



MUNICIPALITY OF ANCHORAGE
Housing, Homeless and Neighborhood Development (HHAND) Advisory Commission
SUMMARY MEETING MINUTES
January 15, 2020



Call to Order

The Housing, Homeless and Neighborhood Development (HHAND) Advisory Commission was called to order at 4:05 pm at the Anchorage Health Department, 825 L Street Room 423, Anchorage, Alaska. (No quorum) The meeting was staffed by the Anchorage Health Department (AHD), Human Services Division (HSD), Community Safety and Development (CSD).

I. Roll Call

Commissioners Present	Commissioners Absent	Guests
S J Klein, Chair Chelsea Owens, Vice Chair John Kim Niki Burrows <u>AHD, CSD Staff</u> James Boehm, Senior Neighborhood Planner Janet Johnston, Community Systems Program Manager	Doug Lamkin (U) Noel Rea Giovanna Gambardella	Fari Ture Holly Cannon, AK Generation Rehab Jonathon Cannon, AK Generation Rehab Ptery Lieght, HRAC/COR Allen Kemplen Kenny Petersen, HART Rose Hubbard, ACHV Project (phone) Joachin Koyak Melissa Hernandez, ACEH Arthur Analock, AK Generation Rehab Sheldon R.

II. Approval of January 15, 2020 HHAND Agenda – No formal vote due to lack of a quorum.

<u>MOTION:</u>
<u>SECOND:</u>
<u>DISCUSSION:</u>
<u>VOTE:</u>

III. Approval of HHAND December 4, 2019 Minutes – Postponed due to lack of a quorum.

<u>MOTION:</u>
<u>SECOND:</u>
<u>DISCUSSION:</u>
<u>VOTE:</u>

IV. Conflict of Interest Declarations & Annual Disclosure of Present Economic Interest

There were no conflicts of interest.

V. Public Comments

No public comments

VI. Old Business

A. No old business

VII. New Business

A. Identify speakers and topics for future meetings. SJ distributed a potential guest list.

- a. Feb. Municipal groups involved in outreach. MIT/CAP team. Commissioner Kim will reach out to his contacts.
- b. March – Public safety in public space. Houston model has been investigated.
- c. April – Draft of report on third pillar to discuss, debate, and send to the Muni. Start on first pillar, prevention and diversion that United Way focuses on. Getting upstream is critical.
- d. Need to identify specific individuals. Commissioner Kim commented that he likes working through each pillar. Suggests combining Feb and March into single meeting that would cover public health and safety and serve as a foundation for discussion with Linda Chase and others related to public camping initiative. In April could bring together Linda Chase and Nancy Burke. Then in May start with next pillar (Advocacy and Funding).
- e. Three speakers in Feb. may be too many. Chair Klein would like to hear from the Mobile Intervention Team and the Community Action Policing Team (Sally Jones) who are going into camps. March – Linda Chase and other community members. Dr. Richard Mandsager, lead for the Advocacy and Funding pillar, may be good person for May.
- f. Chair Klein invited Commissioner and public to continue providing input as the Commission plans future meetings.

B. HUD funding –

- a. The Community Safety and Development staff are working on determining proposed projects for the 2020 Action Plan. Dr. Johnston gave a little background and Mr. Boehm described the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Housing Trust Fund (HTF) funding streams.
- b. CDBG projects must include an eligible activity and meeting a national objective.
 - i. Eligible activities include acquisition, construction, rehabilitation, and demolition and clearance, as well as public service.
 - ii. National objectives – must benefit people who are low to moderate income (below 80% of median income).
 - iii. CDBG projects have a 5-year affordability period after the project is completed, during which the project must continue to satisfy the national objective.

- iv. Commissioner Kim asked if a local church that services chronic homeless adults could be eligible for CDBG. Mr. Boehm explained that to be eligible faith-based organizations cannot require the people attend services. Guidelines for faith-based organizations are provided in 24 CFR 570.200.

c. HOME

- i. Eligible activities include home purchase and rehabilitation, financing, and tenant based rental assistance.
- ii. Benefit low income (below 60% of median income for rental development).
- iii. HOME has some additional requirements. Some projects require a 20-year affordability period during which the project has to continue benefiting low income population.
- iv. A percentage of HOME funds are set aside for private, non-profit, community-based service organizations that satisfy HUD's definition of a Community Housing Development Organization (CHDO). NeighborWorks Alaska, RurAL CAP, Habitat for Humanity, and Volunteers of America are certified as CHDOs; Cook Inlet Housing Authority is not.

d. Housing Trust Fund (HTF)

- i. Must be awarded through a request for proposal (RFP) process and benefit people less than 30% of median income. HTF also has a 30-year affordability period therefore underwriting is required to ensure that project will be able to remain up to code for 30 years. Repayment could be required if an HTF project falls out of compliance.
- ii. Before we can award the 2019 HTF Funds, AHD will need to amend the 2019 action plan and then issue an RFP.

e. Chair Klein suggested a couple of possible projects.

- i. Turning blighted property into a community garden could be a CDBG public facility (park) project. Funds for public facility projects typically are awarded to a non-profit agency. It is possible to award funds to a for profit agency, but the process is more complicated.
- ii. North Fairview – project to make the Brother Francis/Beans Cafe campus safer. There are multiple ways this could be done. For example, a new substation in the area could be a public facilities project. Mr. Boehm suggested setting up a meeting with the CSD staff to discuss possibilities.

f. CSD is interested in input related to preferred methods for choosing project.

- g. Dr. Johnston indicated that going forward the CSD staff would like to present proposed projects to the HHAND Commission and obtain a letter of support to submit to the Mayor and Assembly if the Commission. She also explained that

CHDO funds can be hard to distribute. The CHDOs are NWA, RurAL CAP, Habitat, and VOA. CIHA is not a CHDO.

C. Open to comments from the Public

- a. Rose Hubbard– HART will be receiving HUD funding. This funding is separate from CDBG or HOME. It is coming through the local CoC and has certain restrictions including a requirement for 25% outside funding sources.
- b. Allen Kemplen – asked if funds can be used for planning? Mr. Boehm explained that there are certain instances where CDBG administrative funds can be awarded for planning.
- c. Commissioner Kim – asked if there is much demand for funding? Mr. Boehm explained that there is often more demand for CDBG funding than can be satisfied. HOME and HTF funds are a little harder to distribute because of their added requirements.
- d. It was noted that CDBG funds could be used for land acquisition possibly in support of a tiny home or other type of small housing units to serve low income people.
- e. It was noted that while HUD comes with regulatory requirements, including environmental review, it can be used to do some amazing things.
- f. Rose Hubbard – asked if a new environmental review is required if the Muni has already done one for a given location? Mr. Boehm explained a current environmental review is required.

D. SJ Report – The Anchorage Museum is hosting the *Houseless* project from February 7, 2020 through April 5, 2020. The Museum is also convening a panel discussion entitled “Houseless Panel Conversation: Problem-solving through design” at 6:15 pm on Friday February 7. They are having a Housing conference – Feb. 7, North by North. Commissioner Gambardella will be on a panel, representing HHAND Commission. Commissioner Kim also plans to attend.

E. Based on the motion at the November meeting, Chair Klein drafted a memo related to tiny houses and distributed it by email to the Mayor’s Office, the Planning Department, the Office of Economic and Community Development, the Planning and Zoning Commission and others. He received replies from Christopher Schutte and from some members of the Assembly. He will work with CSD staff to distribute as a formal memo.

F. b. Chair Klein asked if there is a group in the Muni leading the effort related to tiny homes. Chair Klein is working to identify who is leading this effort. The HHAND Commission may want to consider a resolution in support of tiny homes.

G. Public comments:

H. Rose Hubbard – Will be part of exhibition being put on by the Museum (Feb – April), including the introductory panel on Feb. 7. Moving forward with PODs (gets around tiny home zoning). Todd Ferry is part of that movement. Anchorage Communal Homes has a piece of land that they would like to acquire. Working with Assembly members on noise study and environmental impact.

- I. Terry Light – This is his first HHAND meeting. Involved with RACK and CORE (Choosing Our Roots). He wonders how we get communities to engage and people to really help each other. He was encouraged this summer by the number of people stopping by camps to talk with houseless people. He hopes the Museum presentations related to homelessness and demonstration of PODs in Feb. and March will help people see what housing alternatives might be possible.
- J. Holly Canon. Just visited tiny home communities in the lower 48. Encourages HHAND Commission to keep looking into it and pushing the Muni to consider a similar type of community here. It is a great solution for low income housing.
- K. Allen Kemplen –
 - a. Highlighted the need for both long- and short-term planning. As the Muni is developing transit corridors it is also important to develop housing along those corridors.
 - b. Need a more strategic approach of developing housing stock. Developers, non-profits think more short term. We need overall guidance for where we want to be 10, 15 years from now. A strategic housing plan connected to land use plan would bring alignment toward a common vision. The HHAND Commission could play an instrumental role in creating that common vision.
 - c. One of the issues is lack of money. HHAND commission should consider a housing fee, similar to universal service fee to ensure communication is available for all Americans. Housing is as important as communication. A fee on all real estate transactions that goes into supporting a trust fund that supports affordable housing. SJ thanked him for the ideas.
- L. Kenny Peterson – Thanked the Commission for their work but wondered what the commission is trying to accomplish with series of speakers.
 - a. Couple months ago, Mr. Peterson presented Linda Chase’s 5-point plan to the Commission. He is still wondering how all these discussions will lead to a possible solution.
 - b. Chair Klein noted that the HHAND Commission is tasked to provide a report annually on June 1st. What is the point of this commission doing similar work to many other committees? This is the only committee that brings together public, non-profits, and advocates, all in the same room. We already have Anchored Home, Anchorage’s homeless plan. The point of bringing in the speakers is to identify gaps and focus attention on parts of Anchored Home that are not getting the attention they need. The HHAND Commission can shine a light and bring in needed resources. Making changes at the margins and help improve implementation of a plan we support.
 - c. Commissioner Kim –noted that while the 5-point plan was presented informally, there was no request for help. After a short discussion it became clear that Mr. Peterson thought he presented the 5-point plan Linda Chase’s behalf. The HHAND Commission saw his presentation as informational but he did not get answers.
 - d. Chair Klein acknowledged that the Commission could come up responses to Linda’s questions.

- e. Commissioner Kim suggested that maybe in March the Commission could try to get the right groups together as a forum that could answer some of these questions.
- f. Hernandez, ACEH community liaison suggested sending questions to Pillar leads when you invite them. Noted a Gaps Analysis is needed to show what is missing and help set priorities for ACEH.
- g. ACEH also noted that next week is Project Homeless Connect. Still looking for volunteers. PIT count is in two weeks, also looking for volunteers.
- h. Farimane Touray – Commented that a lot of time and effort is spent doing research, but we are not applying the research. He attends many meetings but does not see much action. Not just a problem with this Commission, but a problem throughout Anchorage.
- i. Terry Light– Noted there is a gap of communication. Where do houseless people communicate with the people doing the planning? People in the cold go through cold trauma. Lots of disconnect with experience and urgency of being outside, being cold, and not having enough food. People are cold and need sleep. What made a difference in Portland was providing a downtown sleep center. Brother Francis can be a tough place to go if you are not familiar with violence.

VIII. Reports

A. Subcommittee Reports – No reports.

- a. Project Subcommittee

<u>MOTION:</u> No formal motions due to lack of a quorum.
<u>SECOND:</u>
<u>DISCUSSION:</u>
<u>VOTE:</u>

B. Commissioners Comments – See above.

C. MOA Representative’s Report

Mr. Boehm stated if anyone has not signed the sign in sheet to please do so before leaving.

IX. Adjourn

Meeting adjourned at 5:33 pm by Chair Klein.

Next meeting Wednesday February 5, 2020 at Anchorage Health Department, 825 L Street Room 423 from 4:00 – 5:30 pm.