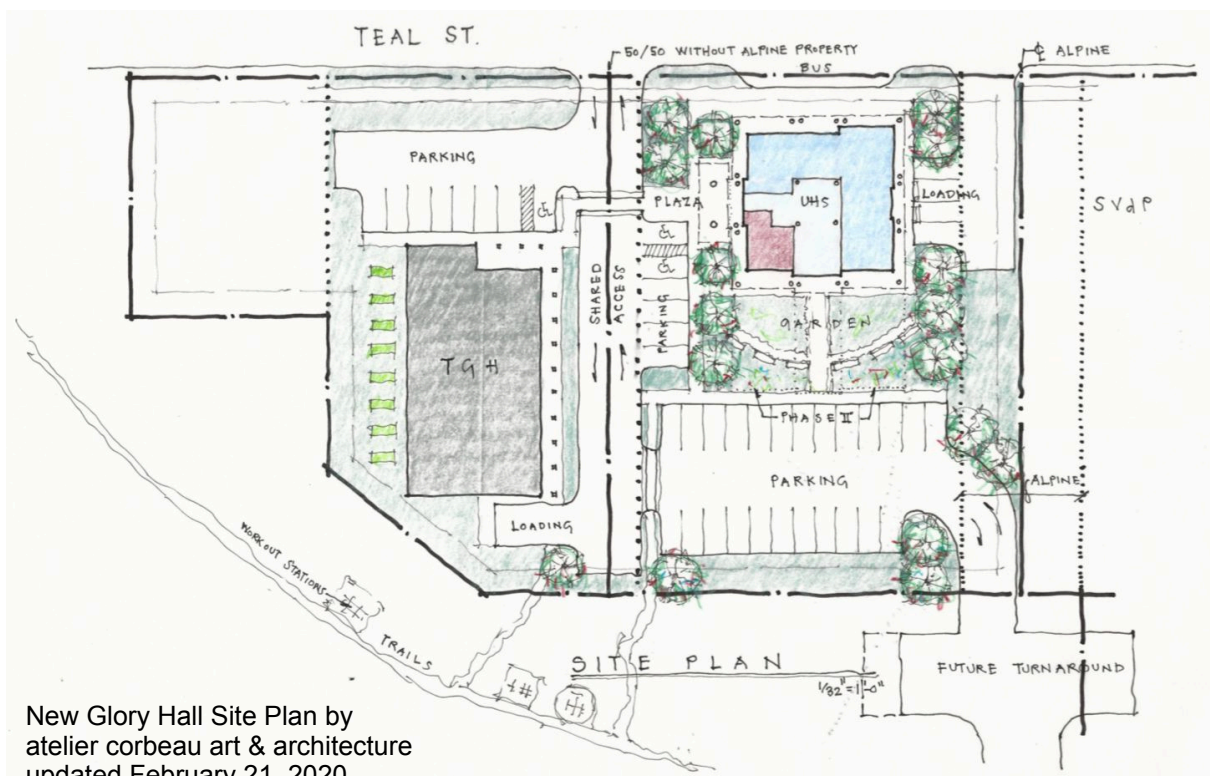


Artistic rendering of new Glory Hall  
by Northwind Architects

This will provide patrons access to a large secure outdoor area. The new facility concept includes a covered area for outdoor recreation, as well as dedicated parking for the facility. Currently it is not very convenient for supporters of the Glory Hall to deliver food donations, or provide transportation for patrons with mobility issues.



In addition to providing patrons safe, comfortable access to the outdoors, the new location will have a garden. “There is space for a wonderful garden, which will provide training and employment opportunities, and possibly extra income through a working herb farm model. We want to grow herbs for the Rookery and the Amalga Distillery,” says Glory Hall Director Lovishchuck.



New Glory Hall Site Plan by  
atelier corbeau art & architecture  
updated February 21, 2020



## Creation of Coordinated Transitional Care Campus

Perhaps the most valuable benefit of the move is the ability to cluster services for Juneau's most vulnerable population in a single location.



Juneau's envisioned new Coordinated Transitional Care Campus

The proposed new site is located in the valley next to St. Vincent de Paul. Both organizations serve clients with similar or related needs, meaning the benefit of colocation will benefit the patrons of both organizations. Moreover, two other nonprofits — Southeast Alaska Independent Living and United Human Services — have committed to also moving to the campus and developing their own projects. Two additional organizations, Alaska Legal Services and the Disability Law Center, are also considering moves to the campus. The location is located one block away from a bus stop, and many of the organizations planning the share the campus have vans to assist their patrons with transportation.

Existing and planned services and activities on the campus are as follows:

**Juneau Cold Weather Emergency Shelter** — The cold weather emergency shelter is now operated by St. Vincent de Paul near the proposed location of the new Glory Hall. The shelter is open on nights 32 degrees or below and shuttle transportation is provided.

**Transitional Housing Facility** — St. Vincent de Paul operates a transitional housing complex with 26 units for individuals and families transitioning from homelessness.

**Smith Hall** — St. Vincent De Paul runs a senior supportive housing projects with 24 rent-supported one-bedroom apartments for low-income seniors. Tenancy is restricted to persons 62 years of age or older, earning less than 50% of Area Median Income.



**Transitional Support Services Center** - St. Vincent de Paul operates a transitional support services at this location, including providing food, laundry, donations, and counseling services:

**Second-Hand Item Depot** - St. Vincent de Paul's second-hand depot is specifically for clients who are homeless, elderly, or experiencing disabilities. Items are available at no cost. Items available include interview clothing, cold-weather clothing, and household items.

**Community Navigators** - St. Vincent de Paul employs five Community Navigators funded by the Juneau Community Foundation. Community Navigators serve those experiencing homelessness and near homelessness or who are otherwise in distress (including the elderly, individuals and families, and those with disabilities) in order to help them find permanent housing, and other services.

**United Human Services** — United Human Services is also purchasing a property connected to the new Glory Hall location. Their goal is to help all people access needed social services by placing nonprofits in one place, providing essential one-stop service in a defined community hub. Its many partners include United Way, National Alliance on Mental Illness, Disability Law Center of Alaska, and others.

**Southeast Alaska Independent Living (SAIL)** — SAIL has also committed to colocating on an adjacent property. SAIL serves people of all ages and disabilities including, but not limited to physical, cognitive, neurological and mental health disabilities through a wide variety of programs and services. ORCA (Outdoor Recreation and Community Access) is the adaptive sports and recreation program of SAIL, and will also be housed at this location.

**Alaska Legal Services** — Alaska Legal Services Corporation (ALSC) offers free civil legal services to low income and disadvantaged people to protect their safety, their health, and promote family stability. They are dedicated to bridging the gap between those who need civil legal help and those who are able to get it.

**Disability Law Center** — The Disability Law Center will also be colocated on the campus. It assists individuals with disabilities with the following: Social Security applications and some higher-level appeals; Disability-related employment discrimination; Medicaid/Medicare appeals; Disability-related housing discrimination; Disability-related financial exploitation; Access to appropriate Special Education programs; Physical barriers/access to businesses or services; Complaints about the Division of Vocational Rehabilitation (DVR) or an Independent Living Center; and Access to voting.

#### 4. Joint TGH, AWARE, St. Vincent dePaul, Family Promise Letter to TGH and JCHH Endorsement

June 18, 2020

City and Borough of Juneau  
155 South Franklin St.  
Juneau AK, 99801

Dear CBJ Managers Office and Assembly,

Established in 1977, 2016, 1984, and 1982 respectively, AWARE, Family Promise of Juneau (FPJ), St. Vincent de Paul Society Diocesan Council of Southeast Alaska (SVdP), and Juneau Cooperative Christian Ministry dba the Glory Hall (TGH), have been aiding individuals in danger of or experiencing homelessness, hunger, violence, trauma, and poverty. In addition to providing emergency shelter, AWARE, SVdP, and TGH administer over 176 units of transitional, permanent, and permanent supportive housing units. All of these units were developed and constructed through the work of our organizations, independent of large outside developers, fueling Juneau's economy, developing meaningful infrastructure, and providing jobs, with over 60 permanent positions operating our projects. Together, our four organizations are the foundation of the housing and homelessness continuum of care system in Juneau.

While our work is always difficult and dynamic, the recent past has delivered extra challenges. The untimely passing of St. Vincent de Paul's long term general manager and prolific affordable housing developer Dan Austin, the COVID 19 pandemic, and political changes involving policy and funding have added complexity, and at times real barriers, to our work.

After much collective soul searching and adjusting, we affirm several basic and fundamental facts about our work and collaborations: We are stronger together. The needs of our clients, community, and partners demand our strong and supportive partnership. And as we show up for this community, we also recognize we need each other. Who can better understand this shifting landscape and help shoulder our unique burdens than our closest partners?

The City and Borough of Juneau has played an important role in all the work that we do. To this end, we look toward the future of assisting our community and respectfully request the following:

- **In order to chart the best course forward for our city, all four organizations must be involved in the discussion and the planning process for emergency shelter provision in Juneau.**  
While we understand that there are many challenges facing our community, and the CBJ Housing and Homelessness office has many responsibilities, we believe it is worth the time and effort to share information and coordinate services. We freely acknowledge that we do not always agree with each other or the CBJ Housing Office. Passionate advocacy is the cornerstone of quality social services, but does not often offer an easy or quick path forward. However, we are committed to faithfully representing the folks we serve and to finding solutions that make the most of our collective resources.
- **Our organizations view the new Glory Hall facility and United Human Services campus as a priority project for our Continuum of Care in Juneau.**  
The current Glory Hall building is not adequate to provide basic emergency shelter and care services. Co-location of the new facility with United Human Services center and proximity to



SVdP services offers a phenomenal opportunity for people experiencing homelessness to truly make improvements to their lives. Bringing services and the people most in need of services together is a remarkable opportunity for improving the health of our community. The community and CBJ have affirmed support for this project for years; now is the time for action. We request that the CBJ continue to provide guidance, resources and collaboration in order to realize the remarkable potential inherent in this project as quickly as practicable.

- **We urge support of the Juneau Cares Project Food Program.** This program will work with all our agencies, further strengthening our collaborative efforts, to provide a safe and viable program for providing nutritious food to people in need during the pandemic. Additionally, the program provides economic benefits for small businesses and food service workers. We know that unemployment is the number one driver of poverty and homelessness, and this project aims to prevent further losses in Juneau.
- **We urge collaborative planning to determine the best short and long term plans for The Warming Shelter.** This emergency, low barrier shelter option has become an important part of our continuum of care. We request that the CBJ work with all shelter providers to determine the goals of the Warming Shelter program, and ensure they fit within our community's goals of providing adequate emergency services while simultaneously increasing permanent housing options to functionally end homelessness.

We believe homelessness and food insecurity is likely to increase due to consequences of this pandemic. We do not believe emergency shelters are a primary solution for most people who are experiencing or are in danger of experiencing homelessness. The Juneau Coalition on Housing and Homelessness in 2017 urged the CBJ to recognize that while emergency shelters can be a life-saving strategy in our efforts to end homelessness, it is important to direct our efforts and resources to expand rapid re-housing, permanent supportive housing, and other types of tenant assistance. Multiple strategies, short and long term concurrent planning, and participant-centered input is vital to ending homelessness. Housing and homelessness services providers are the critical link to understanding the needs of homeless persons and evaluating the effectiveness of our strategies. Please make the most of our resources and expertise.

Thank you for considering these important requests that are designed to strengthen our collaborative efforts, both within provider networks and with the CBJ, as we all work to end homelessness in Juneau.



Katherine Carlson, MSW, Executive Director Family Promise of Juneau

6-19-2020

Date



Mandy Cole, Executive Director, AWARE, Inc.

6/19/20

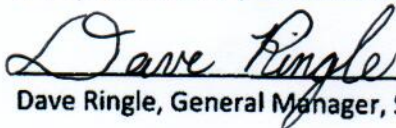
Date

Mariya Lovishchuk

Mariya Lovishchuk, Executive Director, The Glory Hall

6-19-2020

Date



Dave Ringle, General Manager, St. Vincent de Paul

6/19/20

Date



June 18, 2020

Re: Shelter Providers Request to CBJ

Dear CBJ City Manager & CBJ Assembly Members,

The Juneau Coalition on Housing and Homelessness (JCHH) exists to create vital connections between providers who are serving people at risk of homelessness or who are currently experiencing homelessness. Our work has always been centered on the needs of our clients, and they consistently affirm the need for providers to collaborate to make services accessible and meaningful.

To that end, the JCHH recently reviewed a statement of collaboration from Juneau's shelter providers that makes several requests for collaboration with the CBJ. The JCHH heartily endorses this statement and these requests. This letter outlines the ways strong partnerships shape effective interventions, and increase safety and security for our most vulnerable individuals and families.

We appreciate the need for creative thinking as we face new challenges. We appreciate the CBJ's Housing Office efforts to continuously address novel barriers. We urge collaboration as an integral part of our community's strategies to end homelessness.

Thank you for your time and consideration of these important requests. They represent the concerns of shelter providers, but also of the interconnected providers of the JCHH.

Warmly,

A handwritten signature in blue ink, appearing to read "Gus Marx".

A handwritten signature in blue ink, appearing to read "Hazel LaCount".

Gus Marx and Hazel LaCount

Co-Chairs of the Juneau Coalition on Housing and Homelessness

5. Juneau Coalition on Housing and Homelessness  
Support for new TGH and UHS projects as priority





June 8, 2020

RE: Social Services Campus (Nonprofit Center and new TGH facility) Support

Dear City and Borough Assembly Members, Planning Commission, and Manager Rorie Watt:

The Juneau Coalition on Housing and Homelessness (JCHH) is writing in unwavering and enthusiastic support of the Nonprofit Center and new Glory Hall Facility project.

JCHH is a partnership of local agencies and organizations who serve those experiencing or in danger of homelessness in Juneau. These organizations participate in the Juneau Continuum of Care by providing emergency, transitional, permanent-supportive, and supportive services to clients. We individually and collectively work together to develop solutions.

The Glory Hall is one of the founding members of JCHH, and the work that they do, in collaboration with a myriad of partners is critical to our community. The Housing First Project, the Navigator Program, food delivery to those most in need, are some of the important community projects in which the Glory Hall has a critical role. Annually, the Glory Hall provides over 55,000 meals and over 11,000 safe emergency shelter beds. This number is going to be reduced due to the inadequate design of their facility during the Covid-19 pandemic. The disruption to the Glory Hall's services is detrimental to our community's ability to serve those most in need.

The nonprofit center, envisioned by United Human Services and coordinated largely by Southeast Alaska Independent Living, another founding member of this coalition, is a project that will transform the way services are delivered in Juneau. Co-location of nonprofits in the same building will ensure efficiency and convenience for service recipients and will inevitably improve outcomes for consumers. Having an accessible, shared space for service delivery will reinvigorate our system. Locating the project next to the Glory Hall and St. Vincent DePaul, another founding member of this coalition, will transform access to services for those who need them the most.

The Juneau Coalition on Housing and Homelessness urges City and Borough of Juneau to do everything in your power to work with SAIL, United Human Services, and the Glory Hall to make this project a reality. The Glory Hall is in critical need of the new building. Those without housing in Juneau deserve an accessible, safe, and dignified space. The nonprofits who do great work in Juneau are scattered all throughout town, making it extremely challenging to make progress in the lives of those who need help. Your

support of this project will make true, lasting, and meaningful difference in our community for generations to come.

In the time of Covid-19, multiple organizations being available in one place will reduce the amount of trips high-risk individuals need to make to access much needed services, adding to the already critical list of reasons to support this project.

Your support of this project will make a true, lasting, and meaningful difference in our community for generations to come.

Thank you very much for your service. We look forward to working with you and to continuing discussions about this and other issues. If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gus Marx". The signature is fluid and cursive, with the first name "Gus" written in a larger, more prominent script than the last name "Marx".

Gus Marx, Co-Chair  
Chair

A handwritten signature in blue ink, appearing to read "Hazel Lecount". The signature is fluid and cursive, with the first name "Hazel" written in a larger, more prominent script than the last name "Lecount".

Hazel Lecount, Co-