

Juneau Affordable Housing Fund

Project Description: St. Vincent de Paul renovation

Teal Street—fire escape renovation, building modernization

St. Vincent de Paul Affordable Housing Grant Narrative

Funding request: \$150,000 to be matched by \$150,000 in private donations

Scope of Project: In 2021 when St. Vincent de Paul first applied for an Affordable Housing Grant, the organization was facing a double challenge. First, we have a deferred maintenance need on our Teal Street Shelter that is estimated at 1.5 million dollars. Second, our insurance rates increased 325%, over \$45,000, due to several large claims.

We have made great progress towards addressing this as we had a donor willing to match every donation and grant we receive, especially city grants for capital improvements.

As I look at our current projects, partially funded by last year's CBJ Affordable Housing Grant, we have made great strides, but have faced the challenges of rising costs and supply chain delays. Of the projects we listed in our 2021 plan, only two have been completed: gutter replacements on our shelter and fire system replacement at Channelview apartments. Both these projects were started in November of 2021.

We will begin fire alarm system replacement October 31st. Our kitchen remodels have faced continued delays and are now scheduled to start after Thanksgiving and be completed by March 1st. Our hot water heater has been backordered until February. As I look at these projects, I can also see increased costs:

	2021 estimate	2022 actual costs
Gutter and flashing repair	\$72,000	\$83,464
Replacing oil fired water heaters with electric (not yet completed)	\$60,000-\$90,000	129,000
Fire system upgrade (not yet completed)	\$40,000	\$75,000
Kitchen remodel	\$134,900	\$139,900
Total costs	\$336,900	\$427,364

The good news is that our success has created momentum and increased fund raising and grant opportunities. We have the funds to complete these projects, but this will come at the expense of further projects needed to bring our shelter up to code. The money requested in this grant would allow us to complete the significant projects on this list, particularly the aging fire escapes. We are looking at replacing 25-year-old common flooring, upgrading the family side showers, and other tasks to finish the upgrade of our shelter.

This additional funding will continue the significant dent in our deferred maintenance situation. It will also allow us to get bids early in the year and avoid significant project delays. The fire escapes are the last exterior project on our Teal Street Shelter. It will be a further step in decreasing the problems within our

shelter and hopefully lower the insurance rates in future years. More importantly, it will continue the improvement in services we deliver that allow people off the street to stabilize their lives and transition into standard rental housing, improving their lives and the community we live in.

Right now, our deferred maintenance needs cannot be covered with our operating funds. However, our long term goal is to transition to a sustainable long-term maintenance plan to insure the low-income housing of St. Vincent de Paul be available for another 20 years at least.

Organizational Development and Team Summary

St. Vincent de Paul Society, Juneau, has been a leading 501(c)3 non profit serving low income community members in Juneau since 1984. While affiliated with the Catholic church, we are a separate entity designed to administer charity to all people. Our mission statement professes “We provide material and spiritual charity and work for social justice for all people.”

We have a board currently 8 members that oversees operations. Several members of the board have housing and construction experience. Board President, Chris Gianotti, is a senior engineer at PND Engineering. Larry Gamez is a maintenance supervisor at Tlingit and Haida Housing. Ricardo Worl has extensive housing experience as well. Their experience with Juneau contractors and local designers as well as local standards makes the current St. Vincent de Paul Housing team very balanced and representative of Juneau’s demographics and resources. These board members advise the St. Vincent de Paul team of General Manager, Dave Ringle, Housing Manager, Roy Anderson, long time Housing Program Director, Iryna Weafer, and Executive Volunteer, Scot Allen on housing issues. Scot and Iryna bring over 25 years of low income housing management experience to the St. Vincent de Paul team

Over the years, St. Vincent de Paul has become a leader in low income housing for the neediest within Juneau. We own three structures with four housing programs, Strasbaugh Apartments, 7 units, 231 Gastineau; Hillview Apartments, 15 units, 1801 Douglas Highway, Paul’s Place, 7 units, 8617 Teal Street, and the Teal Street Shelter, 26 rooms, 8617 Teal Street. We also manage two large low income units, Channelview, 345 Gastineau, and Smith Hall, 24 units of senior low income housing, 8619 Teal Street. All units are targeted at low income, vulnerable populations. Three units are LIHTC buildings with leased units. Smith Hall is a HUD 202 subsidized rent complex, and Paul’s Place is also low income units. The shelter units are rooms with shared common facilities, kitchen, shower, and laundry. The 26 rooms are designed, 13 for families and 13 for vulnerable adults or couple who would otherwise be homeless.

As we provide the housing, we work with other service agencies, including the Glory Hall, AWARE, JAHMI, Polaris House, and the navigators currently stationed at Bartlett Regional hospital to meet the needs of Juneau’s low income and homeless population.

St. Vincent de Paul Board of Directors:

CHRISTOPHER GIANOTTI	President
CRISTINE O'SULLIVAN	Treasurer

HILARY YOUNG	Director
LARRY GAMEZ	Director
MARGARET MATTSON	Secretary
MAUREEN HALL	Director
RICARDO WORL	Director
WILLIAM DEIBELS JR	Vice President

APPLICATION FORM



For more information, contact:

Joseph Meyers, Housing & Land Use Specialist

City and Borough of Juneau

155 S. Seward St.

Juneau, Alaska 99801

Phone: 907-586-0753 ext. 4209

Email: joseph.meyers@juneau.org

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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)
- ☐ 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
 - ☐ 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: Society of St. Vincent de Paul Juneau

Mailing Address: Street/City/State/Zip 8617 Teal Street, Juneau, AK 99801

Phone: (907)-789-5535 Fax: (907) 789-255

Contact Name/Title: Dave Ringle, Executive Director

Email: dave@svdpjuneau.org

Applicant's Federal I.D. or Social Security Number: 92-01256

Contact Person for Award Notification: Dave Ringle

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 October 28, 2022

Printed Name: Dave Ringle

Title: Executive Director

Applicant: Society of St. Vincent de Paul Juneau

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2. PROJECT DESCRIPTION:

Project Name	Shelter renovation
Project Address Street/City/Zip	8617 Teal Street
Property Complete Legal Description	VALLEY CENTRE, BLOCK 1, TRACK A
Site Size	.9183 acres, 40,000 square feet with 26 rooms in modified congregate setting and 7 apartments for a total of 33 housing units.
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
- ☐ XX--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							
Efficiencies							
1 Bedroom							
2 Bedroom							
3 Bedroom							
4 Bedroom							
5 Bedroom							
Total Units							

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: _____

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

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

OTHER AMENITIES:

☐ Units contain Washer/Dryer Appliances ☐ Units contain Washer/Dryer hook-ups only

☐ Common Laundry with: # _____ washers and # _____ dryers.

☐ Covered parking spaces: # _____

☐ Uncovered parking spaces: # _____

☐ Other amenities (describe): _____

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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): _____

☐ Other (describe): _____

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

☐ 10 years ☐ 15 years ☐ 20 years ☒ 30 years ☐ Other (describe) _____

FOR RENTAL PROJECTS ONLY

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

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				
Efficiencies	25			
1 Bedroom	6			
2 Bedroom	2			
3 Bedroom				
4 Bedroom				
5 Bedroom				
Total Units	33			

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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?

X 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: Society of Saint Vincent de Paul Juneau

Is the site properly zoned for your development? _____

- 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? Yes

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. _____

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Have you obtained	Yes/No	If No, when will these be completed?
Blueprints		
Zoning changes		
Building permits		
Utility hookups		
Environmental report		
Commitments from service providers		

Will the project require any displacement of current occupants? _____
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:				
Other Alaska State Govt.					
Federal Govt.					
Local Govt. (not JAHF)					
Subsidies					
Bank Loan					
Private Loan					
Private Grant					
Private Investor					
Applicant's Funds					
Other					
Totals		\$	\$		

Total non-JAHF funds committed and requested above:

+ _____

Total JAHF grant/loan requested from 8a above

+ _____

Total project funding from all sources. Total project cost must match total project funding in 8a. Above.

= _____

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	\$200,000
Pre-Development Costs	9b	\$
Operating Assistance (max one year)	9c	\$
Capacity Building	9d	\$
Self-Sufficiency/Support Services (max one year)	9e	\$
Project Total		\$
Less Cash provided by owner or borrower	8b	\$100,000
Less Other Financing	8b	\$
JAHF grant or loan requested		\$100,000

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				
Nonresidential structures				
On Site improvements				
Off Site improvements				
Remove, Refinance Liens/ Encumbrances				
General requirements				
Contractor Fees				
*Developer's Fee				
Architect Fee				
Design				
Supervision				

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

General requirements: % of 9a Total	
Builder's General Overhead: % 9a Total	
Builder's Profit: % of 9a Total	

PROJECT COST PER UNIT \$_____

*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			
Supervision			
Legal Fees			
Packaging/Processing			
Surveys and Soil Borings			
Appraisal			
Environmental Study			
Market Study			
Other (describe)			
Other (describe)			
Total Predevelopment Costs			\$

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.

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)			
UTILITIES PAID BY OWNER			
REAL ESTATE TAXES			
GROUND RENT			
RESERVE FOR REPLACEMENT			
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.

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

9e. SELF-SUFFICIENCY / SUPPORTIVE SERVICES

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): _____

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Financial Analysis of Example Project Name			
Property Information			
Property Name		Example Project Name	
Location		Juneau, Alaska	
Unit Mix	Number of Units	Size (Square feet)	Avg. Rent (\$)
OBR/1BA	28	240	1650
OBR/1BA	4	312	1850
OBR/1BA	4	390	2047
OBR/1BA	6	420	2047
OBR/1BA	6	380	2047
OBR/1BA	6	350	2047
OBR/1BA	16	235	1638
1BR 1BA	8	480	2340
Employee unit	1	350	1060
Total/Average	79	365	1858
Investment Structure			
Senior Debt			
HUD FHA Loan		\$15,187,200	Eligible/preferred
Equity			
Investment		\$450,000	
Deferred Developer Fee		\$500,000	
Juneau Affordable Housing Fund		\$700,000	
		\$16,837,200	
Gap Financing Needed		\$2,502,107	

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Timeline in months	0-9	12-15	15-24
Predevelopment			
Location survey	x		
Preliminary site plan	x		
Design, development and pricing	x		
Construction and bid documents	x		
Financial commitment for funding		x	
Initial closing date		x	
Planning and permit documents	x		
Engineering approval	x		
Final pricing/building permit	x		
Construction contract	x		
Pre-construction - site	x		
Pre-construction - access	x		
Pre-construction - utilities	x		
Substantial completion			x
Certificate of occupancy			x
Predevelopment Loan Term Sheet			
Loan amount	\$700K		
Interest rate	%		
Term	30 years		
Loan repayment			
Affordability requirements			
Security			
Insurance			
Prepayment penalty	0		
Fees	0		

Use of Funds & Total Project Cost		
Land Purchase		\$750,000
Preliminary Design		\$195,000
Pre-development expenses		\$555,000
Site work		\$1,350,000
Project overhead		\$610,238
Financing Costs		\$781,790
Construction		\$10,687,897
General Requirements		\$1,046,123
Contingency		\$871,769
Utilities		\$203,000
Insurance and bonds		\$160,000
Architecture and supervision		\$245,000
Engineering and supervision		\$185,000
Survey		\$18,000
Initial operating budget		\$455,616
Working capital required (4%)		\$607,488
Developer fee and administration		\$617,386
Total Project Cost		\$19,339,307



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

October 25th, 2022

RE: St. Vincent de Paul's Juneau Affordable Housing Fund Application – Renovation Phase 2

To Whom It May Concern,

I am writing in support of St. Vincent de Paul's (SVDP) application for continued funds to address deferred maintenance that threatens its valuable low-income housing in this community. Over the last 14 months, St. Vincent's has put over \$700,000 into its shelter and Channelview apartments. These projects have made a significant dent in its 2 million dollar identified deferred maintenance backlog. They are seeking funding to finish this list of essential repairs that will lower insurance and allow units to continue to pass inspections.

SVdP and The Glory Hall 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. SVDP provides housing to some of the neediest and most challenging residents of our community. Providing the funds to continue needed renovations of SVDP housing keeps this critical affordable housing option available. Several former TGH patrons have found successful independent housing through SVDP. Juneau is experiencing a critical shortage of housing and especially affordable housing. Maintaining already affordable housing should remain a priority.

St. Vincent de Paul is a trusted partner of ours and we look forward to continuing this relationship for many years to come. We enthusiastically support your efforts to provide support for affordable housing for the neediest of our community.

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

Chloe Papier

Chloe Papier
Interim Executive Director
The Glory Hall
8715 Teal St
Juneau AK 99801
C: 907-419-7386