

JUNEAU HOUSING FIRST COLLABORATIVE DBA THE GLORY HALL

PERMENANT SUPPORTIVE HOUSING – FORGET-ME- NOT MANOR PHASE 3

JUNEAU AFFORDABLE HOUSING TRUST FUND APPLICATION

OCTOBER 30, 2022

FUNDING REQUEST: \$1,050,000

Project Summary: The Juneau Housing First Collaborative dba The Glory Hall has identified a need for more permanent supportive housing units in Juneau. These are units that provide housing to those in our community who are unhoused, who would not be successful in regular market housing, and who require supportive services to remain successfully housed. The Glory Hall is proposing building an additional 21 units at our Housing First building (Forget-Me-Not Manor) on Allen Court in Lemon Creek (Housing First Phase III). Based on information from members of the Juneau Coalition on Housing and Homelessness, our own records, and the Juneau Coordinated Entry List there are likely at least 70 people in Juneau who could benefit from these additional units. The additional units will be able to take advantage of services that are already provided in the building, such as mental health services, case management, and 24/7 supportive services. We firmly believe that housing is the solution to homelessness and that homelessness should be rare and brief. These additional units will help us make this a reality for Juneau.

We are requesting funds from JAHF for the initial pre-development work, including the architectural and engineering design plans, as well as stage one of construction, which includes the foundation and necessary site-specific engineering work that will be required to stabilize the ground. The funds will also be used to pay for architecture services provided through construction and some materials for construction.

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Application Checklist

Check all items that you have included with this application. Total submission length should not exceed 75 pages, including application form and supporting information. A Financial Analysis template is included on the website. Please attempt to utilize this form and provide feedback so we may improve this document for future funding rounds.

Note: The items identified as Borrower Information must be provided for each applicant. If separate entities will operate and own the real property, both must be applicants/co-borrowers.

Property information

- Copies of deeds, permits, purchase agreement, lease, home inspection reports
- Appraisal (as-is, as proposed if available) NA
- Location map/site description

Project Information

- Project Narrative including: Market study information, housing waiting list information, evidence of local support for the project, how the project fits into CBJ plans and housing priorities and a narrative describing the approach to green building and sustainable development
- Blueprints, preliminary design drawings, housing unit floor plans

Financing Information

- Project budget/pro forma
 - Construction Budget/Bids
 - Operating Budget
 - Support Services Budget, if applicable
- Documentation of financing gap NA
 - Senior loan terms (loan documents/commitment letters)
 - Documentation of grant commitment letters or loan documents requested/received
 - Credit or loan denial letters, if any

Borrower Information. Provide the information below for any entity operating the project property and/or any entity who will own the project property.

- JAHF Application for Funding, completed and signed (pg. 3)
- Borrower Financial Statements; balance sheet and current operating statements – **less than 90 days old**
- Board resolution(s) authorizing the application, if required by your organization
- Resumes/Organizational History for Developer, Project Sponsor, Property Manager
- Articles of Incorporation & Bylaws (S & C Corps, including non-profits); Articles of Incorporation & Operating Agreement (LLC); Partnership Agreement (General & Limited Partnerships) for each borrower.
- Current List of Officers & Directors, General/Managing Partners, Authorized Members

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Application for Funding

Formatting Note: All applicants must sign and submit pg. 3. For the other sections, applicants can put information/narrative into their own format –making sure that all details requested are addressed. For sections 8 & 9, applicants can attach their own pro forma to supplement information provided. A sample pro forma is included for reference. Total submission length should not exceed 75 pages, including application form and supporting information. During the review period, applicants may be asked to provide missing or additional details.

1. APPLICANT IDENTIFICATION – for capital projects, the entity owning the property must be an applicant/co-borrower and sign below.

Copy and complete the information below for each applicant/co-borrower.

Legal Entity: Non-profit Public Housing Authority Limited/General Partnership S/C Corp
 LLC Individual Other: _____

Applicant Name: Juneau Housing First Collaborative dba The Glory Hall

Mailing Address: Street/City/State/Zip 8715 Teal St Juneau AK 99801

Phone: 907-586-4159 (907-957-2885)

Fax: _____

Contact Name/Title: Chloe M Papier, Interim Executive Director


Email: cpapier@juneauhfc.org

Applicant’s Federal I.D. or Social Security Number: 47-4157731

Contact Person for Award Notification: Chloe M Papier

The Juneau Affordable Housing Fund (JAHF) is a program of the City and Borough of Juneau (CBJ). Approval of all grants and loans from the JAHF is a public process and loan files maintained by the CBJ are subject to open government policies and procedures observed by the CBJ. By signing and delivering this application to JAHF, I/we hereby WAIVE ANY RIGHTS TO OBJECT TO OR PREVENT THE DISCLOSURE TO THE PUBLIC OF THE FOLLOWING INFORMATION: Grantee’s/Borrower’s name; name and location of the project; grant or loan amount and terms; amounts and source of other financing; public purpose of the grant or loan; a description of the project including the number of units and number of units set aside for the public purpose.

I/we, am/are authorized to apply for financing from the City and Borough of Juneau Affordable Housing Fund on behalf of the applicant and certify that the information contained in this application is true and accurate.

Signature  _____ Date 10/29/2022

Printed Name: Chloe M Papier

Title: Interim Executive Director

Applicant: Juneau Housing First Collaborative dba The Glory Hall

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2. PROJECT DESCRIPTION:

Project Name	
Project Address Street/City/Zip	1944 Allen Ct Juneau AK 99801
Property Complete Legal Description	LEMON GLACIER 2 LT 3A
Site Size	44952.00
Current Site Zoning	General Commercial

Type of project:

- Affordable, low-income, senior, or special needs housing
- Fair market workforce housing
- Downtown housing
- Other: _____

Please identify and provide a description of the project. Include a narrative that:

- highlights market study information, population targeted, local support for the project, and fit into CBJ plans and housing priorities;
- includes a location map, and describes the condition of housing nearby; availability of public transportation; location of schools, shopping and employment centers, and other information relevant to the site; and
- Describes how this project addresses green building technologies and encourages sustainable development.

3. TYPE OF FUNDING REQUEST: Choose any of the following activities that describe your request:

- Construction of new housing
- Acquisition of land for new housing construction
- Acquisition of existing housing
- Rehabilitation of existing housing
- Capacity building activities
- Operating expenses
- Supportive services
- Other: _____

4. ORGANIZATIONAL DEVELOPMENT AND TEAM SUMMARY

Provide details on the organizational capacity and team experience for the project.

Please Attach Resumes and/or organizational references for the Project Development Team Members below

- Project Sponsor
- Developer
- Property Manager

Please discuss:

- the objective, management structure, and staffing of the sponsor organization;
- experience and ability to implement and manage housing projects/complex capital projects, including the organizations fiscal management systems;
- service provision experience, if part of the overall project design; and
- details for extended project development team members such as general contractor, architect, structural and mechanical engineers, attorney, consultant, tax advisor – if available.

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5. HOUSING UNITS AND POPULATION TARGETS

List unit details below and describe the total housing units, unit mix, and units anticipated to be funded with JAHF funding.

Unit Type	Total # of Units	Unit Size (Sq. Ft.)	Total Unit Area: Garage + Unit Size	# ≤ 30% HUD Income Limit	# ≤ 50% HUD Income Limit	# ≤ 80% HUD Income Limit	Market Rate Units
SRO	21	231	231	21			
Efficiencies							
1 Bedroom							
2 Bedroom							
3 Bedroom							
4 Bedroom							
5 Bedroom							
Total Units	21						

For income limits, see Appendix B of Juneau Affordable Housing Fund Program Description and Application Guidelines or go to HUD User Datasets at https://www.huduser.gov/portal/pdrdatas_landing.html

Total Residential Square Footage: 4851

Manager's Unit included? Yes No If Yes, describe: _____

DEVELOPMENT DESIGN	# Units	# Buildings
Detached Single Family		
Townhouse		
2-, 3-, 4-plex		
Multi-Family	21	1
Scattered Sites		
Tiny Homes		

OTHER AMENITIES:

- Units contain Washer/Dryer Appliances Units contain Washer/Dryer hook-ups only
- Common Laundry with: # 10 washers and # 10 dryers.
- Covered parking spaces: # _____
- Uncovered parking spaces: # _____
- Other amenities (describe): There is on site staff present 24/7. There is also a fulltime behavioral health clinician as well as case managers on site Monday-Friday. There is also a primary care clinic and pharmacy on site as well. On site primary care, mental health care, and case managers are provided by JAMHI Health and Wellness.

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Population to be served:

Affordable Housing:

- Single adults
 Families with minor children
 Chronic homeless
 Seniors
 Assisted Living
 Veterans
 Survivors of Domestic Violence
 Middle-income Housing
 Special needs (describe): Many of the tenants have high medical needs as well as mental health needs

Other (describe): _____

Number of years units will be committed to serving the population above:

- 10 years
 15 years
 20 years
 30 years
 Other (describe) These units will be used for this population as long as there are people in Juneau needing this type of housing.

FOR RENTAL PROJECTS ONLY

List Rental Rates for each type of unit and describe the process you will use to set and adjust rents. Attached

Unit Type	Rental Rate @ ≤ 30% HUD Income Limit	Rental Rate @ ≤ 50% HUD Income Limit	Rental Rate @ ≤ 80% HUD Income Limit	Market Rate Rental Rate
SRO	875			
Efficiencies				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				
Total Units	18,375 /month			

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FOR HOMEOWNERSHIP PROJECTS ONLY

List proposed sales price of all homes in project. Indicate if the project will include affordability covenants, e.g. community land trust.

Unit Type	JAHF Financed Units	Financed by Other Affordable Housing Lenders	Market Price Units
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			
Total Units			

6. PROJECT READINESS AND SITE INFORMATION: Please provide details on site control and project readiness.

How is control of the project property site established?

Ownership Purchase Agreement Purchase Option Lease Other (describe): _____

If no site control exists, describe plans to acquire the project property: _____

Current property owner's name: THRHA - JHFC has a 100 year lease

Is the site properly zoned for your development? Attached is our current Conditional Use Permit

- Attach evidence that the site is properly zoned for the proposed use or if a variance or exception is required, evidence that a request has been filed and a hearing date has been scheduled.

Does the project operator plan to own the property directly? No - See above

If property is to be owned by related entity, please provide name of entity and specify relationship (e.g., subsidiary corporation or partnership of which applicant is general partner)

Name of entity: _____

Relationship: _____

PLEASE NOTE: Entity proposed to own the property must be co-applicant and co-borrower for any JAHF Financing.

Are there liens or other encumbrances on the property that must be cleared by allocating funds to them? If yes, please describe amount due, date due, nature of obligation and cost of clearing title. No

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Have you obtained	Yes/No	If No, when will these be completed?
Blueprints	No	After awarded JAHF funds - Spring/Summer 2023
Zoning changes	Yes	We will need another amendment to our CUP
Building permits	No	After design work takes place
Utility hookups	Yes	Already exist in the building
Environmental report	Yes	Completed already for Phase I
Commitments from service providers	Yes	These are already in place and services are already being provided on site by JAMHI and JHFC

Will the project require any displacement of current occupants? No
 If yes, will you compensate or relocate those who are displaced? Describe your proposed plan for relocation assistance:

Please attach copies of supporting documents – evidence of zoning, deeds, permits, leases, options, sales agreements, etc. Projects requesting assistance for homeownership (rehab or acquisition) must include a current Home Inspection Report.

7. PROJECT TIMELINE: Please provide a project timeline. Use anticipated or actual calendar dates. Be sure to include dates of initial closing, construction start and substantial completion. Include the following items on the timeline, as it may apply:

- Financial Commitment for funding sources
- Initial closing date
- Location survey complete
- Preliminary site plan complete
- Design, development and pricing
- Site plan approval
- Construction and bid documents
- Engineering plan approval
- Final pricing
- Building permit
- Construction contract executed
- Start construction
- Substantial completion
- Final completion/Certificate of Occupancy

8. PROJECT COSTS AND RESOURCES

The rest of the application will focus on funding use and financial feasibility.

- Please provide a narrative explaining the need for JAHF funding.
- In the section below, provide the expected use of funds for your project and provide the JAHF grant or loan amount requested.

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8a. FUNDING SOURCES/REVENUES

Funder	Specify Agency/ Program/Investor Name	Amount Committed or Received ¹	Amount Requested ²	Date of Application	Anticipated Approval Date
Alaska Housing Finance Corporation	HOME LIHTC SNHG Other:		650,000		Estimated Summer/Fall 2023
Other Alaska State Govt.					
Federal Govt.			500,000		Estimated Summer/Fall 2023
Local Govt. (not JAHF)					
Subsidies					
Bank Loan					
Private Loan					
Private Grant			1,300,000		Rasmuson Foundation, AMHT, Murdock Charitable Trust, Avista, Primera, and other smaller foundations - All Anticipated Summer/Fall 2023
Private Investor					
Applicant's Funds					
Other			174,447		Private Donations
Totals		\$	\$ 2,624,447		

Total non-JAHF funds committed and requested above:	+	2,624,447	
Total JAHF grant/loan requested from 8a above	+	1,050,000	
Total project funding from all sources. Total project cost must match total project funding in 8a. Above.	=	3,674,447	

Reminder:

- Qualifying projects are eligible for grants and loans up to \$50,000 per affordable or workforce housing unit created, or for other eligible uses on a similar per unit basis.
- For profit-developer projects utilizing JAHF funds for workforce housing must reserve at least 20% of units

1 Please attach documentation verifying non-JAHF funds including the interest rate, repayment period, and other terms governing committed or received funds.

2 Please list amounts applied for which are pending approval here. Do not show any requests which have been declined or any unfunded portion of an application which was committed for less than the amount requested.

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for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.

Your grant/loan may be approved for an amount less than requested.

8b. USES OF FUNDS

Purpose	Sections Required if funding requested for these purposes	Amount
Acquisition, Construction, Rehabilitation	9a	\$ 3,565,489
Pre-Development Costs	9b	\$ 108,958
Operating Assistance (max one year)	9c	\$
Capacity Building	9d	\$
Self-Sufficiency/Support Services (max one year)	9e	\$
Project Total		\$ 3,674,447
Less Cash provided by owner or borrower	8b	\$
Less Other Financing	8b	\$
JAHF grant or loan requested		\$ 1,050,000

9. DETAILED USE OF FUNDS

For section 9, **applicants only need to complete the sub-section(s) for which JAHF funding is being requested.** (See 8b) The total JAHF funds requested and the total of funds provided by others should match the total in Section 8a and 8b.

9a. CAPITAL COSTS. Fill in this section if funding is being requested for **capital costs** – if not please skip to section 9b. Please include below the total project cost for each type of capital cost (Acquisition, New Construction, or Rehabilitation) regardless of funding source.

Capital Costs	Acquisition	Construction	Rehabilitation	Admin/Overhead
Land				
Residential structures		3,532,000		
Nonresidential structures				
On Site improvements				
Off Site improvements				
Remove, Refinance Liens/ Encumbrances				
General requirements				
Contractor Fees				
*Developer's Fee				
Architect Fee (Total)		142,447		
Design		108,958		
Supervision		33,489		

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Capital Costs	Acquisition	Construction	Rehabilitation	Admin/Overhead
Legal Fees				
Packaging/Processing				
Other (describe)				
Other (describe)				
Total Capital Costs				\$ 3,674,447

General requirements: % of 9a Total	<input type="text"/>
Builder's General Overhead: % 9a Total	<input type="text"/>
Builder's Profit: % of 9a Total	<input type="text"/>

PROJECT COST PER UNIT \$ 174,974

*The amount and use of developer's fee will be relevant to the evaluation of the application.

9b. PREDEVELOPMENT COSTS (list cost of each item below)

Fill in this section if funding is being requested for **predevelopment costs** – if not please skip to section 9c.

Predevelopment Costs	JAHF Funds	Other Funds	Total Cost
Architect Fee			
Design	108,958		108,958
Supervision	33,489		33,489
Legal Fees			
Packaging/Processing			
Surveys and Soil Borings			
Appraisal			
Environmental Study			
Market Study			
Other (describe)			
Other (describe)			
Total Predevelopment Costs			\$ 142,447

9c. OPERATING ASSISTANCE request for one (1) year

Fill in this section if funding is being requested for **operating assistance** – if not please skip to section 9d. NA

Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Salaries – Office & Admin			
Advertising and Marketing Management Fees			
Accounting Services and Fees			
Auditing Expenses (project only)			
Insurance			
Legal Expenses (project only)			

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Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Office Supplies, Postage, etc.			
Permits, Licenses and Misc. Taxes			
Telephone and Answering Services			
Other			
Other			
ADMINISTRATIVE Subtotal(A)			
Salaries – Maintenance & Janitorial			
Exterminating			
Costs associated with lead-paint reduction			
Electrical Repairs & Supplies			
Garbage and Trash Removal			
Grounds Maintenance Contract and Supplies			
Heating & Air Conditioning Maintenance			
Janitorial Supplies			
Painting			
Plumbing Repairs & Supplies			
Rental Equipment/Small Tools			
Roof Repairs			
Other			
Other			
MAINTENANCE & REPAIRS Subtotal (B)			
<i>UTILITIES PAID BY OWNER</i>			
<i>REAL ESTATE TAXES</i>			
<i>GROUND RENT</i>			
<i>RESERVE FOR REPLACEMENT</i>			
Other (describe)			
Other (describe)			
Total Operating Costs (A + B + this subsection)			

Revenues Earned Year 1:

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Year 1
Unit Rentals					
Fees/Other					
Total					

9d. CAPACITY BUILDING COSTS must be directly related to the specific housing project covered by this application.

General organizational development or broad-based client needs assessments will not be funded. Examples of capacity building include training for on-site property manager or maintenance staff, acquisition of software for facility

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management, website development for rental information, etc. Fill in this section if funding is being requested for **capacity building costs** – if not please skip to section 9e. NA

Purpose/Use of Funds (list)	JAHF Funds	Other Funds	Total Cost
Total Capacity Building Costs			

9e. SELF-SUFFICIENCY / SUPPORTIVE SERVICES NA

Fill in this section if funding is being requested for **self-sufficiency/supportive services** – if not please skip to the next section. Enter funding amounts anticipated for salaries and other expenses related to providing the services offered to residents in the specific housing project named in this application:

Purpose/Use of Funds (list)	Y/N	JAHF Funds	Other Funds	Total Cost
Rental/Down Payment Assistance				
Job Skills Training				
Educational Courses				
Budget Counseling/Financial Literacy				
Substance Abuse Aid				
Mental Health Care				
Other Health Care				
Child Care				
Other Project-Specific Costs:				
Total				

The funding requested is for a new position current position

For services not to be provided by applicant, please list service(s) and service provider(s): JAMHI Health and Wellness provides onsite behavioral health clinician services as well as case management services to the tenants. They also have an onsite primary care clinic and a pharmacy.

PROJECT NARRATIVE

Project Summary: The Juneau Housing First Collaborative dba The Glory Hall has identified a need for more permanent supportive housing units in Juneau. These are units that provide housing to those in our community who are unhoused, who would not be successful in regular market housing, and who require supportive services to remain successfully housed. The Glory Hall is proposing building an additional 21 units at our Housing First building (Forget-Me-Not Manor) on Allen Court in Lemon Creek (Housing First Phase III). Based on information from members of the Juneau Coalition on Housing and Homelessness, our own records, and the Juneau Coordinated Entry List there are likely at least 70 people in Juneau who could benefit from these additional units. The additional units will be able to take advantage of services that are already provided in the building, such as mental health services, case management, and 24/7 supportive services. We firmly believe that housing is the solution to homelessness and that homelessness should be rare and brief. These additional units will help us make this a reality for Juneau.

We are requesting funds from JAHF for the initial pre-development work, including the architectural and engineering design plans, as well as stage one of the construction costs, which includes the foundation and necessary site-specific engineering work that will be required to stabilize the ground. The funds will also be used to pay for architecture services provided through construction and some materials for construction.

Background: The Glory Hall (TGH) was established in 1982 to alleviate suffering and prevent the deaths from exposure by people living with homelessness, hunger, and alcohol dependency on the streets of Juneau. The facility began as a soup kitchen and soon rented a building space. The original shelter at 247 S. Franklin Street was constructed in 1994. The mission of the Glory Hall is to provide food, shelter, and compassion to those in need to help achieve physical and spiritual well-being. TGH is open every day of the year 24 hours per day. In addition to its core services, TGH board and staff recognized the critical need for permanent supportive housing in Juneau for individuals struggling with addiction issues. Recognizing this need, in 2022, TGH merged with Juneau Housing First Collaborative (JHFC) to become Juneau Housing First Collaborative dba The Glory Hall.

During the past five years, The Glory Hall has taken a leadership role in the development of Housing First Phases I and II, raising funds and managing the construction of 64 units of housing (Forget-Me-Not-Manor), which it now owns and operates. In addition, Forget-Me-Not-Manor provides onsite services to its residents, including clinical services provided by JAMHI Health and Wellness. TGH also oversaw the construction of the new Glory Hall Emergency Shelter/Care Center Building (8715 Teal Street), which has 43 private sleeping spaces as well as 21 overflow spaces, a dining room, storage, an outdoor garden and meeting space. In addition, TGH operates 4 supportive housing units in the community.

PRIORITY AND POPULATION TARGETING

[including: Market study and Waitlist information]

Our project specifically targets people who have experienced chronic homelessness and who have an income at or below 30% AMI. We continue to see a substantial need for additional permanent supportive housing units in Juneau. This type of unit supports people with little or no income, and rents are covered by vouchers or other assistance. Recent estimates put the size of the population in Juneau needing permanent supported housing at about 70 people. There are currently 161 people on the Coordinated Entry Waitlist for Juneau of which 111 have experienced homelessness for a year or longer

and 73 have experienced homelessness for 3 or more years. Forget-Me-Not Manor uses the Coordinated Entry list to fill vacancies. For placement on the Coordinated Entry waitlist, one has to complete a survey with a service provider. The coordinated entry waitlist is ranked based on the length of time a person has experienced homelessness. We intend on using a similar waitlist process for the additional units.

We estimate that many of the 65 people who are temporarily sheltering with us at TGH or in housing that is temporary, physically disbursed, and to which TGH provides supportive services, would be most successfully served in permanent supportive housing. The proposed project will serve survivors of domestic violence, seniors, veterans, Alaska Mental Health Trust beneficiaries, and other vulnerable adults.

The Housing First Phase III project will help ensure people have a home where they feel safe, have privacy, and where their dignity is preserved. Our housing will be affordable in perpetuity. A grant from the Juneau Affordable Housing Fund to support developing these 21 additional Housing First units shows local support for the project and will help us to attract additional funds from other grant sources, including: The Alaska Mental Health Trust, The Rasmuson Foundation, Alaska Housing Finance Corporation, The Murdock Charitable Trust, Premera, the Federal Government, local donations, and other smaller foundations.

TEAM EXPERIENCE

Experience on Projects of Similar Scope and Nature: TGH has the experience to successfully complete the proposed project utilizing a mix of Juneau Affordable Housing Trust funding and other funding. Since 2012, TGH has successfully obtained funding for a range of new construction and remodel projects. TGH staff and board are proficient fundraisers with a history of successful grant funding, and we have ample project management and property maintenance experience. In addition to the emergency shelter housing, The Glory Hall currently operates 68 units of housing - 64 units in the Forget Me-Not-Manor building and 4 units in the community. TGH is uniquely positioned to build these 21 additional units of permanent supportive housing at Forget-Me-Not Manor as much of the infrastructure, funds, supportive services, and staffing are already in place to successfully support additional tenants.

<p style="text-align: center;">(2021) New Glory Hall</p> <ul style="list-style-type: none"> -8715 Teal Street -\$4.7 million dollars -New construction -11,700 square feet -Multiple funding sources (CBI, foundations, community donations) -Design Build Project -Energy efficient and accessible -Construction completion 10 months -43 individual sleeping spaces, overflow, dining room, commercial kitchen, meeting spaces, offices, outside space, storage 	
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<p>(2020) Housing First Phase II</p> <ul style="list-style-type: none"> -1944 Allen Court -\$6.3 million dollars -New construction -Multiple funding sources (CBJ, State, Federal, private foundations, local contributions) -15,000 square feet -Design Build Project -Energy efficient and accessible -Construction completion 9.5 months -32 units of housing, offices, meeting spaces 	<p>TGH is the landlord and provides all non-clinical support services in these units</p> 
<p>(2017) Housing First Phase I</p> <ul style="list-style-type: none"> -1944 Allen Court -\$7.2 million dollars -New construction -Multiple funding sources (CBJ, State, Federal, private foundations, local contributions) -15,000 square feet -Design Build Project -Energy efficient and accessible -Construction completion 11.5 months -32 units of housing, offices, meeting spaces, clinic, site development 	<p>TGH is the landlord and provides all non-clinical support services in these units</p> 
<p>(2015) 247 S. Franklin Street Flood Renovation</p> <ul style="list-style-type: none"> -247 S. Franklin Street -\$940,000 -Private contributions and building insurance -Complete interior remodel after the flood due to burst pipes and all building flooding -Mechanical and electrical renovations, interior wall and equipment replacement, lights, interior paint, wall, and other system replacement -4 months completion 	

**(2012) 247 S. Franklin Street
Weatherization and Garden Projects**

-247 S. Franklin Street
-\$650,000
-Renovation
-Private Foundations, local contributions, State funds
-New roof, new electrical and mechanical systems, electrical load upgrade, new siding, new installation, rooftop garden, paint, lights windows, office upgrades, back lot slope stabilization and garden terracing
-6 months completion



Established Operations and Partnerships/Capacity to Manage the Project:

[Including: Staff and Organizational experience, Supportive Services, and Fiscal Management services]

TGH intends to select a contractor through a competitive contractor selection process based on the architectural and engineering plans that would be funded by the JAHF grant.

JHFC dba TGH operates and provides supportive services to 68 units of permanent supportive housing in Juneau. 64 of these units are in the two phases of the Forget-Me-Not-Manor and 4 units are rented throughout the community in a scattered site Housing First program that is funded through a HUD Continuum of Care grant. TGH staff were trained by both St. Vincent DePaul Society as well as the Tlingit and Haida Regional Housing Authority to provide landlord services for the Housing First project, including voucher processing, tenant selection procedure, tenant certifications, re-certifications, background checks, accounting, and building maintenance. Adding to the existing facility allows us to scale up our operations while maintaining costs by taking advantage of services already provided, including: a full-time landlord onsite, existing supportive services, clinical support, and a staff presence. JAMHI funds two case managers on site and one behavioral health clinician to work with the tenants. JAMHI also staffs a primary care clinic in the building. There is also a pharmacy in this space.

TGH maintains several buildings in town, the Old Glory Hall Shelter (247 S. Franklin Street), the New Glory Hall (8715 Teal Street), and Forget-Me-Not- Manor (1944 Allen Court) and employs maintenance, landlord, and other relevant staff/services. These existing functions enable TGH to successfully operate additional housing units at a cost that is significantly less than if they were to be built and operated at another site.

TGH contracts with Elgee Rehfeld, LLC for construction accounting, project management, and tenant rent tracking. This pre-existing partnership will enable smooth and economic development, construction management, and operating phases.

Qualified Staff:

[Including: Fiscal management system, and project development team members]

Developer: TGH will serve as the developer on the project. As demonstrated above, TGH has experience with the development of similar and larger projects, including the ability to successfully fundraise and manage project construction. The resumes of TGH board members Bruce Denton and Robin Gilcrist, as well as of the Executive Director, Mariya Lovishchuk are attached. Mr. Denton is a developer, property owner, and a general contractor, with over 30 years of experience in development and design, and property management and construction. Robin Gilcrist is a Professor of Construction Technology at the University of Alaska, which is a position she has held for over 15 years. Robin has keen understanding of code, construction, materials, and design.

MRV Architects will do the pre-development design work in conjunction with the following engineering companies that have 20 years or more of experience in Alaska:

- Alaska Energy Engineering LLC – Mechanical Engineering
- BBFM Engineers Inc. – Structural Engineering
- Gorman Engineers – Electrical Engineering

Director: Mariya Lovishchuk has served as the Executive Director of the Glory Hall since 2009. Ms. Lovishchuk has ample experience fundraising, developing projects, and overseeing projects to completion.

General Contractor and Lead Subcontractor Team: We will use the architectural and engineering plans completed with funds from this grant to select a contractor for the project using a competitive bid process.

Design Team: MRV has been selected to do the building design as they were the architect for the first two phases of the project and are well versed in the specifics of this project.

Project Accounting: Elgee Rehfeld, LLC will provide project accounting. Janelle Anderson, CPA will be the lead accountant on the project and her resume is attached.

Capacity to Manage the Project:

[including: management structure, staffing of organization, experience and ability to implement and manage the project, and JHFC organizational chart]

Executive Director Mariya Lovishchuk and Deputy Director Luke Vroman along with Bruce Denton will supervise the construction of the project. Morgan Erisman, Housing First (HF) Program Director, Angela Brown, HF Assistant Director will manage the ongoing operation of the project. During the development and construction phases, Ms. Lovishchuk will dedicate approximately .25FTE to the project.

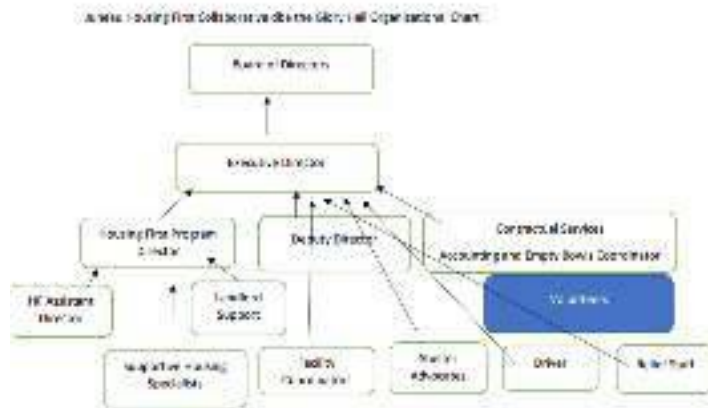
Lehua Galletes is the Landlord at the Forget-Me-Not-Manor project. Once the project is complete, Lehua will dedicate .1FTE to landlord services for these units. Her resume is attached.

TGH employs a full-time maintenance person for Forget-Me-Not Manor's 64 current units. This individual will be able to do any necessary maintenance tasks for these additional units.

JHFC has 2 Residential Support Specialists on duty in the building at all times currently. This means we employ 9.5 FTE Residential Support Specialists. With the additional 21 units we will hire 3 more FTE

Residential Support Specialists to provide additional supportive services to the building. We have been providing supportive services with Residential Support Specialists since the building opened in 2017.

Organizational Chart:



PROJECT DESIGN AND CHARACTERISTICS

[Including: Description of the condition of housing nearby, a location map, availability of public transportation, relevant information to the site, and green building technologies and sustainable development discussion.]

We are proposing to build an additional 21 units onto our Housing First facility which currently has 64 units. They will be added onto the West and South side of the building. There will be 7 units on each of the three floors. Each unit will be an SRO and have its own kitchen and bath (room layout will be the same as for the existing rooms). There will also be additional offices added. These offices will give us flexibility in the type of additional services we might provide to the tenants.

Each of the existing 64 units has a subsidy associated with it that subsidizes the rental payments of each tenant. All tenants pay only 30% of their monthly income or if they have no income their rent is \$50 a month. Staff assist tenants who have no income to find help with this rent and tenants are not evicted for nonpayment of rent. These vouchers enable these units to remain affordable indefinitely and provides needed income to the project. While it is currently undecided on how we will subsidize rent for these additional units, there are options. The first option for these units would be to provide mental health transitional housing, which is a clear need in the community and is a Medicaid reimbursable service. We have begun conversations about collaboration with a partner in town to provide the needed supporting program. We will also continue to pursue funding through Alaska Housing Finance Corporation (AHFC). While currently they do not have project-based voucher funding available, it is probable that in the next year to 18 months there will be a funding opportunity from AHFC for project-based vouchers similar to those used for current Housing First occupants. In addition, we are reviewing annual funding opportunities that arise through the U.S. Housing and Urban Development Continuum of Care program.

For Phase I and Phase II rental rates are set by AHFC and JHFC must request any rental subsidy increases. This would likely be the same with Phase 3. When rental subsidies are increased tenant rents do not increase.

Throughout both Phase I and Phase II of Housing First we have integrated green building and sustainable development practices. The building received a 6 Star Home Energy Rating Certificate. The third phase will be very similar to the first two and we will continue to use green building and sustainable development practices such as windows that have a high energy efficiency rating.

The property will comply with the Fair Housing Act in terms of our tenant selection and all applicable regulations.

- All units will be accessible
- The project will have staff on site 24/7
- The project will adhere to all the guidelines of the Fair Housing Act
- The project will ensure transparency and clarity in its tenant selection and waitlist processes
- The project will comply with the Americans with Disability Act and not ban services animals

Site Plan



- There are 64 units of permanent supportive housing on the site already. There is minimal housing in the general vicinity of the project except for Gastineau Human Services program housing and Tlingit and Haida Central Council Reentry Housing on Allen Ct. The project fits into the existing neighborhood character.
- There is nearby public transportation at the end of Jenkins Drive.

FEASIBILITY

Ability to Secure Other Financing Needed to Carry Out Project

TGH is uniquely positioned to make the most of the Juneau Affordable Housing Trust Fund award because we will use the award to leverage other grant funding. We have been successful at fundraising for large capital projects in the past several years and we are confident in our ability to do so for this project. Juneau's Housing First approach has gained recognition and support due to the coordination

and collaboration amongst Juneau’s agencies serving the homeless that made this housing a reality. Furthermore, studies regarding the outcomes of Juneau’s Housing First Facility have demonstrated that this type of housing works to keep people stably housed and reduces reliance on other community resources.

Operational Feasibility/long-term financial viability

JHFC/TGH has been operating this project for over five years now and has demonstrated its feasibility and long-term financial viability. The program funds its self through two Alaska Housing Finance Corporation SNHG grants and rental revenues from project-based vouchers. We understand the importance of the sustainability of the model and will fund this project with long-term sustainability in mind. As discussed above we have several options to fund the additional units, all of which will provide long term support for the residents and our operations.

Reasonable and Balanced Budget with Cost Controls

The total cost of the project will be approximately \$3,674,447. This is based on an estimate from a local contractor who has familiarity with the first two phases and recent construction projects as well as estimates from MRV Architects. The total enclosed space of the project is 8,830 sq ft and we received an estimate that the project will cost \$400 per sq ft. We have also received an estimate of \$108,958 for the pre-development design work by MRV Architects as well as an estimate of \$33,489 for the architectural services provided through construction. For Phase II of Housing First we selected a local contractor who was able to give us a Guaranteed Maximum Price. We anticipate doing this for this phase as well. We are proposing to use JAHF funding to fund the initial design work of the project and then use the remaining funding we have requested towards the construction costs of the project and architecture team services through construction. Specifically, we will use the additional funds as detailed below. We will use the remaining funds after the predevelopment work is complete when we have successfully raised the remaining capital costs. We will use the commitment from the JAHF to attract additional grant funding.

Attached is an operating budget for Housing First that includes both current income from grants and rental revenue and expected rental revenue from the 21 units based on current rent. This income will cover an additional three full time supportive services staff as well as increased maintenance costs.

\$1,050,000 of the Juneau Affordable Housing Trust Fund is essential to the success of this project.

\$108,958	Design Pre-Development Costs	Costs provided by MRV Architecture and Engineering design plans (estimates attached)
\$33,489	Architecture Services through construction	Cost provided by MRV (estimates attached)
\$100,000	Site Work and Equipment	Excavation, grading, Equipment for Site work (estimate based on costs for Phase II)
\$550,000	Stage 1 of Construction	Foundation, Civil, Helical Piers (estimate based on costs for Phase II)

\$257,553	Materials for Construction	Engineered Lumber and Metals
\$1,050,000	Total of JAHF Funds	

READINESS TO PROCEED

Leveraging/Percentage of Total Cost with Commitments

JAHF funding will enable us to attract other funding. We have estimated potential funding as follows, based on their previous support for Housing First phase I and II:

Rasmuson Foundation	400,000	Existing matching funds are required for successful application - Estimated based on previous grants for HF Phases I & II
Local Capital Campaign	174,447	Campaign to begin after JAHF funds are awarded
Primera	250,000	Estimated based on previous grants for HF Phases I & II
Murdock Charitable Trust	250,000	Estimated based on previous grants for HF Phases I & II
Alaska Mental Health Trust Authority	400,000	Estimated based on previous grants for HF Phases I & II
Federal Funding and AHFC Funding	1,150,000	Estimated based on previous grants for HF Phases I & II
To raise AFTER JAHF Secured	2,624,447	

This is an outline of estimated grants we will be able to receive after JAHF. We will also be reaching out to smaller funders who have helped to fund our past projects.

Project Timeline:

The following development and design tasks have been completed to date:

- **Site control/ownership achieved.** The property and land are owned by our partner Tlingit and Haida Regional Housing Authority and we have a lease on the property
- Development and Design Team Selected

The following is the project timeline for remaining tasks:

Timeline in months	0-12	12-24
Financial Commitment for remaining funding sources	X	

Location survey complete	X	
Preliminary site plan complete	X	
Design, development and pricing	X	
Site plan approval	X	
Construction and bid documents	X	
Engineering plan approval	X	
Final Pricing	X	
Building permit	X	
Construction contract executed	X	
Start Construction	X	
Substantial completion		X
Final completion/Certificate of Occupancy		X

*This is a preliminary timeline. We believe that if we were to receive Juneau Affordable Housing Funds, we can secure the rest of the construction capital from grant funders who have supported us in the past within 8-12 months. We would begin construction in the Summer/Fall of 2023.

The Glory Hall Board and staff are cognizant of the time needed to execute this project. We fully support it and are excited to move forward and to do our part in bringing more permanent supportive housing to Juneau. We whole heartedly believe that housing is the solution to homelessness.

Project Need and Support

Including: Market study information, local support for the project, and fit into CBJ Plans and housing priorities

Juneau Housing Action Plan refers to assessments completed as far back as 2010 and 2012, indicating that "Juneau has a critical shortage of vacancies", that "Juneau's affordable housing supply does not meet demand", and that there is a "critical need for housing of all types and for all age groups" (p11 CBJ Housing Action Plan). The plan calls for Juneau to "commit dollars" for the development of housing to offset high development costs, make housing possible, and to create and promote creation of housing through the provision of gap financing (Page 12 CBJ Housing Action Plan). It still remains the case that Juneau has a "critical need for housing of all types."

On page 41 of the CBJ Comprehensive plan from 2013 the CBJ identifies the following as an action to implement:

- 4.1 – IA8 The CBJ government should participate with other local agencies in the federal program to prepare and adopt a "Ten Year Plan to End Homelessness" in the City and Borough of Juneau.

This project will help to end homelessness by giving vulnerable adults the supportive services and housing that will allow them to remain housed for many years.

Homelessness will not end in 2023 but this project is another important step in that direction. Our shelter sleeps 65 people every night and has been this way for months. There were still over 20 people sleeping at the CBJ Campground in the summer months and a similar number at the Warming Shelter in the winter. There are also many people living on the streets or in their cars. Additionally, we are anticipating that the need for emergency shelter will continue to rise in the coming months as COVID rental relief programs come to an end. This is an alarming prospect. Many of these people need supportive housing as they have been unsuccessful in regular market housing due to income levels and physical and mental health issues. Moving people from the streets and out of shelters and into permanent supported or other housing of their own, as needed, is critical to ending homelessness in Juneau, and can only be achieved with additional housing units.

There is still a large need in our community for permanent supportive housing. There are currently 161 people still on the Coordinated Entry Waitlist which is the list that FMNM uses to fill vacancies. Of these 161 people 111 have experienced homelessness for 1 year or longer and 73 have experienced homelessness for 3 years or longer.

Juneau Housing First has been remarkably successful over the last 5 year. People are staying housed; they are using emergency services including the Bartlett Emergency Room and CCFR significantly less often and they are also having fewer contacts with Juneau Police Department. This project not only saves the CBJ money, but it also gives its residents the ability to not think about meeting their basic needs from day to day or hour to hour or their personal safety. They are able to tend to their health and wellbeing in a way they were previously unable to. They are able to think about their future and have hope. This building is saving lives. Attached are results of studies conducted on the first two phases of the Housing First Project demonstrating their significant impact on emergency services utilization and the health and wellbeing of tenants. The results are nothing short of exceptional.

The first two phases received widespread public support and we anticipate the same for this third phase. Attached are letters of support from community partners.



MRV ARCHITECTS
 1420 GLACIER AVE. #101
 JUNEAU, AK 99801
 907-586-1371
 FAX 907-463-5544
 mrva@mrvaarchitects.com

MKV-1475

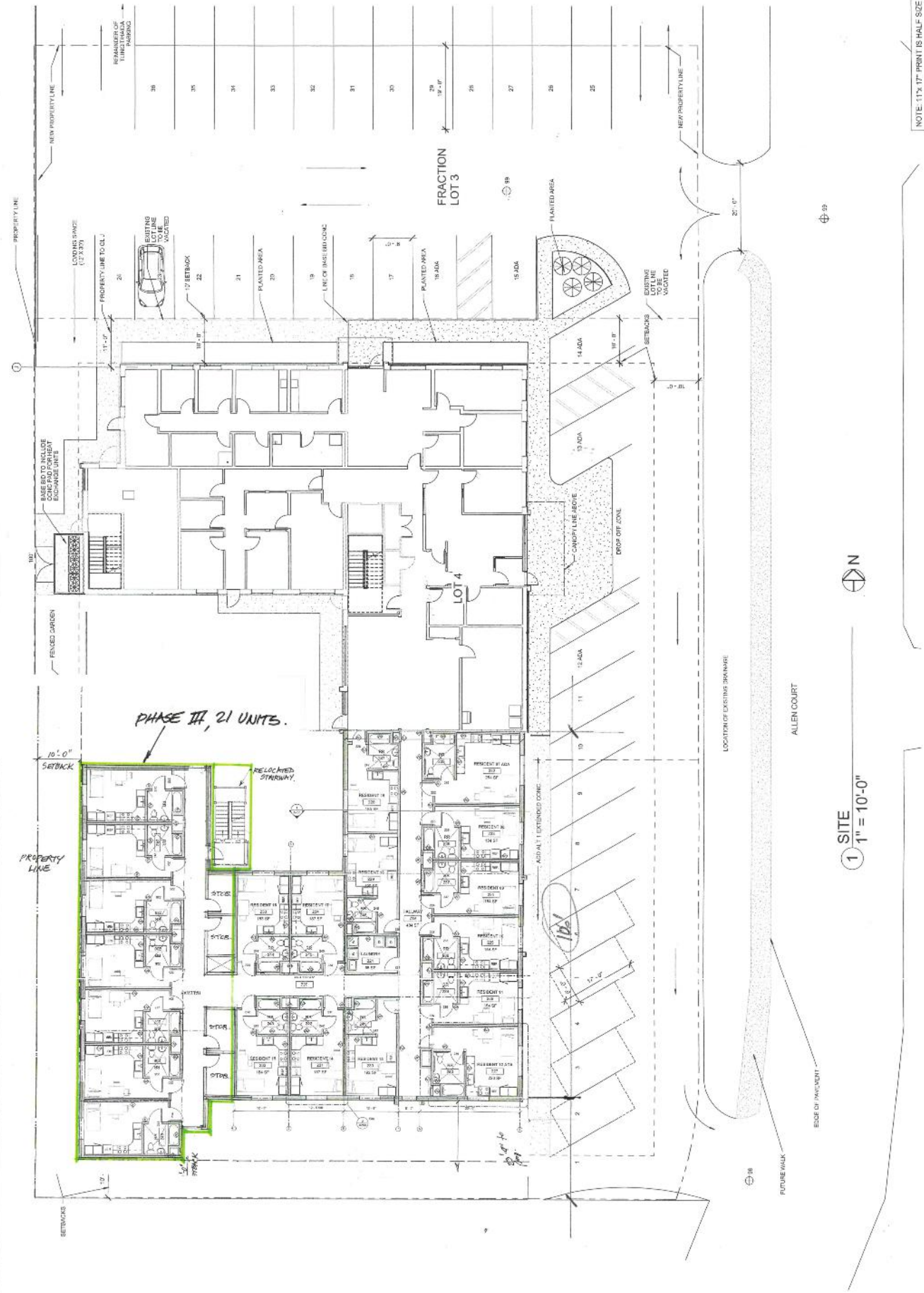
JUNEAU HOUSING FIRST COLLABORATIVE

Construction Documents - Conformed Drawings

No.	Description	Date

SHEET TITLE
 SITE

DATE: 02/09/2016
 SCALE:
 DRAWN: ZI
 CHECKED: PV
 SHEET NO. A101





MRV
ARCHITECTS

MRV ARCHITECTS
1220 CACRE AVE. #100
JUNEAU, AK 99901
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV 1815

**JUNEAU HOUSING FIRST 3
COLLABORATIVE PHASE 3**

No.	Description	Date

SHEET TITLE:
LEVEL 2

DATE: 10-20-2021
DRAWN: PV
CHECKED: PV

SHEET NO.

A202

NOTE: 11x17 PRINT IS HALF SIZE

3/32" = 1'-0"

of 1st, 2nd

10'-0" setback

PHASE III, 21 UNITS.

RELOCATED STAIRWAY.

10'-0" setback

PROPERTY LINE



Bartlett Regional Hospital

3260 Hospital Drive, Juneau, Alaska 99801

907.796.8900

www.bartletthospital.org

October 27, 2022

City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

Re: Juneau Affordable Housing Fund

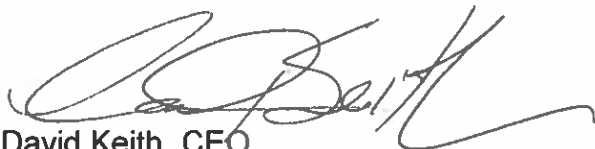
To Whom It May Concern,

I am writing today to express our enthusiastic support for the Glory Hall's application to the Juneau Affordable Housing Fund for a third phase to their Housing First Project. Forget-Me-Not Manor is saving lives every day by providing stable housing and support services. Program staff connect some of our most vulnerable community members to much needed primary care services, which reduces medical emergencies and unnecessary emergency room visits. The 64 units that are now available have made a tremendous impact in our community, but there is still a need for more permanent supportive housing in Juneau, and we see this need at Bartlett every day. The Glory Hall has been remarkably successful in the last several years at fundraising for and completing capital projects. We wholeheartedly support this project.

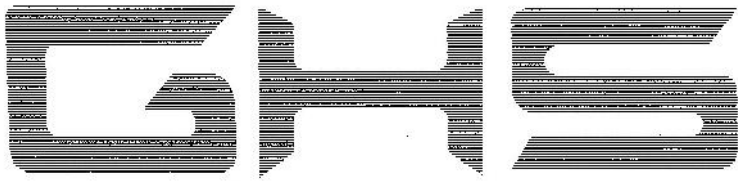
Bartlett Regional Hospital (BRH) serves Juneau and the surrounding communities. Our hospital has faced many challenges and Juneau's lack of housing for our community's most vulnerable neighbors is one of them. We see this firsthand as our Community Navigator and Case Management staff have great difficulty finding appropriate, available, and acceptable housing placements for clients.

As a hospital, as medical professionals, and as a community, we are concerned about how many people are still living on the streets and in shelters and we commend the Glory Hall for taking on this project. They see the need for this type of housing at their shelter and they are working diligently to continue to address the need in our community. We urge you to fully fund their request.

With Warmest Regards,



David Keith, CEO
Bartlett Regional Hospital



GASTINEAU HUMAN SERVICES CORPORATION • 5597 AISEK STREET • JUNEAU, ALASKA 99801
 Behavioral Health Services • Community Corrections • Transitional Housing • (907) 780-4338 • Fax (907) 780-4098

The City and Borough of Juneau
 Juneau Affordable Housing Fund
 230 S Franklin St
 4th Floor Marine View Building
 Juneau, AK 99801

October 28, 2021

Dear the City and Borough of Juneau,

Please find a letter of support for Glory Hall's Juneau Affordable Housing Fund Application to add 21 units to their Housing First Facility. As a service provider to those who are experiencing homelessness in Juneau, we continue to see the need for permanent supportive housing. The first two phases of Housing First have made an incredible difference in our community. They have helped people find sobriety and helped people take care of their health instead of focusing on their daily needs. There are still dozens of people in our community though who will be most successful in a supportive environment and who have already not been successful in regular market apartments. These people will continue to remain on the streets or in shelters unless we create housing that will work for them, which is exactly what Housing First is. It has become abundantly clear that we need more units at Housing First to meet the need in our community.

GHS plays an important role in the continuum of social services available in Southeast Alaska. With over fifty years of experience working in behavioral health, transitional housing, and re-entry, GHS has been able to assist individuals in recovery as they transition to a stable life in the community with the supports that they need to succeed.

The Glory Hall has a long collaborative relationship with GHS that has been a great benefit to our shared clients for many years. We look forward to continuing this relationship for many years to come, and enthusiastically support their efforts to provide a much-needed addition to Juneau's housing market. The Glory Hall is a trusted partner, providing important services, emergency shelter, street outreach, meals, referrals, and housing. They have been tremendously successful at fundraising and building units over the last several years and we know that they will be successful with this project as well.

Sincerely,

A handwritten signature in black ink that reads 'C. Brown-Mills'. The signature is fluid and cursive.

Cindee Brown-Mills
 Deputy Executive Director



October 28, 2022

City and Borough of Juneau - Juneau Affordable Housing Fund Review Committee
 RE: The Glory Hall's Application for Housing First Phase III

Thank you to the City and Borough of Juneau for providing this funding opportunity to support the development of housing in Juneau, including housing units developed by nonprofits for people with little or no income. Your leadership in supporting this type of housing in Juneau is greatly appreciated and noticed.

The Juneau Community Foundation supports fully funding The Glory Hall's grant application for Housing First Phase 3. Since it first opened its doors in 2017 with 32 supported rooms and onsite clinical and health services, the Juneau Housing First Collaborative has been a success and a model for other community. Due to the physical layout and its staff, Forget-Me-Not Manor quickly become a home to some of our communities most vulnerable individuals, providing the support and space needed to heal, find sobriety, and take care of individual health needs. Its early success led to the development of Phase II, bringing the number of total rooms to 64. While many people have lived here, Juneau social service providers estimate that 70 additional people in Juneau would benefit from living in Housing First's supported environment.

This fact brings us to the request before you, the assistance of the Housing Fund to support the development of the final phase of Housing First, consisting of 21 additional housing units. Funding from this grant would launch this project, providing another important step towards ending homelessness in Juneau. The Glory Hall has an excellent track record of raising the funds needed to finish the many housing projects they have started. Local government support is critical to obtaining additional funding.

The Juneau Community Foundation was founded in 2000 to increase local philanthropy in support of Juneau's most effective non-profit organizations. We promote collaboration through grant processes and by leading gatherings to maximize the impact of community giving. This project epitomizes what's possible when agencies collaborate to ensure that those who are homeless in Juneau find the housing they need.

We commend the Glory Hall for continuing to be a tireless advocate for housing those who are experiencing homelessness in our community and the CBJ for supporting their efforts. The Glory Hall staff have proven themselves to be expert developers, project managers, and providers of supportive services. At a series of recent meetings on Housing the Homeless, the social service agencies all quickly agreed upon pursuing this project at this time due to property ownership, its proven model, room for additional units, and the existing need for this type of housing. We urge you to fully fund this grant application.

Please do not hesitate to contact me if you have any questions.

Sincerely,

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

Amy Skilbred
 Executive Director

350 North Franklin Street, Suite 4 | Juneau, Alaska 99801
 tel: 907.523.5450 | email: info@juneaucf.org | web: www.juneaucf.org

The Glory Hall
8715 Teal St
Juneau AK 99801

October 25, 2022

RE: The Glory Hall's Juneau Affordable Housing Fund Application – Housing First Phase 3

The Juneau Coalition on Housing and Homelessness (JCHH) is writing in unwavering and enthusiastic support of The Glory Hall's project to build another phase of their Housing First project. The first two phases of Housing First are operating at capacity and saving lives every day. The Coalition firmly believes that housing is the solution to homelessness and more units of permanent supportive housing will be a step in the direction of ensuring that homelessness is rare and brief.

JCHH is a partnership of local agencies and organizations that 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 housing, 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 myriads of partners is critical to our community. The Housing First Project, the Navigator Program, and food delivery to those most in need are some of the important community projects in which the Glory Hall has played a critical role. Annually, the Glory Hall provides over 55,000 meals and over 11,000 safe emergency shelter beds and they operate 68 units of permanent supportive housing.

The Juneau Coalition on Housing and Homelessness urges the City to grant the Glory Hall the funds they are requesting. They have an outstanding track record. The project is already a model Housing First facility for the state. The agencies and organizations that are a part of JCHH are all keenly aware of how awful homelessness is and we know that our unhoused neighbors regularly die in their thirties and forties and are suffering. These people deserve safety and dignity in their housing and this project will give our most vulnerable neighbors just that. It will save lives, and it will give people the opportunity to heal.

Sincerely,

Co-chair

Hazel LeCount



Cochair

Roy Anderson





*“Helping people live their
own best lives”*

October 27, 2022

RE: The Glory Hall’s Application to the Juneau Affordable Housing Fund for Housing First Phase III

To Whom It May Concern,

The purpose of this correspondence is to provide our support for the Juneau Housing First Collaborative dba The Glory Hall application for funding from the Juneau Affordable Housing Fund to construct an additional phase to Forget Me Not Manor. JAMHI Health & Wellness, Inc. is a committed partner in this project and we are excited to continuing working together to meet the needs of people who are vulnerable and unhoused in Juneau.

Established in 1985 as Juneau Alliance for the Mentally Ill (JAMI) our organization was originally organized as a family-based, grass-roots advocacy organization providing some supports to adults with mental illness but also family support, information and referral, education and assertive stigma reduction. The JAMHI service array has continued to grow beyond residential and basic services through the 2000s with a heightened focus on serving people with co-occurring disorders, the implementation of evidence-based practices, expansion of medical and drop-in services, development of same-day access capacity and the organization became internationally accredited for the first time in 2011.

In collaborative partnership the Glory Hall, JAMHI Health and Wellness and others have played critical roles in the establishment and operations of the Juneau Housing First Collaborative Project, providing medical, behavioral health, and supportive services to folks with a reputation of being challenging to serve. These people have complex life challenges, high no show rates and other challenges which make the provision of care difficult. For the last 5 years, JAHMHI Health and Wellness valiantly supported the project through advocacy, service provision, flexibility, and board level guidance that includes people with lived experience. Our service to Juneau and Alaska have continued to expand and grow over the years.

Today there continues to be a significant need for permanent supportive housing in Juneau. JHFC dba TGH has an outstanding record of fundraising, constructing and operating this facility and we look forward to continuing to work with them as they expand. The people at JAMHI Health and Wellness believe that housing is critical to recovery and that housing is a corner stone of all human needs. We commend the Glory Hall for their efforts to help end homelessness in Juneau.

I urge you to grant the Glory Hall the funding they seek for this project and please contact me at dave@jamhi.org if I can answer any questions or provide more information.

Sincerely,

David G. Branding, PhD

David G. Branding, PhD
Chief Executive Officer
3406 Glacier Hwy
Juneau, Alaska 99801

Tel. (907) 463-3303
Fax (907) 463-6858
jamhihealthandwellness.org



October 27, 2022

City and Borough of Juneau
Juneau Affordable Housing Fund
230 S Franklin St
Juneau AK 99801

To Whom It May Concern,

This letter is to support the Glory Hall's Juneau Affordable Housing Fund Application to add 21 units of permanent supportive housing to their Housing First building. Tlingit Haida Regional Housing Authority works closely with the Glory Hall on issues of housing and homelessness in our community. The Glory Hall provides services critical to health and safety in our community. We commend them for continuing to take on projects that will benefit not only our most vulnerable neighbors but also our entire community.

For the last several years, Tlingit Haida Regional Housing Authority has closely collaborated with the Glory Hall on solutions to chronic homelessness and improving the Juneau continuum of care system by reducing the strain of high emergency service utilization and the suffering of people with co-occurring disorders and addictions. They are doing important work in our community like providing basic necessities such as emergency shelter, food, a warm place to be, clothing, and transportation assistance to the most vulnerable citizens in our community.

This project will add 21 units to an already successful program. While Juneau Housing First has been extraordinarily successful so far, we still are seeing many people in our community remaining homeless for five or more years before they are offered tenancy. There are still many people in our community who need the supportive housing that Housing First provides and who have not been successful in regular market housing. Please fund this project. It will undoubtedly save lives.

Sincerely,


Jacqueline Pata
President & CEO



The Glory Hall
8715 Teal St
Juneau AK 99801

October 25th, 2022

RE: JHFC dba TGH's Application to the Juneau Affordable Housing Fund

Dear The City and Borough of Juneau – Juneau Affordable Housing Fund,

I am writing today to express my deep and sincere support for the expansion of Juneau Housing First Collaborative (JHFC) Forget-Me-Not Manor. AWARE has been a proud partner of JHFC, and continues to support and assist the valuable work of providing supported, permanent housing for those experiencing chronic homelessness.

AWARE was incorporated in 1978, and since that time, we have worked with community and statewide partners to provide comprehensive services to victims of domestic violence, sexual violence, child abuse and stalking. Our work with local partners has been, and continues to be, instrumental to ensuring survivors of violence receive the services they need to heal from their victimization and establish safety for themselves and their families.

AWARE and The Glory Hall operate the two emergency homeless shelters in Juneau. While we are proud of our work with Juneau's most vulnerable homeless people, we have also seen patrons cycle back and forth, from one shelter to another, from an apartment to the streets and shelters again.

The first phase of Forget-Me-Not Manor opened its doors five years ago. We have seen residents achieve housing and emotional stability. With eviction prevention services and staff that go above and beyond every day to work with each individual tenant as little or as much as they want, to meet them where they are, people have remained housed.

There is still a great need in Juneau for more permanent supportive housing that is accessible for those with disabilities. The housing first model has yielded real results for our vulnerable homeless population. We are proud to support expanding this opportunity to all who need it to give others a real chance at safety and stability. Please considering supporting this worthy project.

Kindly,

Mandy Cole
Executive Director, AWARE

Society of St. Vincent de Paul
8617 Teal Street
Juneau, AK 99801

*“We provide material and spiritual
charity and work for social
justice for all people”*



October 27, 2022

RE: TGH's Juneau Affordable Housing Fund Application – Housing First
Phase 3

To Whom It May Concern,

I am writing in support of The Glory Hall's project to add an additional 21 units of permanent supportive housing to their Housing First facility. The Glory Hall has an outstanding track record of fund raising for capital projects. In the last few years, they have built a new shelter and 64 units of permanent supportive housing. We are confident that they will be able to get this project funded and moving forward expeditiously.

The Glory Hall and SVdP work closely on many issues including issues of affordable housing and homelessness. We continue to see too many people living on the streets or in shelters for far too long in Juneau. Even with the existing 64 units of permanent supportive housing (PSH) that Juneau has, there is not enough PSH to meet the needs of our population. A recent look at homeless data identified approximately 59 homeless individuals who would best be served at a Housing First facility. Adding more Housing First facilities will meet an immediate need within our homeless community.

Housing First facilities serve the most difficult to house. These individuals remain homeless for years longer than what should be acceptable. People who experience homelessness chronically like this die decades younger than those who don't. They drain emergency services and create a difficult burden for the health care system. Housing First/Forget-Me-Not Manor is not only saving lives but it is giving people hope for a better tomorrow.

The Glory Hall is a trusted partner of ours and we look forward to continuing this relationship for many years to come. We enthusiastically support these efforts to provide a much-needed addition to Juneau's stock of permanent supportive housing.

Your support of their project would be greatly appreciated. Thank you and please contact me if you have any questions.

Sincerely,

Dave Ringle
Executive Director
St. Vincent de Paul Society St. Therese Conference



TLINGIT HAIDA REGIONAL HOUSING AUTHORITY

5446 JENKINS DR, JUNEAU AK 99801

Parcel #: 5B1201010091 (Map)	Address: 1944 ALLEN CT	Legal Desc. 1: LEMON GLACIER 2 LT 3A	Legal Desc. 2:
Prev. Owner: LEMON GLACIER PROPER	Site Value: \$0.00	Building PV: \$0.00	Total PV: \$0.00
Use Code: Commercial - Medical	Exempt: Native Regional Housing	Zoning: General Commercial	Tax Year: 2022
No. of Units: 064	Year Built: 0		Gross Liv. Area: 000000 sqft
Garage: No	Garage Area: 000000	Lot Size: 44952.00	Last Trans: 20130211
City Water: Yes	City Sewer: Yes		
Exempt Land: 0	Exempt Building: 0	Exempt Total: 0	Road/No Road: Roaded





Planning Commission

(907) 586-0715
 PC_Comments@juneau.org
 www.juneau.org/plancomm
 155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: September 26, 2018
 Case No.: USE2018 0018

Housing First Collaborative
 1994 Allen Court
 Juneau, AK 99801

Proposal: A Conditional Use Permit to modify Juneau Housing First to add units to Phase 2 and add Phase 3 for a total of up to 77 units

Property Address: 1944 Allen Court

Legal Description: Lemon Glacier 2, Lot 3A

Parcel Code No.: 5B1201010091

Hearing Date: September 25, 2018

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 14, 2018, and approved the Conditional Use Permit to modify Juneau Housing First to add units to Phase 2 and add Phase 3 for a total of up to 77 units to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The vegetative cover/landscaped areas shown on the plans and installed with Phase 1 shall be maintained with live vegetative cover.
2. Prior to issuance of a Building Permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located, and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).

Housing First Collaborative
Case No.: USE2018 0018
September 26, 2018
Page 2 of 2

- 3. The Conditional Use Permit may not be approved, as presented, unless PWP2018 0002, the parking waiver, is also approved.

Attachments: September 14, 2018, memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding USE2018 0018.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant’s responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, September 25, 2018.

Expiration Date: The permit will expire 18 months after the effective date, or March 25, 2020, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: 

Teri Camery, Senior Planner
Community Development Department

Nathaniel Dye, Acting Chair
Planning Commission

Filed With Municipal Clerk

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

LEASE AGREEMENT

This LEASE, date and effective as of April 1, 2015, is by and between the Tlingit Haida Regional Housing Authority, a non-profit corporation organized under the laws of the State of Alaska, with its mailing address, PO Box 32237 Juneau, Alaska 99803, and its physical address 5446 Jenkins Drive, Juneau, Alaska 99801 ("**LESSOR**") and the Juneau Housing First Collaborative, c/o The Glory Hole, a non-profit corporation organized under the laws of the State of Alaska, whose address 241 South Franklin, Juneau, Alaska 99801 ("**LESSEE**")

For and in consideration of the mutual covenants contained herein, **LESSOR** and **LESSEE** hereby agree as follows:

Section 1: Premises.

- A. **LESSOR**, for and in consideration of the rents and covenants hereinafter specified to be paid, performed, and observed by the **LESSEE**, does hereby let, lease and demise unto the **LESSEE**, the following lots on Allen Court in Juneau Alaska (the "Property") described more particularly as follows:

Lots 4 & 5, and Fraction of Lot 3, Lemon Glacier SUB No 2, Plat 2013-20

With the understanding that the **LESSOR** shall, upon substantial completion of a Housing First facility as described in the (*Draft*) Memorandum of Understanding attached to this Lease, initiate a separate platting action to combine the lots described herein into one large lot, and that this lease will then apply to the new lot comprised of the combined lots described herein.

And subject to **LESSOR's** right to use the Property for stored materials until **LESSOR** commences construction. Subject further to **LESSOR's** right, herein granted, to enter onto, without limitation, and to construct the Housing First Facility in accordance with a Memorandum of Understanding to be executed among the parties within 60 days of the signing of this lease (the "Memorandum of Understanding"). This reserved right: (i) extends to **LESSOR's** contractors, agents, and others acting under **LESSOR's** authorization; and (ii) terminates upon issuance of certificate of occupancy for the completed Housing First Facility.

Section 2: Obligations of Lessee; Special Termination Provision.

Said Property shall be used by **LESSOR** to construct a Housing First Facility to be operated by **LESSEE**. Should **LESSOR**, within eighteen (18) months from the date hereto fail to receive Full Funding for construction of the Housing First Facility on the Property, or should **LESSEE** fail to keep open and operate that Housing First Facility over the term of this Lease, then said Lease shall terminate and the remainder of the leasehold term shall revert to **LESSOR**, provided that not more than sixty nor less than thirty days:

Lease Agreement - THRHA and Juneau Housing First Collaborative

- (i) prior to the end of said eighteen month period with respect to failure to receive Full Funding; or
- (ii) following notification by LESSOR to LESSEE that, in LESSOR's judgment, LESSEE is failing to keep open and operating that Homeless Facility,

LESSOR shall give written notice to LESSEE at its address in Juneau, Alaska, of LESSOR'S intention to exercise said right of termination. Failure to give such notice during said time period, time being of the essence, shall constitute a waiver of LESSOR'S termination right under this paragraph.

Notwithstanding the above, LESSOR shall permit an assignment of this Lease to the Alaska Housing Finance Corporation.

As used in this section, the "Full Funding" has the same meaning as is set out in the Memorandum of Understanding.

Section 3: Term.

The term of this lease shall be for fifty (50) years, commencing on the date first above written and terminating upon the 1st day of April, 2065. This term shall be renewable for an additional 50 years at the election of LESSEE, which election shall be made no later than sixty (60) days prior to termination of the original 50 year term. Upon termination of the lease under this section, and unless a new lease is negotiated:

1. Ownership of the Housing First Facility and all related improvements shall become the property of LESSOR, unless and to the extent that any improvements (including the Housing First Facility) is removed by LESSEE with six(6) months of termination of the lease. Ownership of all furniture and personal property within the Housing First Facility shall remain with LESSEE; however
2. In the event that LESSOR shall acquire ownership of the Housing First Facility under subsection 1 of this section, it shall pay LESSEE a monthly use fee for the Housing First Facility and all related improvements sufficient to amortize the then fair market value, as determined by a licensed real estate appraiser, of the Housing First Facility, over an eight year period. If the parties cannot agree on a use fee or choice of appraiser, the matter shall be resolved in accordance with the mediation and arbitration provisions of section 11 of this Lease.

Section 4: Rent and Other Payments; Alaska Native Occupancy Requirement.

- (a) No rental shall be charged for the granting of this leasehold estate, said leasehold estate is a grant to LESSEE for the purpose of operating the Housing First Facility. Consideration for the Lease is LESSEE's agreement that, over the full term of this Lease, ten (10) percent of the units will be occupied by Alaskan Natives and the LESSEE will provide annual documentation of occupancy by September 30 of each year.
- (b) LESSEE shall pay to LESSOR the full cost of the replatting action described in Section 2 of this Lease.

JUNEAU HOUSING FIRST, PHASE III, DESIGN FEES

MRV ARCHITECTS -- STAFF CATEGORIES	PIC	PM	PA	AD	DD
TASKS and HOURLY RATES	185	165	145	125	100
Schematics, Design Development, Construction Documents					
Start-up meeting, review Concept design direction	3	4	3		
Develop Schematic refinement, working in Revit		6	8		16
CBJ Code and Planning approvals, coordination	2		4		
Owner review workshop	2		2		
Engineering system workshop and coordination		2	4		4
Dawson general cost coordination, scope approval	2		6		
Establish Design Development Revit base for engineering template					
-Site Plan		1	2		4
-Floor Plans, three levels		4	8		16
-Three exterior elevations		3	6		8
-Two cross section		4	8		8
-Roof plan		1	4		8
-Typ. exterior details, 6		8	8		16
Final Design Development review package, (used for GMP price template)		2	8		6
Complete Construction Documents to 95% for final GMP, CBJ permits					
-Code, schedules, finishes, doors, sheet specs	3		6		6
-Site Plan		1	2		4
-Floor Plans, three levels		4	8		12
-Three exterior elevations		2	4		4
-Two cross section		2	4		4
-Roof plan		1	2		4
-Exterior details		12	12		24
-Interior details		6	12		16
Refinements to 100% final Construction Documents, final QA/QC	4		8		16
General Owner and Contractor coordination, meetings, presentations		12	12		4
SUBTOTAL HOURS	16	75	141	0	180
SUBTOTAL FEES	2,960	12,375	20,445	0	18,000
SUBTOTAL MRV DESIGN FEES					53,780
ENGINEERING CONSULTANT DESIGN FEES					
AEE, Mechanical Engineering					25,960
BBFM Structural Engineering					19,500
Gorman Engineers, Electrical Engineering					5,520
MRV OH/P Mark-up @ 8%					4,198
SUBTOTAL ENGINEERING DESIGN FEES					55,178
TOTAL DESIGN FEE PROPOSAL, LUMP SUM					\$108,958

JUNEAU HOUSING FIRST, PHASE III, CA FEES

MRV ARCHITECTS -- STAFF CATEGORIES	PIC	PM	PA	AD	DD
TASKS and HOURLY RATES	185	165	145	125	100
Construction Administration and Inspection Services					
Contractor construction questions and responses		4	12		4
Contractor submittal approvals		2	6		
Periodic Inspections, monthly through main active construction period, report			20		
Final Substantial Completion inspection, report			6		
Prepare final as-built documents, submit to Owner					6
SUBTOTAL HOURS	0	6	44	0	10
SUBTOTAL FEES	0	990	6,380	0	1,000
SUBTOTAL MRV CA and INSPECTION FEES					8,370
ENGINEERING CONSULTANT DESIGN FEES					
AEE, Mechanical Engineering					14,060
BBFM Structural Engineering (1 inspection visit, expenses)					5,000
Gorman Engineers, Electrical Engineering					4,198
MRV OH/P Mark-up @ 8%					1,861
SUBTOTAL ENGINEERING CA and INSPECTION FEES					25,119
TOTAL CA AND INSPECTION PROPOSAL, T&E HOURLY TO CAP					\$33,489

10/28/22, 10:08 AM



Paul Voelckers <paul@mrvarchitects.com>

Re: Phase III, Housing First

1 message

Jim Rehfeldt <jim@alaskaenergy.us>
To: Paul Voelckers <paul@mrvarchitects.com>

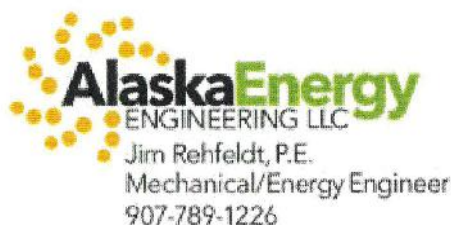
Mon, Oct 24, 2022 at 9:46 PM

Paul,

I am submitting a fee proposal for Housing First Ph III. The basis of the proposal is as follows:

- Heat: Electric heat in the apartments. Ventilation heating coil electric or served by central heating system in Phase I if there is potential for a future heat pump. Heat pump design is not included at this time but should be considered.
- Ventilation: Single HRV serving all floors. The Phase I design used HRV exhaust only for the bathrooms. Phase II also used HRV exhaust but added toilet exhaust fans. My preference is to go with HRV-only unless you know why they added the toilet exhaust fans in Phase II??
- Plumbing: Cold water and hot water from Phase I mech room. May need to upsize both systems for increased load. Waste to city sewer in street. Storm to drainage swale along street.
- Fire: The Phase I and II buildings are served from the water riser in the Phase I building. It is likely that the riser can also serve Phase III. It would be bets for Dawson to work directly with the fire subcontractor who has the design and hydraulic calculation information to determine if the system can be expanded for Phase II. I have a minimal fee to collaborate with the sprinkler designer.

Best regards,



----- Original Message -----

On Friday, October 21st, 2022 at 12:57 PM, Paul Voelckers <paul@mrvarchitects.com> wrote:

Guys,

Here is the simple plan sketch we are using to get fees started for Phase III. The plan is generic for all three levels, with 7 housing units per floor, and with a 5'-6' wide strip of support space abutting the end of Phase II.

At the first floor, I assume that the portions adjoining the existing mechanical room will get used for M/E in whatever fashion makes sense. We may or may not have additional mech space on floors 2 and 3. Some of that space could be used for HRV ventilation units, for instance.

I will develop a bit more detail in the overall shape and section, and send that around. I will forward separate email to Bruce and Amy over the Dawson cost estimate.

Paul





Fee Estimate

October 24, 2022

MRV Architects Housing First Phase III

Task 1: Design

Engineering Services	Qty	Unit	Unit Cost	Total
General				
Project Management	4.0	hr	\$185.00	\$740
Design meetings	8.0	hr	\$185.00	\$1,480
Heating				
Calculations	8.0	hr	\$185.00	\$1,480
Equipment selections	4.0	hr	\$185.00	\$740
Floor plans	8.0	hr	\$185.00	\$1,480
Details	2.0	hr	\$185.00	\$370
Drafting	16.0	hr	\$80.00	\$1,280
Plumbing				
Calculations	4.0	hr	\$185.00	\$740
Equipment selections	8.0	hr	\$185.00	\$1,480
Floor plans	16.0	hr	\$185.00	\$2,960
Details	4.0	hr	\$185.00	\$740
Drafting	24.0	hr	\$80.00	\$1,920
Ventilation				
Calculations	4.0	hr	\$185.00	\$740
Equipment selections	4.0	hr	\$185.00	\$740
Floor plans	16.0	hr	\$185.00	\$2,960
Details	4.0	hr	\$185.00	\$740
Drafting	24.0	hr	\$80.00	\$1,920
Submittals				
35% submittal	4.0	hr	\$185.00	\$740
Drafting	8.0	hr	\$80.00	\$640
95% submittal	4.0	hr	\$185.00	\$740
Drafting	8.0	hr	\$80.00	\$640
Construction documents	2.0	hr	\$185.00	\$370
Drafting	4.0	hr	\$80.00	\$320
subtotal	188.0			\$25,960
Expenses				
None				
subtotal				\$0
			Task Total	\$25,960

**Fee Estimate**

October 24, 2022

MRV Architects
Housing First Phase III
Task 2: Construction Services

Engineering Services	Qty	Unit	Unit Cost	Total
General				
Project Management	4.0	hr	\$185.00	\$740
Construction meetings	8.0	hr	\$185.00	\$1,480
Construction				
RFIs	4.0	hr	\$185.00	\$740
Submittals	8.0	hr	\$185.00	\$1,480
Construction coordination/design revisions	8.0	hr	\$185.00	\$1,480
Inspections: 50% and final	16.0	hr	\$185.00	\$2,960
Commissioning				
Meetings	2.0	hr	\$185.00	\$370
Prerequisites	8.0	hr	\$185.00	\$1,480
Functional testing	16.0	hr	\$185.00	\$2,960
Training	2.0	hr	\$185.00	\$370
subtotal	76.0			\$14,060
Expenses				
None				
subtotal				\$0
			Task Total	\$14,060
<hr/>				
PROJECT TOTAL	264.0			\$40,020

MRV ARCHITECTS
 1420 Glacier Avenue, #101
 Juneau, AK 99801
 586-1371 FAX: 463-5544
paul@mrvarchitects.com

GORMAN ENGINEERS
 10761 Horizon Drive
 Juneau, AK 99801-7626
 463.6721 Cell: 723.8884
ngorman@gci.net

ELECTRICAL ENGINEERING FEE ESTIMATE for the:

HOUSING FIRST, PHASE 3

October 21, 2022

DESIGN DEVELOPMENT (65%)	PRINCIPAL	ENGINEER	CLERICAL/ DRAFTING	EXPENSE	TOTAL (\$)
GENERAL					
Program development / Review scope		0.5			88
Initial meetings / Calls to review facility requirements		0.5			88
Site visit to verify existing conditions		1.5			263
DESIGN					
Prepare base sheets (assume CAD from MRV)			1.5		180
Service / Distribution design					
Utility coordination		0.5			88
Single line diagram		0.5	0.5		148
Power design					
General power / Distribution / Circuitry		0.5	1.0		208
Mechanical equipment		0.3	0.3		89
Heating equipment		0.3	0.3		89
Owner / Architectural equipment		0.3	0.3		89
Panel schedule(s)		0.5			88
Lighting design					
General layout / Calculations / Controls		1.0	1.0		295
Exterior / Signage / Controls / Circuitry		0.3	0.3		89
Luminaire cut sheets		0.5			88
Special systems					
Telephone / Cable / Data systems / Device layout		0.3	0.3		89
Fire alarm system layout / Devices / Riser diagram		0.5	0.5		148
Door access / Security system		0.3	0.3		89
Security system / Devices / Equipment		0.3	0.3		89
Legend / Details / Notes / Schedules		0.5	1.0		208
Specifications (basic, on sheets)		0.5	0.5		148
Coordination / Progress meetings / Calls					
Architect		0.5			88
Mechanical		0.5			88
Client		0.5			88
SUBMITTALS					
Print 65% design review set & submit			0.5		60
Client review / Interdisciplinary coordination					
DESIGN DEVELOPMENT (65%) TOTALS:	0.0	11.1	8.6	\$0	\$2,975

CONSTRUCTION DOCUMENTS		PRINCIPAL	ENGINEER	CLERICAL/ DRAFTING	EXPENSE	TOTAL (\$)
GENERAL						
Incorporate 65% review comments / Direction			1.0	1.0		295
DESIGN						
Modify base sheets (assume CAD from MRV)				0.5		60
Service / Distribution design						
Single line diagram			0.3	0.3		89
Short circuit calculation			0.5			88
Power design						
General power / Distribution / Circuitry			0.5	0.5		148
Mechanical equipment			0.3	0.3		89
Heating equipment			0.3	0.3		89
Owner / Architectural equipment			0.3	0.3		89
Panel schedule(s)			0.5			88
Lighting design						
General layout / Calculations / Controls			0.5	0.5		148
Exterior / Signage / Controls / Circuitry			0.3	0.3		89
Luminaire schedule			0.5			88
Special systems						
Telephone / Cable / Data systems / Device layout			0.3	0.3		89
Fire alarm system layout / Devices / Riser diagram			0.5	0.5		148
Door access / Security system			0.3	0.3		89
Security system / Devices / Equipment			0.3	0.3		89
Legend / Details / Notes / Schedules			0.5	0.5		148
Specifications (basic, on sheets)			0.5	0.5		148
Coordination / Progress meetings / Calls						
Architect			0.5			88
Mechanical			0.5			88
Client			0.5			88
Principal review		0.5		0.5		160
SUBMITTALS						
Print 100% design review set & submit				0.5		60
Client review						
CONSTRUCTION DOCUMENTS TOTALS:		0.5	8.9	7.4	\$0	\$2,546

PROJECT TOTALS (w/o CA):	0.5	20.0	16.0	\$0	\$5,520
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CONSTRUCTION SERVICES (T&E)		PRINCIPAL	ENGINEER	CLERICAL/ DRAFTING	EXPENSE	TOTAL (\$)
PRE-CONSTRUCTION						
Bid assistance			1.0			175
Pre-construction conference			2.0			350
Submittal review			2.0	1.0		470
CONSTRUCTION						
Construction coordination			4.0	2.0		940
DCVR preparation			2.0	1.0		470
Teleconferences / Meetings			2.0			350
Construction observation & report						
Rough-in			2.0	1.0		470
Substantial / Final			2.0	1.0		470
POST-CONSTRUCTION						
As-built drawings			0.5	1.5		268
O&M manual review			1.0	0.5		235
CONSTRUCTION SERVICES TOTALS (T&E):		0.0	18.5	8.0	\$0	\$4,198

PROJECT TOTALS (with T&E CA):	0.5	38.5	24.0	\$0	\$9,718
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Paul Voelckers <paul@mrvarchitects.com>

RE: Juneau Housing Initiatives, price ranges

1 message

Dennis Berry <dberry@bbfm.com>
To: Paul Voelckers <paul@mrvarchitects.com>

Thu, Oct 27, 2022 at 4:24 PM

Paul,

Proposed fees as follows:

Design \$19,500 Lump Sum

CA \$ 5,000 T&M

Let me know if you have any questions.

Dennis L. Berry, PE, SE | Senior Principal

845 K Street | Anchorage, Alaska 99501

Main: (907)274-2236 | Direct: (907)270-2239 | Web: www.bbfm.com |

From: Paul Voelckers <paul@mrvarchitects.com>
Sent: Friday, October 21, 2022 1:10 PM
To: Jim Rehfeldt <jim@alaskaenergy.us>; Gorman, Pat <pgorman@gci.net>; Dennis Berry <dberry@bbfm.com>
Cc: Zane Jones <zane@mrvarchitects.com>
Subject: Fwd: Juneau Housing Initiatives, price ranges

Gentlemen,

So we need to develop fees for design for Phase III, moving through DD and CD as rapidly as practical, given grant funds that are available right now. For BBFM and MRV, fairly simple redeployment of our previous modules and foundations. I ball-parked a lowish 4% design fees, due to that repetition. Architectural and structural will be a bit easier than mech/elec, with some roof and modeling issues to put this together. We know we need a new electrical service entrance and panel, and probably new central mechanical heating, hot water, and ventilation systems.

Order of magnitude CA fees should also be indicated, set up as hourly T&E. I would assume this is a Dawson negotiated contract, with limited specs, not lots of details for pieces they already know.

Paul

From: Paul Voelckers <paul@mrvarchitects.com>
Date: Fri, Oct 28, 2022 at 12:28 PM
Subject: Design Fees, Housing First Phase III
To: Chloe Papier <cpapier@juneauhfc.org>, Bruce Denton <bruce.c.denton@gmail.com>, Amy Skilbred <askilbred@gci.net>
Cc: Zane Jones <zane@mrvarchitects.com>

Hello Chloe, Bruce, and Amy,

Attached are full design fees, including MRV Architects, AEE, Gorman, and BBFM. We have broken the fees into two separate portions, each summarized with a one-page MRV overall sheet, followed by engineer worksheet backup.

The first portion is design, taking the current Concept sketches through 100% Construction Documents. This design fee, structured as a lump sum, totals \$108,958 for all parties.

The second portion includes services through construction, including construction administration and inspection services. This work will be billed hourly as required, up to the maximum cap illustrated of \$33,489. Total fees, combining 108,958 and 33,489, are \$142,447. This is 4% of the estimated construction cost of \$3,532,000, in line with our initial estimates, and reflecting efficiencies of using previous design components.

We assume that the project would be most efficiently performed with a Guaranteed Maximum Price, similar to Phase II. Their involvement during design would allow us to ensure product availability, system compatibility, and maintain cost control.

Please contact me with any questions, or additional information that would be useful. Thank you very much for the opportunity to assist you on this most worthwhile project!

Paul



Financial Analysis Template

Goal: One page summary of property information, total project costs, use of JAHF funds, investment structure, and timeline for use of JAHF funds

Property Information				
Property Name	Forget-Me-Not Manor - Housing First			
Location	Juneau Alaska			
Unit Mix	Units	Size (SqFt)	Avg. Rent (\$)	
0BR/1BA	21	221	875	
2BR/1BA				
1BR 1BA				
Other				
Other				
Total/Average	21	221	875	

Investment Structure: List all funding sources
 State/federal resources, private equity, personal investment, etc.
 Line C30 should match Total Project Costs on H30

Type of Funding	Funding Amount	Amount Committed or Received
Alaska Mental Health Trust	\$400,000.00	Estimated
Rasmuson	\$400,000.00	Estimated
AHFC/Federal Funding	\$1,150,000.00	Estimated
Primera	\$250,000.00	Estimated
Community Donations	\$174,447.00	Estimated
Murdoch Charitable Trust	\$250,000.00	Estimated

Juneau Affordable Housing Fund	\$1,050,000
Total Investment	\$3,674,447
Gap Financing Needed	\$0

Total Project Cost

Place an X in the box for when JAHF funds will be used

Timeline For Use of JAHF Funds	0- 9 month	9-18 month	18-30 month
Land/Property purchase	na		
Predevelopment period	x		
Construction period (post-closing)		x	
After Certificate of Occupancy			x

Project Budget: List expenses for the project and indicate where JAHF Funds will be used.

List of eligible uses for JAHF Funds below

Project Expenses	Total Project Costs	Use of JAHF Funds
Predevelopment costs	\$108,958	\$108,958.00
Capital costs	\$3,565,489	\$941,042.00
Operating Assistance		
Capacity Building		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		

Total Project Cost	\$3,674,447
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Below is a list of eligible uses for JAHF funds for project use in project budget

Predevelopment Costs	Capital Costs	Operating Assistance (1 year)	Capacity-Building/Supportive Services
Architect Fee (design, supervision)	Land	Salaries	Training
Legal Fees	Residential structures	Advertising, marketing	Software acquisition
Packaging/Processing	Nonresidential structures	Accounting services	Client services:
Survey and soil borings	On Site improvements	Auditing expenses	Rental assistance
Appraisal	Off Site improvements	Insurance	Budget counseling
Environmental Study	Remove, Refinance Liens/ Encumbrances	Legal expenses	Substance abuse aid
Market Study	General requirements	Permits, licenses, taxes	Project specific costs
Permit fees	Contractor Fees	Admin	Other
Other	Developer's Fee	Maintenance/Repairs	
	Architect Fee (design, supervision)	Other	
	Legal Fees		
	Packaging/Processing		
	Other		

	RENTAL INCOME	SNGH (2)	SNHG (1)	CoC RENT	CoC SUPPORT	Total
INCOME						0
Rental Income						0
						0
	620,000					620,000
	220,500					220,500
	Tenant Assistant Payments					0
	Forfiet Deposits					0
	Pharmacy Rent	9,500				9,500
Contributions						0
	Individuals					0
						0
						0
Grant Revenue						0
		200,000	400,000			600,000
				33,696	47,423	81,119
						0
Miscellaneous Income						0
						0
						0
						0
						0
						0
TOTAL REVENUE	850,000	200,000	400,000	33,696	47,423	1,531,119
						0
EXPENSE						0
Payroll						0
	420,000	200,000	280,000		47,423	947,423
			20,000			20,000
						0
						0
						0
						0
						0
						0
Professional Services						0
	10000		20,000			30,000
	7,000					7,000
						0
						0
	5,000					5,000
						0

	Information Technology	8900			10,000				18,900
	Pest Control								0
	IT contract	10,500							10,500
Property Management	Cleaning Fees	10,000							10,000
	Maintenance and Repairs (pa	35,000							35,000
	Landscaping and garden	5,000			5,000				10,000
	Snow Removal	12,000							12,000
									0
Insurance	Liability and Building Insuran	30000							30,000
	Vehicle Insurance	3500							3,500
	Workers Compensation Insur	40000			25,000				65,000
	Directors and Officers Insura	2300							2,300
									0
Utilities	Electricity HF	50,000							50,000
	Water and Sewer HF	18,000							18,000
	Garbage HF	11,000							11,000
	Telephone/Internet/Cable	15,000							15,000
	Electricity								0
	Water and Sewer								0
	Garbage								0
	Utilities 247 S. Franklin								0
									0
Equipment									0
	Office and IT	2,000							2,000
	Rental								0
	Kitchen								0
	Rental Equipment								0
									0
Supplies	Food								0
	In-Kind food								0
	Kitchen Supplies								0
	Program Supplies	8000			20,000				28,000
	Office Supplies	5000							5,000
									0

Operations and Administ										0
	Dues and Subscriptions	1500								1,500
	Advertising	1000								1,000
	Postage and Mailing	1500								1,500
	Vehicle Gas	14,000								14,000
	Vehicle Maintenance	10000								10,000
	Training	20,000			20,000					40,000
	Travel									0
	Janitorial Services	15,000								15,000
										0
										0
										0
Client Expense	Client Travel and Transportation									0
	Misc Client Expense	15,000								15,000
	Rent Payments and related							33,696		33,696
										0
										0
Misc Expense	Suspense									0
	Misc Expense	5000								5,000
										0
Replacement Reserves	Allen Court	58,000								58,000
										0
Total Expense		849200	200000	400000				33696	47423	1,530,319
(+/-)		800	0	0				0		800

Staffing

.25FTE Executive Director	25,749
1FTE Program Director HF	76,425
1FTE Deputy Program Director HF	57,270
1FTE Landlord Specialist	55,703
9.5 FTE Residential Support Specialists	454,480
Additional 3 FTE RSS for Phase 3	150,000
1FTE maintenance	64,480
	884,107
7.5% Fringe	66,308.05
	950,415.34

Juneau Housing First Collaborative Balance Sheet

As of September 30, 2022

Accrual Basis

Sep 30, 22

ASSETS

Current Assets

Checking/Savings

1125 · FBank -FMNM Checking acc#915320	285,906.24
1126 · FBank - JHFC Operating #865730	287,867.37
1127 · First Bank -JHFC Savings #0260	49,927.69
1192 · Tenant Sec.Deposit acc# 915360	29,976.68
1360 · FB - Reserve for Repl.# 915340	81,404.90
1370 · FB- Residual Receipt # 915350	153.71
1380 · FB - Escrow Insurance # 915370	65,476.90
1390 · PayPal	2,136.07

Total Checking/Savings	802,849.56
------------------------	------------

Accounts Receivable

1201 · Accounts Receivable	18,462.86
----------------------------	-----------

Total Accounts Receivable	18,462.86
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Other Current Assets

1200 · Misc. Prepaid Expenses	105,362.27
1202 · Grant Receivable	386,486.04
1499 · Undeposited Funds	3,133.25

Total Other Current Assets	494,981.56
----------------------------	------------

Total Current Assets	1,316,293.98
----------------------	--------------

Fixed Assets

1420 · Building	13,156,190.86
1420.1 · Building Accum Depreciation	-873,094.27
1450 · Furniture & equipment	246,696.56
1495 · Accumulated depreciation	-125,027.00

Total Fixed Assets	12,404,766.15
--------------------	---------------

Other Assets

1560 · TGH Bank Suspense	-50,000.00
1500 · Land Use Receivable	287,045.09

Total Other Assets	237,045.09
--------------------	------------

TOTAL ASSETS	13,958,105.22
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2110 · Accounts payable	214,568.41
-------------------------	------------

Total Accounts Payable	214,568.41
------------------------	------------

Other Current Liabilities

Accrued Wages Payable	632.82
2191.1 · GHS - sec.dep. assigned to unit	2,599.30
2191 · Tenant deposit held in trust-	25,362.64

2240 · Deferred Grant Revenue	34,402.54
2400 · Payroll Liabilities	
2450 · SUTA Payable	<u>8,566.61</u>
Total 2400 · Payroll Liabilities	<u>8,566.61</u>
Total Other Current Liabilities	<u>71,563.91</u>
Total Current Liabilities	<u>286,132.32</u>
Total Liabilities	286,132.32
Equity	
3033 · Retained Earnings	13,463,731.98
Net Income	<u>208,240.92</u>
Total Equity	<u>13,671,972.90</u>
TOTAL LIABILITIES & EQUITY	<u><u>13,958,105.22</u></u>

Juneau Housing First Collaborative Profit & Loss

July through September 2022

	Accrual Basis
	Jul - Sep 22
Ordinary Income/Expense	
Income	
5400 · Miscellaneous Income	15,991.11
5100 · Rental Income	
5120 · Rent revenue	28,660.00
5121 · Tenant assistance payments	133,568.00
5920 · Tenant charges revenue	9,213.00
Total 5100 · Rental Income	171,441.00
5200 · Pharmacy Rent	2,371.58
5950 · Grant revenue	
5950.3 · JCF	340,000.00
5950.7 · State Grant	50.00
Total 5950 · Grant revenue	340,050.00
5970 · Donations	
5977 · Businesses	6,206.00
5976 · United Way	3,011.19
5975 · Organizations	2,450.00
5974 · Faith Based	2,564.20
5973 · Individuals	22,587.00
5972 · Donation Box	89.63
Total 5970 · Donations	36,908.02
Total Income	566,761.71
Gross Profit	566,761.71
Expense	
6000 · Payroll Expenses	
6001 · Wages	160,228.40
6002 · Employer Payroll Taxes	14,576.99
Total 6000 · Payroll Expenses	174,805.39
6200 · Client Services	
6203 · Bus Tokens	1,800.00
6204 · Prescriptions	10.50
6205 · Misc Client Expense	15,322.08
Total 6200 · Client Services	17,132.58
6100 · Accting & Auditing	
6101 · Legal fees	120.00
6103 · Accounting fee	19,954.54
Total 6100 · Accting & Auditing	20,074.54
6300 · Rental Exp	
6305 · Other Rental Expenses	211.70
6301 · Background Checks	134.95
6302 · Cleaning Expense	5,095.69
6303 · Bad debt	3,179.00

	<u>Jul - Sep 22</u>
6304 · Rental Assistance	0.00
Total 6300 · Rental Exp	8,621.34
6500 · Contracts	
6524 · Property Management	44.95
Total 6500 · Contracts	44.95
6550 · Repairs/Mtn	
6555 · Maintenance - parts	15,741.50
6551 · Building Repairs	3,040.94
6552 · Maintenance	31,050.02
6554 · Garden/Outside	999.98
Total 6550 · Repairs/Mtn	50,832.44
6600 · Utilities	
6601 · Electricity	9,318.19
6603 · Water / Sewer	7,942.60
6607 · Fire Alarm/Monitoring	510.00
6608 · Janitorial Expense	671.90
6609 · Telephone/Internet	4,920.64
6610 · Garbage/trash removal	3,915.28
Total 6600 · Utilities	27,278.61
6700 · Insurance	
6702 · Property & liab. insurance	14,380.42
6703 · Vehicle Insurance	1,069.64
Total 6700 · Insurance	15,450.06
6810 · Food Purchases	
6812 · Food Service Supplies	1,184.10
6811 · Food	4,044.85
Total 6810 · Food Purchases	5,228.95
6800 · Supplies & Equip	
6801 · Office Supplies	2,865.50
6802 · Equipment Expense	6,742.46
6803 · Operating Supplies	11,467.72
6805 · Kitchen Supplies	61.51
Total 6800 · Supplies & Equip	21,137.19
6850 · Operations	
6861 · Inspections/Testing	304.50
6860 · Cell Phone	859.61
6851 · Conventions and Meetings	123.38
6852 · Advertising	2,233.00
6853 · Interest & Fees	517.59
6854 · Misc. admin. expenses	2,183.23
6855 · Dues/subscriptions	229.99
6586 · Mileage	225.17
6858 · Training	5,778.00
Total 6850 · Operations	12,454.47
6900 · Vehicle	

	<u>Jul - Sep 22</u>
6901 - Vehicle maintenance	1,522.32
6902 - Vehicle Fuel	5,449.88
Total 6900 - Vehicle	<u>6,972.20</u>
Total Expense	<u>360,032.72</u>
Net Ordinary Income	<u>206,728.99</u>
Net Income	<u><u>206,728.99</u></u>



Chloe Papier <cpapier@juneauhfc.org>

247 Renovation Gets Approved and Board Motions re:Credit Card, HF Phase 3

4 messages

Patrick Minick <minickpatrick@gmail.com> Wed, Oct 26, 2022 at 6:59 AM
To: Chloe Papier <cpapier@juneauhfc.org>, Mary Aparezuk <mary.gustine@live.com>, Dave Branding <dave@jamhi.org>, Joyce Niven <jniven@thrha.org>, Bruce Denton <brucecdenton@gmail.com>, Morgan Erisman <merisman@juneauhfc.org>, Jorden Nigro <jordennigro@gmail.com>, julie willoughby <jlwilloughbylaw@gmail.com>, Jeannette Lacey <jlacey@bartlethospital.org>, Robin Gilcrist <regilcrist@alaska.edu>, Claudette Thor <claudettet@searhc.org>, merrywayne@gmail.com, Debbie Maas <snettydebbie@gmail.com>, Wade Bryson <wade.bryson@juneau.org>, Luke Vroman <luke@feedjuneau.org>

Hey, all!

Last night the Planning Commission voted to accept our application to renovate 247 S. Franklin! Robin and Mary Alice did the main presentation of our case, and several HF staff spoke eloquently in favor of the motion. There were many public comments, unanimously in favor of the project, and there was a great turnout! Thanks to Chloe and all the staff who continue to do the heavy lifting for our patrons every day!

Last week we sent out 2 motions for the board to vote on via e-mail. Both of those proposals have more than a majority of "yes" votes, so I think they are adopted.

For applying to Ramp for a credit card, we have yes votes from Pat, Mary, Merry, Julie, Jeannette, Robin, Claudette, Bruce and Jorden, Joyce. (10 yes votes out of 13 members of the board, 0 no votes)

For applying for funds for HF Phase 3 we have yes votes from all the above except Merry. (9 yes votes, 0 no votes)

Like I said, I think that means both motion have passed. Our bylaws are a bit vague on how voting via e-mail works. Let's assume that it means that when a majority of the current board votes yes via e-mail, a motion passes. Let's also take 5 minutes at the next board meeting to clarify this in the bylaws.

Again, both motions have passed.

Thanks!

Pat

Joyce Niven <jniven@thrha.org> Wed, Oct 26, 2022 at 8:19 AM
To: Patrick Minick <minickpatrick@gmail.com>, Chloe Papier <cpapier@juneauhfc.org>, Mary Aparezuk <mary.gustine@live.com>, Dave Branding <dave@jamhi.org>, Bruce Denton <brucecdenton@gmail.com>, Morgan Erisman <merisman@juneauhfc.org>, Jorden Nigro <jordennigro@gmail.com>, julie willoughby <jlwilloughbylaw@gmail.com>, Jeannette Lacey

Lehua Galletes

Juneau, AK 99801

kaleigalletes8082_3zo@indeedemail.com

907-723-6650

Work Experience

Office Manager

Alaska Travel Adventures - Juneau, AK

April 2018 to June 2020

Managed office operations and systems. Trained and managed office personnel.

Night Auditor

Juneau Hotel/Frontier Suite

August 2017 to April 2018

Server/Cashier

The Coffee Shack

February 2012 to July 2017

Night Auditor

Kona Village Resort

September 2007 to April 2011

Education

Diploma

Kau High & Pahala Elementary School

Skills

- Customer Services (8 years)
- Office Administration (4 years)
- Receptionist (4 years)
- Server (4 years)
- Retail Sales (4 years)
- Management (4 years)
- Night Audit
- Cash Handling
- Auditing
- Guest Services
- Microsoft Excel

- Microsoft Outlook
- Microsoft Office
- Office Management
- Bookkeeping
- Accounts Payable

MARIYA S. LOVISHCHUK

1006 Ski Street

907.957.2885

Juneau, AK 99801

lovishchuk.mariya@gmail.com

Objective: Fulfilling employment, opportunity to contribute to the creation of just, peaceful, and healthy community.

EDUCATION

Humboldt State University, Arcata, CA*Masters of Social Work, April 2018*

Rural and Indigenous Practice Emphasis

Jewish Theological Seminary, New York, NY*Masters of Jewish and Religious Studies Course Work, 2007-2009*

Student Body President

University of Alaska, Juneau, AK Fairbanks, AK*Bachelor of Arts, April 2005*

Psychology/Anthropology

Cum Laude

MEMBERSHIPS AND CERTIFICATIONS

Alaska Coalition on Housing and Homelessness (Vice-Chair)

Front Street Community Health Center (Board President 2013-2015)

Juneau Coalition on Housing and Homelessness (Chair 2012)

Organizer/Chair of 2013, 2014 Alaska State Conference on Housing and Homelessness

SOAR Certified Trainer

Certified Mediator (California Center for Understanding of Conflict, Cleveland Center for Peace)

EXPERIENCE

Juneau Housing First Collaborative**Juneau, AK (2012-present)****Project Coordinator**

Coordinated the pre-development, development, and operations of a 32 unit permanent supportive housing facility.

Oversaw a ten million dollar capital campaign. Secured two million dollars in operating grants. Created programs and operating documents. Oversaw permitting process, partner coordination, community support and participation.

Juneau Cooperative Christian Ministry d.b.a. The Glory Hole**Juneau, AK (2009-present)****Executive Director**

General oversight and management of all operations of the Glory Hole, board of directors meetings and other facilitation, human resources, employee hiring and discipline, volunteer coordination, program development, budget creation and oversight, accounts payable, community building, building grounds and property management, policy development and implementation, program development and implementation, advocacy, fundraising, bookkeeping, public relations and social media, fund and budget development.

Looking Glass Services Inc.**Juneau, AK New York, NY (January (2006-2009))****Proprietor/ Principal Investigator**

Grant writing and project implementation, budget oversight, project management, translation services, research, private investigating. Clients include National Library of Medicine, Tom Wagner Offices, Alaska State Historical Library, National Oceanic and Atmospheric Administration, City and Borough of Juneau, Alaska Women Advocacy and Rehabilitation Agency, State of Alaska Court System.

Discovery Southeast**Juneau, AK (2008-2011)****Naturalist**

Assisting children with exploration, curriculum design, wilderness education.

Sealaska Heritage Institute**Juneau, AK (2004-2006)**

Cultural Research Specialist

Grant writing and reporting, project implementation, budget management, miscellaneous research, Counsel of Traditional Scholars meeting coordination, Native American Graves Protection and Repatriation Act consulting, data collection, claim settlement process assistance, Creation and Origin research, translation services -Russian America related research, special project coordination, Culture/Language camp coordination.

REACH Inc**Juneau, AK (2001-2005)****Direct service provider**

Assisted living, assisted employment, work plan development.

Southeast Alaska Wilderness Exploration and Discovery**SE Alaska (2005- 2007)**

Brown Bear Habitat Research, GIS map making, vegetation analysis, logistical support.

University of Alaska**Juneau, AK Sitka, AK (2004-2005)****Teaching assistant for Psychology 101, Theory of Early Child Development 202, and Current Topics in Psychology 493.**

Instruction, curriculum design, grading, student assistance.

AWARE Shelter**Juneau, AK (2004-2005)****Women's Rights Advocate**

Research, direct service, legal advocacy.

Commercial Fishing**Southeast Alaska (2001-2006)****Deckhand, Cook**

Purse-seining, power trolling

INTERESTS

Mountains, Expedition Kayaking, Edible Mushrooms, Foraging, Hunting, Cooking, Rafting, Long Wilderness Trips, Mindfulness, Human Brain, Farming, Community Building, Eating, Dogs, Helping, Housing.

REFERENCES**Scott Ciambor**

Chief Housing Officer, City and Borough of Juneau

Phone: (907) 586-0220 Email: scott.ciambor@juneau.org

Jim Tripplett

Owner, Tripplett Construction

Phone: (907) 586-1385 Email: tripplettconstruction@gci.net

Julie Willoughby, Esquire

Attorney at Law, Alaska Superior Court Judge Nominee

Phone: (907) 321-4451 Email: jwilloughby@gci.net

Dr. Carlton Heine

Medical Chief of Staff, University of Washington

Phone: (360) 675-9921 Email: carlton.heine@gmail.com

RESUME

Bruce C. Denton (Vice Chair of the Juneau Housing First Collaborative Board)

Bruce Denton is president of BCD Construction, Inc. a Juneau based general contracting company. During its forty years in business, the company has remodeled and built residential and commercial building in Southeast Alaska.

Mr. Denton has participated as an equity partner in a number of Juneau projects which were developed and built by his company:

Senate Building This three million dollar historical renovation was completed in 1984. This project , which houses retail stores and offices, marked the beginning of the revitalization of the downtown historic district and was awarded the “Citizens Choice Beautification Award” by the Mayor for its contribution toward making Juneau a more beautiful capital city. Mr. Denton currently owns and manages the building.

Crow Hill Condominiums This 76-unit hillside condominium project located on Douglas Island was built in 1982. It remains a well maintained and managed condominium with strong resale values.

Juneau Self Storage These three self storage facilities were built in 1985, 2003 and 2008 and have an aggregate total of 180,315 square feet. Mr. Denton has maintained his equity position and manages all three facilities.

Mr. Denton has repeatedly used the experience gained on his own projects to assist others in developing theirs. In 1987 he worked extensively with officials of the Southeast Alaska Regional Health Consortium (SEARHC) to consolidate their existing facilities in Juneau. This was necessitated by the early termination of their lease at Bartlett Regional Hospital. His involvement in the development of this project was critical to its ultimate success and included: assistance in developing the concept and design; determining site and project suitability; assistance in securing financing; and successfully lobbying the Juneau City Assembly, the Bartlett Hospital Board of Directors, and the SEARHC Board of Directors (in Sitka). The 12,000 square foot health clinic was built on schedule and on budget by BCD Construction. The completed building was the first privately funded health facility in the United States that was built by a tribal organization using an Indian Health Service lease guarantee. Mr. Denton’s role in developing this project was recognized in Peter Metcalf’s book, “Gumboot Determination”

Some of BCD Construction’s other noteworthy Juneau projects include: Downtown Chevron Service Station/ Deli; Wells Fargo Lemon Creek branch; Alaska USA Federal Credit Union and Wendy’s Restaurant (these buildings were located at either end of Fred Meyer’s and were raised with the last Fred Meyer expansion); Alaska Litho Building; Entrance Point Building (which houses GCI across Egan Drive from Fred Meyers)

In June of last year, Mr. Denton launched a campaign to improve the Juneau historic district. Using a video documentation which he commissioned to showcase the issues, he raised awareness among state and local government officials, property and business owners, native organizations, non-profit organizations, neighborhood associations, and private citizens. This collaborative group has come to be known as the Downtown Improvement Group (DIG) and received the 2014 “Service Above Self” award from the Downtown Rotary Club. As a direct result of this collaboration, he became a dedicated

advocate of the Housing First model which he views as a critical first step to significant quality of life improvements to the homeless population, as well as an improved downtown business climate, and a reduction in the financial and emotional burden placed on emergency service providers. Through his role as a member of the Glory Hole Board of Directors and a key member of the Housing First working group, he has committed invaluable time and resources to the development of the Juneau Housing First project. He brings a strong business, construction, and developers perspective to the Glory Hole board, and as a member of the newly formed Juneau Housing First Collaborative, will be an invaluable “conduit” between these two organizations.

Affiliations / Awards / Bio

2015	Juneau Chamber of Commerce Citizen of the Year
1968-1971	Attended University of Washington as pre dental student majoring in Anthropology. Four year letterman on Husky varsity gymnastics team
1977	Charter member of the Homebuilders Association of Juneau
1978	President of Homebuilders Assoc. of Juneau
1980-1983	Ran the Iditarod Trail Sled Dog Race, finishing 10 th in 1982
1986	Homebuilders Association “Builder of the Year”
1990	Member of the “ State of Alaska Community and Regional Affairs Thermal Standards Advisory Committee” (created by the State Legislature for oversight of the development of the State of Alaska thermal standards)
1991	Appointed and served on the Juneau Mayor’s Task Force on Housing President of Homebuilders Association of Juneau
1988-1992	Board member of Alaska State Homebuilders Association
1989-1997	Board member and officer of the Alaska Craftsman Home Program
1994	Member of the UAS assessment committee which successfully convinced the Board of Regents to fund the Construction Technology program
1994-1996	Served on the UAS Construction Technology Advisory Committee
2007	Southeast Alaska Building Industry Assn. “Project of the Year” award for pioneering the use of external insulation on a commercial building.
2014	Started the Downtown Improvement Group (DIG) which received the “2014 Service Above Self “ award from the Downtown Juneau Rotary Club Member of the Glory Hole Board of Directors
2015	Member of the Juneau Housing First Collaborative

ROBIN GILCRIST

6095 Thane Road, Juneau, Alaska | 907-796-6141 | regilcrist@alaska.edu

EDUCATION

University of Alaska Southeast

M.Ed. in Educational Technology**2008-2010**

University of Hawaii

B.A. in Art**1990-1993**

Area of concentration: drawing and architecture

Sacramento City College

A.A. in pre-engineering**1978-1980**

Area of concentration: drafting

TEACHING EXPERIENCE- University of Alaska Southeast

Associate Professor Construction Technology**2006-present**

Teaching assignments include; Beginning AutoCAD, Intermediate AutoCAD, Residential Design, Construction Documentation, Engineering Graphics, Construction Planning & Scheduling and Deck Building.

Adjunct Professor Construction Technology**1997-2006**

Teaching assignments included; Beginning AutoCAD, Intermediate AutoCAD, House Planning and Design, and Construction Documentation.

OTHER UNIVERSITY EXPERIENCE- University of Alaska Southeast

Department Head Construction Technology**2013-present**

Develop course offerings, curriculum review, annual assessment, review budget, program student advisor, identify qualified adjuncts, support adjuncts, mentor new faculty

Associate Dean School of Career Education - Juneau Programs**2011-2013**

Supervised seven full-time faculty

Advisor for Drafting Certificate Program students'**2008-present**

Developed course sequence, created proposal for approval of the Drafting Certificate established in 2006.

Advise program students and supervise drafting internships

Advisor for Pre-Engineering Program students'**2008-2011**

Managed proposal for approval of the Pre-Engineering Certificate established in 2006.

OTHER RELATED EXPERIENCE

Interline Design

Owner**1993 present**

Architectural designer of residential projects throughout Southeast Alaska

MEMBERSHIPS

Board Member- Glory Hall - homeless shelter services provider

Member – American Institute of Building Designers

AK Entity #: 10027731
Date Filed: 09/14/2015
State of Alaska, DCCED

David G. Branding PhD 11/2/2020



State of Alaska
Division of Corporations, Business and Professional Licensing
CORPORATIONS SECTION
PO Box 110806
Juneau, AK 99811-0806
Phone: (907) 465-2550
Fax: (907) 465-2974
Website: www.commerce.alaska.gov/occ

DO NOT STAMP ABOVE THIS BOX
Office Use Only **CORP**

RECEIVED
Juneau
SEP 14 2015

CBPL

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION**
Domestic Nonprofit Corporation
AS 10.20.206

\$25.00 Filing Fee (non-refundable)

NOTE: Bylaws are not required to be filed with this office; they are to be maintained by the entity. If you include your bylaws, they will be returned without being filed for record.

Pursuant to Alaska Statutes 10.20.206, the undersigned entity sets out the following:

ITEM 1: Name of the corporation:	Alaska Entity #:
Juneau Housing First Collaborative	10027731

ITEM 2: List each article number being amended, and the amended article in full. Any article being changed is considered an amendment; this includes deletions, edits, corrections, or renumbering of the articles. Verify with previous Articles of Incorporation and amendments already filed.

Amending and renumbering the original Articles 1-6, filed via the web on 3/10/2015, and adding additional articles. See Attachment #1. Note: the names of the original registered agent, incorporators and initial board of directors are not changing, we are renumbering all the articles including the articles which pertain to the original registered agent, incorporators and initial board of directors.

Attach an additional sheet if necessary.

ITEM 3: Attach a copy of the amended and restated articles. *SEE ATTACHMENT #2*

ITEM 4: Authorization:

Date the amendment was adopted by a majority of the board of directors, or by a majority of its members (mm/dd/yyyy format):	09/14/15
------------------------------------------------------------------------------------------------------------------------------	----------

ITEM 5: The Amended and Restated Articles of Incorporation must be signed by the president or vice president and by its secretary or an assistant secretary of the entity.

	Stephen Sorensen	9/14/15
Signature of President or Vice President	Printed Name of President or Vice President	Date
	Bryce Johnson	9/14/15
Signature of Secretary or Assistant Secretary	Printed name of Secretary or Asst. Secretary	Date



David G. Branding PhD 11/2/2020

Adopted on 6/15/15

**BYLAWS
JUNEAU HOUSING FIRST COLLABORATIVE**

ARTICLE I: NAME AND PURPOSE

1.1 Name. The name of this organization shall be the Juneau Housing First Collaborative, hereinafter referred to as the "Corporation."

1.2 Purposes. The purpose of the Corporation shall be:

(a) To construct, own and operate quality safe low income housing for low income eligible households.

(b) To preserve the quality and affordability of housing for future low income residents of the community.

(c) To provide housing, resources, and support services assessments, focusing on housing needs, preferences, barriers, resource acquisition and identification of services need to sustain housing;

(d) To provide placement assistance including housing location and placement; financial assistance with housing costs;

(e) To provide case management services focusing on maintaining permanent housing or the acquisition and sustainment of permanent secure housing;

(c) To provide opportunities for low income people to secure housing that is decent and affordable.

(d) To do such things as are incidental to these purposes and powers contained in the Articles of Incorporation and these Bylaws.

ARTICLE II: MEMBERSHIP

2.1 General. The Corporation shall have no voting members. The Corporation shall have members consisting of persons who are interested in, promoting, or involved the Housing First model, and in providing social services, including, but not limited to, housing, to homeless and low income families and persons. The Board may from time to time, at its discretion, and through its bylaws, establish classifications of membership, qualifications for membership and fix dues.

2.2. Qualifications. Any person may become a member of this Corporation, upon the approval of the Board of Directors.



JUNEAU HOUSING FIRST COLLABORATIVE
dba THE GLORY HALL
8715 Teal St. Juneau, AK 99801
(907)586-4159 info@feedjuneau.org

JHFC dba TGH Board of Directors
10/27/2022

Board Co-Chairs: Joyce Niven and Bruce Denton
Vice Chair: Jordan Nigro
Treasurer: Dave Branding
Secretary: Patrick Minick
Jeannette Lacey
Claudette Thor
Mary Aperuzek
Merry Ellefson
Robin Gilcrist
Debbie Maas
Wade Bryson
Julie Willoughby

Forget Me Not Manor

Tenant Alcohol Consumption at Two Years

February 17, 2020

Heidi Brocious, PhD, MSW & Morgan Erisman, MPH, MSW

n=19

General Alcohol Consumption



At 2 years post move in, **16%** of tenants report **ZERO** days of alcohol use in the last 30 days

At 2 years post move in an additional **16%** of tenants report **TWO** or fewer days of alcohol use in the last 30 days

Binge Drinking



At 2 years post move in, **26%** of tenants report **ZERO** days of binge alcohol use in the last 30 days

At 2 years post move in an additional **16%** of tenants report **THREE** or fewer days of binge alcohol use in the last 30



Juneau Housing First One Year Pre/Post Service Usage

Updated Sept 19, 2019

Heidi Brocius, PhD, MSW, & Morgan Erisman, MSW & MPH
UAA School of Social Work & Community Partners

Resident Demographics (n=25)

Average age of residents	51 years old
Gender	72% Male 28% Female
Race/Ethnicity	84% Alaska Native/American Indian 12% Caucasian 4% Mixed-race
Education	4% Graduate School 16% College Degree or Some College 12% Vocational Education 60% High School Diploma or GED 8% Less than High School Diploma/GED
Employment at move in	52% Disabled 48% Unemployed, looking for work
Median number of months homeless	132 months (approximately 11 years)

Service Utilization

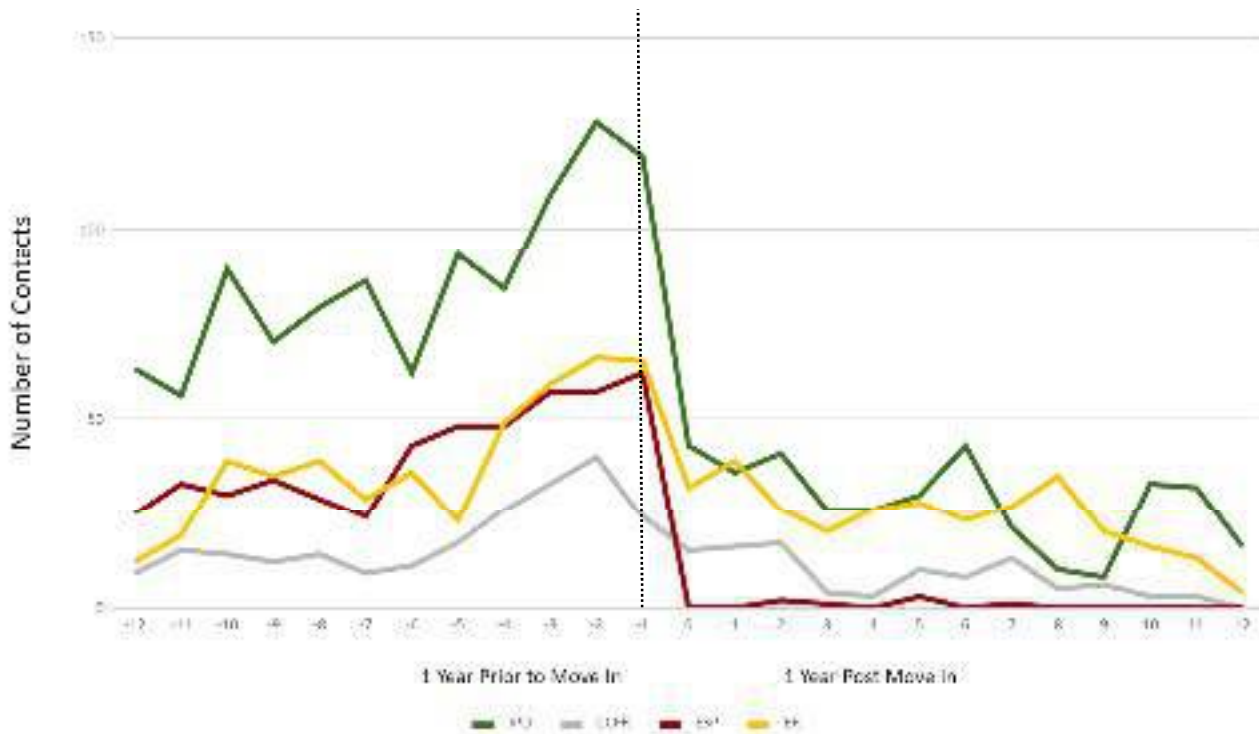
Comparison of resident pre/post move-in usage of Bartlett Hospital ER, Rainforest Recovery Center Sleep Off, Contact with the Juneau Police Department (JPD), and ambulance transports by Capital City Fire and Rescue (CCFR). *Indicates statistically significant change from previous 6 months.

	One year before HF	Six months before HF	Six months after HF	One year after HF	Percent of Decrease in Usage Between Year Prior and Year Following Move In
Bartlett ER Visits	184	319*	153*	124	45%
RRC sleep off visits	176	314	6*	1	99%
Contacts with JPD officers (any reason)	457	592	195*	159	66%
Transport by CCFR (ambulance)	73	151*	65*	38*	54%



Service Use Trends

Emergency Service Use 1 Year Pre/Post Moving In



Service Use and Cost

- What changes at Bartlett's ER when there are **230** fewer visits from complex patients in a 1 year period? **This is almost 4.5 fewer ER visits per week.**
- What changes at the police department when they have **695** fewer contacts over a one year period? **This is almost 2 fewer police contacts per day.**
- What can staff at the sleep off center provide in terms of other services with **483** fewer nights supervising a person sleeping off alcohol intoxication? **This is 1.3 fewer sleep off patients each night.**
- How much pressure is relieved from the already stressed fire and rescue services with **121** fewer hospital transports in a year? **This is 2.3 fewer transports per week.**



**Juneau Housing First
6 Month Pre/Post Service Usage and
Indicators of Wellbeing Comparison
June 2018**

**Heidi Brocius, PhD, MSW, &
Morgan Erisman, MSW & MPH**



Service Utilization

Comparison of resident pre/post move-in usage of Bartlett ER, Rainforest Recovery Center Sleep Off, Contact with Juneau Police Department (JPD), and contact with Capital City Fire and Rescue (CCFR).

	6 months prior to move in	6 months post move in	Percent of decrease in usage between 2 six month periods
Bartlett ER Visits	360	126	65%
RRC sleep off visits	344	2	99.4%*
Contacts with JPD officers (any reason)	604	168	72%*
Transport by CCFR	137	63	54%

*indicates statistically significant difference

Usage Trends Visualized

