

Fairview Community Council
Resolution 2011-03
A RESOLUTION RESPECTING RURAL CAP

WHEREAS RurAL CAP applied for and was granted a conditional use permit for the "Karluk Manor" project from the Municipality of Anchorage Planning & Zoning Commission (2010-077); and

WHEREAS RurAL CAP requested a resolution of support for the Karluk Manor project from the Municipality of Anchorage Housing and Neighborhood Development (HAND) Commission on June 3, 2011; and

WHEREAS the HAND Commission is the sole municipal entity charged with recommending allocation of Housing and Urban Development (HUD) funding to specific projects; and

WHEREAS RurAL CAP's request for support of the HAND Commission failed to pass the HAND Commission on June 3, 2010 (HAND Resolution 2010-03) 3 votes for and 5 against; and

WHEREAS Resolution 2010-03 failed to pass,

WHEREAS Resolution 2010-03 was delivered to and incorporated by the Planning and Zoning Commission as a recommendation from the HAND Commission without public comment in a way that the public had no idea it was in the packet, and

WHEREAS Melinda Freemon, RurAL CAP's Anchorage Projects Director served on the HAND Commission, and

WHEREAS the record reflects, and Freemon agrees that she failed to file a disclosure with the Municipality as required by Municipal Code before the vote to reconsider the resolution; and

WHEREAS Freemon voted on the reconsideration of HAND Resolution 2010-3, a matter important to her employer and her employers' partners at the July meeting; and

WHEREAS under the rules adopted by the HAND Commission, the "appearance" of a conflict is enough to require disclosure; and

WHEREAS the HAND Commission acted out of order to reconsider a resolution of support for the Karluk Manor project,

WHEREAS the staff person for the HAND Commission, after being advised by the Municipal legal department that such an action would be out of order, instructed commissioners that they make their own rules, and

WHEREAS the HAND Commission was out of order when they voted to support the Karluk Manor project; and

WHEREAS the Municipal legal department nullified the resolution because it was out of order; and

WHEREAS several members of the Fairview Community Council Executive Board attended and witnessed the July 15, 2010 Emergency HAND Commission meeting, and

WHEREAS Fairview Community Council Executive Board members attest that the published record falsely reflects the order of business; and

WHEREAS witnesses to the July 15, 2010 meeting of the HAND Commission will testify under oath the record is falsified; and

WHEREAS the staff of the HAND Commission failed to audio record all motions of the Commission as required by their own rules; and

WHEREAS the unapproved HAND Commission Resolution 2010-03 was delivered in a way that appears to prevent the public from the knowledge that document existed and was in the packets delivered to the Planning and Zoning Commission; and

WHEREAS a communication from the municipal attorney was laid on the table on July 19, 2010 for Planning and Zoning Commissioners instructing them to only consider the recommendation from the HAND commission in June 2010 which failed; and

WHEREAS the resolution in support of Karluk Manor failed to pass in June 2010, and

WHEREAS the Planning & Zoning Commission approved the conditional use application; and

WHEREAS RurAL CAP had committed funds to a purchase agreement with the owner of the Red Roof Inn that expired on July 1, 2010, and

WHEREAS RurAL CAP receives local, state and federal HUD funding;

THEREFORE, BE IT RESOLVED that Fairview Community Council has no confidence in the manner of operation of the HAND Commission; and

BE IT FURTHER RESOLVED that the Fairview Community Council brings to the attention of the Anchorage Assembly and the State Legislature the manner in which this process has occurred.

Approved by the General Membership this 13th day of October, 2011 in a hand vote, confirmed with a roll-call vote, which is recorded below.



Michael Howard, President



S J. Klein, Secretary

12/8/11

Date Signed

12/8/11

Date Signed

Roll Call Vote:

In favor: Chamard, Constant, Ellis, Kempen, Syren, Manteufel, Deuber, Alleva, Klein.

Opposed: Geraghty, Scollan, Bomalowski, Loring.

2 Abstentions who wished to not be recorded.

Fairview Community Council Resolution 2011-03 Support Documentation

- | <u>Item #</u> | <u>Description</u> |
|---------------|---|
| 1 | Draft Resolution |
| 2 | Email about Layman's revealing of Ethics Violation |
| 3 | Notice of Potential Violation Dismissal Letter |
| 4 | Ethics code provisions |
| 5 | HAND Commission Rules of Procedure |
| 6 | 15 AAC 154.030 Misstatements |
| 7 | RurAL CAP 2010 SNHG Application selection ("partners" language) |
| 8 | RurAL CAP 2009 Annual Report("Partners" Section) |
| 9 | Muni Public Response to Public Records Request for Audio Recordings and for Commissioners Layman and Freemon Personal Financial Disclosures dated August 11, 2010 |
| 10 | 11 year CIHA/RurAL CAP HAND Recommended funding graphs |
| 11 | 10 year CIHA HUD Funding spreadsheet |
| 12 | 10 year RurAL CAP HUD Funding spreadsheet |
| 13 | RurAL CAP Website Key Staff Listing: Melinda Freemon Listing |
| 14 | Cook Inlet Housing Authority Website Gabe Layman Bio |
| 15 | HAND Commissioner Appointment Dates |
| 16 | Gabe Layman Initial Public Financial Disclosure dated September 15, 2010 |
| 17 | Negative response to request for Freemon Public Financial Disclosures |
| 18 | Layman email discussing reconsideration (July 7, 2010, 10:55 AM) |
| 19 | Freemon email seeking support for reconsideration (July 7, 2010 1:36 PM) |
| 20 | Layman email discussing need for RurAL CAP input for reconsideration (July 8, 2010, 12:55 AM) |
| 21 | Jeff Jessee email supporting reconsideration vote (July 8, 2010 5:31 PM) |
| 22 | Layman email requesting reconsideration vote (July 9, 2010 9:55 AM) |
| 23 | Freemon email supporting reconsideration (July 9, 2010 11:24 AM) |
| 24 | HAND Commission Minutes, June 3, 2010 Meeting recording that HAND Resolution 2010-03 defeated by 3-5 vote |
| 25 | HAND Commission July 15, 2010 "emergency" meeting minutes to reconsider resolution--fraudulent record |
| 26 | Confidential notification from Municipal Attorney that "emergency" HAND Meeting July 15, 2010 nullified and that only June 3, 2010 recommendation valid |
| 27 | Planning and Zoning Commission Comments, July 19, 2010, including HAND Resolution 2010-03, dated June 3, 2010; fraudulently stating the HAND Commission "recommends that the Mayor Assembly, and Planning and Zoning Commission Support RurAL CAP Karluk Manor Housing First project, PASSED AND APPROVED by the Housing and Neighborhood Development Commission this 3rd Day of June, 2010." |
| 28 | Jeff jessee, CEO of Alaska Mental Health Trust Authority speaking in official capacity perpetuating the fraudulent resolution. |

Investigation

Resolution Requesting Criminal and Civil Sanctions Against RurAL CAP and Partners

Fairview Community Council Resolution 2011-03

WHEREAS RurAL CAP applied for and was granted a conditional use permit for the "Karluk Manor" project from the Municipality of Anchorage Planning & Zoning Commission (2010-077); and

WHEREAS RurAL CAP requested a resolution of support for the Karluk Manor project from the Municipality of Anchorage Housing and Neighborhood Development (HAND) Commission on June 3, 2011; and

WHEREAS the HAND Commission is the sole municipal entity charged with recommending allocation of Housing and Urban Development (HUD) funding to specific projects; and

WHEREAS RurAL CAP's request for support of the HAND Commission failed to pass the HAND Commission on June 3, 2010 (HAND Resolution 2010-03) 3 votes for and 5 against; and

WHEREAS a fraudulent Resolution 2010-03 was delivered to and incorporated by the Planning and Zoning Commission as a recommendation from the HAND Commission without public comment and illegally, and

WHEREAS Melinda Freemon, RurAL CAP's Anchorage Projects Director served on the HAND Commission, and

WHEREAS Gabriel Layman, Corporate Council for Cook Inlet Housing Authority serves on the HAND Commission, and

WHEREAS neither Freemon nor Layman had filed their legally required public financial disclosures; and

WHEREAS the combined terms of Freemon and Layman span more than a decade; and

WHEREAS RurAL CAP stated three times that Cook Inlet Housing Authority is a partner in their application for funding under the 2010 Special Needs Housing Grant (SNHG) for HUD funding through Alaska Housing Finance Corporation and in partnership with Alaska Mental Health Trust Authority; and

WHEREAS an authorized representative of Cook Inlet Housing Authority signed a Memorandum of Understanding included in the 2010 SNHG proposal; and

WHEREAS HAND Commissioner and Cook Inlet Housing Authority Corporate Council Gabriel Layman organized an unlawful vote for reconsideration at the July 1, 2010 Emergency Meeting of the HAND Commission to reconsider the failed Resolution of Support, and

WHEREAS neither Freemon nor Layman disclosed potential conflicts to the HAND Commission nor to the public before the vote whether or not to reconsider the resolution; and

WHEREAS Freemon and Layman both voted on the reconsideration of HAND Resolution 2010-3, a matter important to their employer and their employers' partners at the July meeting; and

WHEREAS under the rules adopted by the HAND Commission, the "appearance" of a conflict is enough to disqualify a member from participating; and

WHEREAS the HAND Commission acted out of order to reconsider a resolution of support for the Karluk Manor project, after being advised by the Municipal legal department that such an action would be out of order, and

WHEREAS the HAND Commission was out of order when they voted to support the Karluk Manor project; and

WHEREAS the Municipal legal department nullified the meeting because it was out of order; and

WHEREAS several members of the Fairview Community Council Executive Board attended and witnessed the July 1, 2010 Emergency HAND Commission meeting, and

WHEREAS Fairview Community Council Executive Board members attest that the published record falsely reflects the order of business; and

Wendy

Resolution Requesting Criminal and Civil Sanctions Against Rural CAP and Partners

WHEREAS witnesses to the July 1, 2010 meeting of the HAND Commission will testify under oath the record is falsified; and

WHEREAS the staff of the HAND Commission failed to audio record all motions of the Commission as required by their own rules; and

WHEREAS Mr. Jeff Jessee of the Alaska Mental Health Trust Authority, the most senior government official to testify, stated that he spoke in his official capacity for Alaska Mental Health Trust Authority, the Department of Health and Social Services, and Alaska Housing Finance Corporation; and

WHEREAS Mr. Jessee testified to the Planning and Zoning Commission public testimony hearing that the HAND Commission voted to support the project; and

WHEREAS the Chair of the Planning & Zoning Commission singled Mr. Jessee's testimony out as particularly important in the Commission's deliberations; and

~~WHEREAS the Fairview Community Council believes that corruption of the public process has been documented; and~~

~~WHEREAS the Fairview Community Council believes that self dealing has been documented; and~~

~~WHEREAS the Fairview Community Council believes that an abuse of the public process has been documented; and~~

~~WHEREAS the Fairview Community Council believes that corruption of the public process has been documented; and~~

~~WHEREAS the Fairview Community Council believes that collusion has been documented; and~~

WHEREAS the Planning & Zoning Commission ultimately approved the conditional use application based on a fraudulent recommendation from the HAND Commission;

THEREFORE, BE IT RESOLVED that the Fairview Community Council hereby requests a temporary suspension of the Conditional Use Permit authorized under the Planning and Zoning Commission Case 2010-077; and

BE IT FURTHER RESOLVED that Fairview Community Council hereby requests that Planning & Zoning Commission re-hear Rural CAP's application for a conditional use in the light of the fraudulent information in their deliberations; and

BE IT FURTHER RESOLVED that Fairview Community Council has no confidence in the manner of operation of the HAND Commission; and

BE IT FURTHER RESOLVED that the Fairview Community Council hereby requests the Office of the Mayor open a public investigation into the manipulation of public records; and

BE IT FURTHER RESOLVED that the Fairview Community Council hereby requests the civil authorities open both civil and criminal investigations into the manipulation of Municipal Procedures; and

BE IT FURTHER RESOLVED that the Fairview Community Council appeals to the Anchorage Assembly to begin an immediate investigation into the alleged abuses; and

BE IT FURTHER RESOLVED that since the HAND Commission is the Municipal authority charge with setting HUD funding priorities and for funding specific projects; and since members of the HAND Commission directed funds to their employers and their employers partners projects, that HUD be notified of this abuse of Municipal authority; and

BE IT FURTHER RESOLVED that the Fairview Community Council thanks the Honorable Mayor Dan Sullivan and his administration for making active steps to remove corrupt players and address these issues.

Christopher Constant

From: Christopher Constant [constant@gci.net]
Sent: Tuesday, August 16, 2011 8:17 AM
To: 'Michael Howard'; 'S J Klein'
Cc: 'eboard@fairviewcommunity.org'
Subject: Layman Ethics Violation Statement

SJ and Michael,

Thank you for letting me know that during the conversation when Gabe Layman (Cook Inlet Housing Authority Corporate Counsel and 8 year HAND Commission member) called you to threaten the Fairview Community Council with a Libel/Defamation lawsuit that he also revealed to you both in your official capacity as president and secretary of the Fairview Community Council that I filed an Notice of Potential Ethics Violation relating to Layman's performance of his official duties as Commissioner on the Municipal HAND Commission. By doing so, I consider the confidentiality of the filing waived.

Best regards,

Christopher Constant

Municipality of Anchorage



C/O OFFICE OF THE CLERK
P.O. BOX 196650
ANCHORAGE, ALASKA 99519-6650
TELEPHONE: (907) 343-4311

BOARD OF ETHICS

October 25, 2010

Christopher Constant
324 E 9th Avenue
Anchorage Alaska 99501

Dear Mr. Constant,

We write to inform you that the Board of Ethics has dismissed Notice of Potential Violation 2010-2, because confidentiality was breached in violation of the Ethics Code.

Ethics Code provision AMC 1.15.070K provides as follows:

Disclosure of notification of potential violation prohibited. A notification of potential violation filed under this chapter is confidential until the board completes the written repose for distribution as a public record under 1.15.070L.2.

1. No person shall knowingly disclose to another person, or otherwise make public in violation of this chapter, the contents of a notification of potential violation filed with the board, unless:
 - a. The respondent elects to proceed in public; or
 - b. The written report of the board is electronically published by the municipal clerk.
2. Breach of confidentiality under this subsection is violation of this chapter.
3. A person filing a notice of potential violation shall keep confidential the fact that the person has filed the notice with the board, as well as the contents of the notice of potential violation. If the board finds probable cause to believe that the person filing the notice of potential violation has violated confidentiality under this chapter the board shall immediately dismiss the notice of violation. Dismissal under this subsection does not affect the right of the board or another person to initiate a proceeding on the same factual allegations by filing a notice of potential violation.

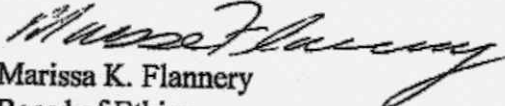
In the process of investigating the allegation presented in the Notice of Potential Violation you filed with the Board on July 16, 2010, the Board discovered that you had published a public commentary on July 19, 2010 in the Alaska Dispatch that makes public the contents of the Notice of Potential Violation. The commentary identifies the two individuals that were the subject of your Notice of Potential Violation as "conflicted members" on the Housing and Neighborhood Development Commission who represent RurAL CAP and Cook Inlet Housing Authority.

Specifically, the Commentary states, "Conflicted members appear to be directing federal funds to their employers (and thus themselves) from key public seats in this and other municipal commissions . . . Can you see the appearance of impropriety? . . . While I have witnessed what appears to be the abuse of office . . ." Your comments reflect the content of the Notice of Potential Violation filed with the Board of Ethics. Note that under AMC 1.15.070K.3 a person filing a notice of potential violation must keep confidential the fact that the person has filed the notice, "as well as the contents of the notice of potential violation." Therefore, revealing the content of the violation is grounds for dismissal of a claim.

Further, the Board believes that you misrepresented information presented to us in your letter dated August 25, 2010, where you stated that "upon filing the notice of potential violation, I have not made any media outreach, nor attempted to make issue of these claims to allow this board to perform its duty." You made this statement well after the publication of your commentary in the Alaska Dispatch on July 19.

For these reasons the Board found there was probable cause to believe that you violated the confidentiality provision, and dismissed Notice of Potential Violation 2010-2.

Sincerely,


Marissa K. Flannery
Board of Ethics

voter franchise.

e. Use or depict municipal property and facilities in a manner unavailable to the public. This restriction applies to use or depiction of a uniform in political endorsement if the uniform identifies the person as a municipal employee, regardless of ownership of the uniform.

5. Subject to Section 28.30.050, a municipal employee shall not serve as a member of the Anchorage assembly or school board or in elective office of the state, federal, or another local government. A municipal employee who is elected to one of these offices shall resign immediately from municipal employment.

(AO No. 2006-140(S-1), § 1, 1-1-07; AO No. 2007-93(S), § 1, 7-17-07; AO No. 2007-110, § 1, 8-28-07)

1.15.030 Additional provisions for members of the public appointed to a public body.

A. *Members of an appointed public body.* This section applies to members of the public serving as members of an appointed public body of the municipality as defined in 1.15.110, but excluding elected officials covered under 1.15.035 and municipal employees covered under 1.15.025.

B. *Charter acknowledgement.* Members of the public serving as members of an appointed public body of the municipality provide their time and energy in public service to the municipality, exercise significant personal commitment, often at substantial financial sacrifice in terms of time taken from other professional endeavors. These appointed members are expected and permitted to earn a living and hold individual financial interests. Matters coming before the appointed public body may include matters in which the appointed member of the public or a family member has a financial or private interest. Whether a financial or private interest is substantial is determined on a case-by-case basis.

C. *Supplemental disclosure and conflict of interest provisions.* An appointed public body shall follow the requirements of state law, ordinance, regulation, and procedure governing specific actions of the appointed public body. Provisions included in this section may be supplemented by disclosure and conflict of interest provisions adopted by ordinance as specifically applicable to the appointed public body of the municipality.

1. The appointment of public bodies with regulatory, quasi-judicial, or adjudicatory responsibilities recognizes the public interest in having fair and public evaluation of matters coming before the appointed public body. Members of the public serving as members of an appointed body with such responsibilities shall:

- a. Make decisions solely on applicable law and the evidence in the record;
- b. Be impartial in fact and action in the performance of official duties, making decisions without personal gain or financial interest;
- c. Disclose any previous involvement in the case or with the parties;
- d. Disclose matters that would prevent the member from hearing the case under supplemental conflict of interest provisions applicable to the appointed public body;
- e. Disclose circumstances that could potentially interfere with impartiality, so that the member's participation may be fairly evaluated by the public body.

2. Public bodies exercising monetary or management discretion. The appointment of public bodies exercising monetary discretion, advisory direction on programs, or

*Can I have
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regime*

community development responsibility recognizes the public interest in having boards and commissions familiar with the community and its past and future development.

a. When action on a matter involves monetary discretion in the award or recommendation of funding, voting members of program advisory and community development boards shall include a summary of personal contacts concerning the project in the disclosure of financial interest and personal involvement to the appointed public body.

Hand or Record

b. If an appointed public body exercises monetary discretion, a member of the appointed public body may not apply for, or receive substantial personal or financial interest in, a contract or project awarded or administered by the appointed public body during the member's service to the body, or for two years after leaving service.

D. *Disclosure to the appointed public body.* Prior to comment, deliberation or decision on a matter coming before the appointed public body, a member shall disclose any financial or private interest in the matter, including the financial interest or personal involvement of an immediate family member. The nature of the financial or private interest shall be disclosed in sufficient detail to permit the other members of the appointed body to determine if the financial interest is substantial or the personal involvement is prejudicial. If the other members of the appointed body by majority vote determine that a financial interest is substantial or the personal involvement is prejudicial, the member may not participate in the matter coming before the appointed public body.

E. *Substantial financial interest.* Whether the financial or private interest disclosed is substantial shall be determined by the appointed public body on a case-by-case basis, with evaluation of these factors:

1. Whether the financial or private interest is a substantial part of the matter under consideration;
2. Whether the financial or private interest directly and substantially varies with the outcome of the official action;
3. Whether the financial or private interest is immediate and known or conjectural and dependent on factors beyond the official action.
4. Whether the financial or private interest is significant monetarily;
5. Whether the financial or private interest is of a type which is generally possessed by the public or a large class of persons to which the member belongs.
6. Other factors deemed appropriate by the chair under the specifics of the disclosure and the nature of the action before the appointed body.

F. *Public interest.* An appointed member of a public body shall place the public interest above any financial or private interest when taking official action. If an appointed member's private relationships or interests prevent the member from placing the public interest above a financial or private interest, the appointed member shall disclose this fact on the record.

G. *Restrictions on employment.* It is a conflict of interest for an appointed member of a public body to represent, advise, or assist a person for compensation regarding a matter that was under consideration by the appointed body if the member participated personally in the matter through the exercise of official duty. In this subsection, "matter" includes a case, proceeding, application, contract, or determination but does not include consideration or comment on ordinances, resolutions, charter amendments, other legislative measures or the adoption of administrative regulations if consideration by the appointed public body was only in the context of general application.

Was this
What process
will be followed?
CAN I AMEND?
Add an INDIVIDUAL?

1250 -
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Does not
affect my
comment to
the object
to this process

H. *Disclosure of present economic interest.* Within 30 days of appointment, a member of the public appointed to serve on a public body of the municipality shall file with the municipal clerk, a written statement in the form prescribed by the municipal clerk disclosing any economic interest which shall cause the official to have a personal or financial interest in the decisions of the public body on which the member serves, different than those of the public generally. The appointed member shall file supplemental written statements with the municipal clerk as new interests are acquired, and make disclosures on the record of the public body of potential conflicts as required when matters come before the public body.

I. *Acquisition of an economic interest in municipal contracts and business.* A member of the public appointed to serve on a public body of the municipality or a member of such person's household shall not acquire directly or indirectly an economic interest in a municipal contract or engage in business with the municipality unless the municipal contract is competitively solicited and all other requirements of this subsection are satisfied. This prohibition applies in all respects to any entity in which the appointed member of the public or a household member has an economic interest.

1. The appointed member shall timely file notice of intent to respond to a public solicitation in such form as the municipal clerk may prescribe for electronic publication and posting by the municipal clerk under 1.15.040. To be timely, the notice shall be filed in advance to allow a minimum period of seven calendar days to elapse between electronic publication by the clerk and the final date for submitting a response to the solicitation. Notice under this section must be filed for each solicitation unless the board has specifically approved the filing of a periodic notice by the appointed member. The appointed member shall file a copy of the notice with the purchasing officer or other municipal official responsible for the procurement by no later than the deadline for submitting a response to the solicitation. Notice under this section must be filed for each solicitation unless the board has specifically approved the filing of a periodic notice by the appointed member. In its sole discretion, the board may approve the filing of a periodic notice, on no less than an annual basis, upon application by the appointed member demonstrating that the nature of the work and relationship between the appointed member and the administrative unit soliciting the work render electronic publication of the periodic notice adequate.
2. The notice shall identify the nature of the business; the relationship between the appointed member of the public or a household member and the entity responding to the solicitation, including the percentage of ownership in the entity by the appointed member of the public or a household member; the municipal entity or department issuing the solicitation; solicitation number and submission deadline. The appointed member of the public shall disclose whether the appointed member or a member of the immediate family as defined in 1.15.110 takes any official action with respect to preparation of the solicitation, award, or municipal administration of the contract.
3. The appointed member shall not in fact or appearance attempt to influence the award.
4. The appointed member and members of the immediate family shall take no official action with respect to development of the solicitation, award, or municipal administration of the contract.
5. The designated ethics officer available to the purchasing officer, or to the municipal official responsible for the procurement if not the purchasing officer, confirms in writing that the appointed member's notice of intent to respond to a public solicitation has been reviewed and that either no potential for conflict exists or the potential for conflict has been managed by taking the preventive measures described in the written disclosure.

HOUSING AND NEIGHBORHOOD DEVELOPMENT COMMISSION RULES OF PROCEDURE

I. OFFICERS

Chair and vice-chair.

- A. The commission shall annually organize and elect a chair and vice-chair at its first meeting in March.
- B. The chair shall preside over the meetings of the commission and shall exercise all the powers usually incident to the office. He/she shall be a voting member with full right to have his/her vote recorded in all deliberations of the commission. The chair or his/her designated appointee shall attend Anchorage Assembly meetings at which important commission recommendations are presented and shall speak on behalf of the commission.
- C. The vice-chair shall assume the duties of the chair in the event of absence or inability of the chair. A member of the commission shall assume the duties of the vice-chair. In case of the absence or inability of the chair and vice-chair, the members present may elect for the meeting a temporary chair, who shall during such meeting have full powers of the chair.

Authority - Anchorage Municipal Code 3.40, 4.05.120.

II. MEETINGS

Time and Place

- A. Regular meetings of the commission shall be held on the second Wednesday of the month at 4:00 – 6:00pm, unless notice of postponement is given each member at least 24 hours prior to that time. Time of meeting may be changed by public notice in a manner prescribed for notice of public hearings. Should the commission be unable to complete all of the agenda at a regular meeting, the agenda shall be continued to the following meeting, unless otherwise specified at the end of the meeting.
- B. Special meetings may be called by the chair or secretary, provided that at least 24 hours notice of special meeting is given each member at his/her established business or residence.
- C. Regular meetings of the commission shall be held in Mayor's Conference Room, on the 8th floor of City Hall (632 w. 6th Ave). Notice of the meeting place shall be given to each member and advertised to the public at least seven days prior to the meeting in a newspaper of general circulation.

Authority - Anchorage Municipal Code 3.40, 4.05.120.

Resolutions.

All recommendations by the commission to the Anchorage Assembly shall be made by resolution. The secretary shall prepare the resolution, and it shall be signed by the chair and the secretary. Resolutions shall be numbered consecutively within each year, according to sequence of approval. The minutes of the meeting at which the resolution is adopted shall show the vote of each member.

Authority - Anchorage Municipal Code 3.40, 4.05.120.

Agenda.

The agenda for each regular meeting of the commission shall be prepared by the secretary and shall be distributed along with the packet to each member at least seven days prior to the meeting except for special meetings.

HOUSING AND NEIGHBORHOOD DEVELOPMENT COMMISSION RULES OF PROCEDURE

Authority - Anchorage Municipal Code 3.40, 4.05.120.

Order of business.

The order of business at all public meetings of the board shall be as follows:

- A. Roll call
- B. Approval of Order of Business
- C. Approval of minutes.
- D. Old business.
- E. New business.
 1. Appearance Requests
 2. Action Items
- F. General Public Comments
- G. Reports (informational items)
- H.

Adjournment

The deadline for adjournment of all meetings shall be 6:30pm.

Authority - Anchorage Municipal Code 3.40, 4.05.120.

Record of Proceedings

A tape recording shall be made of each regular commission meeting. The recorder shall record the minutes which shall include each decision of the commission, the vote of each member of the commission for the respective decision, and the names of commission members moving and seconding each action. Minutes shall also include a record of any public comments, including the name, title, organization represented (if any) of each person offering public comments and a detailed description of comments; and the name, title organization represented and presentation title or topic of any presentations given during a commission meeting. Handouts provided during any public comments or presentations shall be stored with meeting minutes. Comments or opinions of individual commission members other than their vote shall be recorded only when the commissioner states the comment is "for the record".

Authority - Anchorage Municipal Code 3.40, 4.05.120.

Public comments

A. Public comments of persons appearing before the commission shall be limited as follows: representatives of groups, five minutes; individuals, three minutes. The commission may extend the time period for any person where it deems the additional information to be new and necessary to its decision on the matter.

B. Persons wishing to provide public comments at commission meetings shall indicate on which item he/she wishes to speak or otherwise provide information by signing up for the particular item on the sign-up list at the beginning of the meeting. The chair will call on people from the sign-up list to offer comments according to the Order of Business. Easily reproduced materials relevant to the public

HOUSING AND NEIGHBORHOOD DEVELOPMENT COMMISSION RULES OF PROCEDURE

comments should be provided to the secretary 72 hours in advance of the meeting, or 17 copies of any materials may be brought to the commission meeting for commissioner members and the secretary.

Authority - Anchorage Municipal Code 3.40, 4.05.120.

Conflicts of interest - Disclosure.

A. No commission member shall participate in any decision in which the commission determines either that such member has a conflict of interest, as defined in Anchorage Municipal Code 3.60.070, or that such member has a personal interest or involvement in the case which would prevent that member from fairly evaluating the case, or that, based on all surrounding circumstances, participation by such member would create the appearance of impropriety in the proceedings. The commission's determination shall take into consideration the interest of the public in a commission which has familiarity with the community and its past and future development. No member shall be excused from participation solely on the basis of personal familiarity with the case or the parties involved.

B. Any commission member who has a possible conflict of interest in a pending matter shall bring this information to the attention of the chair before the staff or commission member begins its presentation or as soon thereafter as the commissioner recognizes his/her possible conflict. If the chair determines the information presents a true conflict of interest, the commission member shall abstain from voting; otherwise the commission member shall not abstain. In the case of a potential conflict of interest of the chair, the vice-chair shall make the ruling in the chair's place. Any commission member may request a vote of the entire commission on the potential conflict of interest, the result of which shall take the place of the chair's or vice-chair's ruling. It shall be the responsibility of each commission member to fully disclose facts showing any known conflict of interest or other personal interest or involvement. Where appropriate the conflict may be discussed in executive session.

C. Any member excused under this section shall not further participate on the commission in any manner for the matter on which he/she abstains.

Authority - Anchorage Municipal Code 3.40, 4.05.120.

III. MISCELLANEOUS PROCEDURES

Appearance requests.

An appearance request besides public comments on a particular topic on the order of business must be submitted 14 days in advance of the regular meeting and state the purpose and topic of the appearance and include any related narrative and graphics. If the graphics are of a size that cannot be readily reproduced, 17 copies shall be submitted with the appearance request. Appearances will be confirmed by staff and scheduled for 5 to 30 minutes, depending on the subject matter and available meeting time.

Authority - Anchorage Municipal Code 3.40, 4.05.120.

Alaska Legal Resource Center

Ask a Lawyer: State Law 24 Lawyers Are Online. Ask a Question, Get an Answer ASAP. JustAnswer.com/Law/State

Alaskan Tea Party Constitution is a solid foundation for our government. Send people www.williamnemecforussenate.com

Alaska Probate Attorney Anchorage AK lawyers experienced in wills, probate and estate planning. www.FoleyFoley.c

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Made available by Touch N' Go Systems, Inc., and the Law Offices of James B. Gottstein.

You can also go to The Alaska Legal Resource Center or search the entire website search.

Touch N' Go,[®] the DeskTop In-and-Out Board makes your office run smoother. Visit Touch N' Go's Website to see how.



Title 15. Revenue

Chapter 154. (Repealed)

Section 30. Misstatements

15 AAC 154.030. Misstatements

If the Corporation determines that a grant recipient under any of the programs established in this chapter or described in 15 AAC 154.900 has made a material misstatement relating to that grant recipient's application for or administration of a grant, the Corporation will, in its discretion, require the grant recipient to repay the grant to the Corporation, together with accrued interest on the amount of the grant calculated at the highest permissible rate allowed by law from the date of issuance of the grant check by the Corporation, and determine that the grant recipient is ineligible for further grants from the Corporation. The Corporation will, in its discretion, include a provision to the effect stated in this section in the grant contract or other document it enters into in connection with a grant program.

AN INACCURACY OR MISSTATEMENT THAT COMPROMISES THE INTEGRITY OF THE DOCUMENTS FILED

History: Eff. 5/7/93, Register 130

Authority: AS 18.56.088

Ocean City MD Lawyer Let Us Handle Your Legal Situation Established Ocean City Law Firm www.ajgalaw.com

CFR-Print and Electronic Code of Federal Regulations and other government publications www.ciaitors.com

Don't Declare Bankruptcy Don't Declare Business Bankruptcy Until You've Seen This Alternative! www.CompanyRec

Ads by Google

Note to HTML Version:



Rural Alaska Community Action Program, Inc.

P.O. Box 200908, Anchorage, AK 99520-0908
(907) 279-2511 ♦ Fax: (907) 278-2309
www.ruralcap.com

2010 JAN 1 PM 3:35

January 11, 2010

Daniel Delfino, Planner
Alaska Housing Finance Corporation
4300 Boniface Parkway
Anchorage, AK 99504

Dear Mr. Delfino:

Enclosed is an application for the Special Needs Housing Grant program from the Rural Alaska Community Action Program, Inc. for the purchase and rehabilitation of, and operating expenses and support services costs associated with a property at 1104 East 5th Avenue. When rehabilitated, this building will provide 48 additional units of housing for Trust Beneficiaries who are chronically homeless, often suffering from co-occurring disorders.

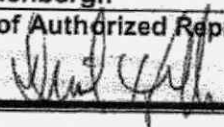
We appreciate the opportunity to apply and to share the great work that we do providing Affordable Housing for special needs populations with Alaska Housing Finance Corporation. If you have any questions or concerns regarding this proposal please contact Melinda Freemon, Division Director for Rural CAP's Anchorage Services Division. You can reach her by email, mfreemon@ruralcap.com, or phone, 865-7507. We look forward to the opportunity to work together on this project.

Sincerely,

David Hardenbergh
Executive Director

Enclosure

SFY 2010 SNHG APPLICATION FORM

Applicant's Name: Rural Alaska Community Action Program, Inc. (RurAL CAP)		Community(ies) to be Served: Anchorage							
		Site Location: 1104 East 5 th Ave. Anchorage, AK 99501							
		Name of the Proposed Project: RurAL CAP's Karluk Manor Project							
Applicant's Mailing Address: P.O. Box 200908 Anchorage, AK 99520		Contact Information: Name: Name: David Hardenbergh Title: Executive Director Phone: 907-865-7364 FAX: 1-907-222-1834 E-mail: rmorse@ruralcap.com							
Type of Applicant: <input checked="" type="checkbox"/> Non-Profit Organization <input type="checkbox"/> Municipality/Borough/City <input type="checkbox"/> Regional Housing Authority <input type="checkbox"/> Existing Project <input type="checkbox"/> Partnership (check all of the boxes above that apply)		Applicant's Tax ID # 92-0033876							
SNHG Program Component(s): <input checked="" type="checkbox"/> Housing Production <input checked="" type="checkbox"/> Housing Operations/Leasing <input checked="" type="checkbox"/> Housing Support Services		Amount(s) Requested: <table border="1"> <tr> <td>Housing Production</td> <td>\$1,887,675</td> </tr> <tr> <td>Housing Operations/Leasing</td> <td>\$1,164,154</td> </tr> <tr> <td>Housing Support Services</td> <td>\$675,856</td> </tr> </table>		Housing Production	\$1,887,675	Housing Operations/Leasing	\$1,164,154	Housing Support Services	\$675,856
Housing Production	\$1,887,675								
Housing Operations/Leasing	\$1,164,154								
Housing Support Services	\$675,856								
Are you willing to accept Project Based Voucher Assistance if available? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Total Project Cost: \$4,017,685							
Mental Health Trust Beneficiaries: What percentage of your clientele are estimated to fall within the definition of <i>Mental Health Trust Beneficiary</i> as described in Section 1.1 of this application? <u>100</u> %									
Applicant Statement: <i>To the best of my knowledge and belief, all of the information contained in this application and attachments is true and correct, and the activities in this proposal have been duly authorized by the governing body of the applicant. The applicant further understands that submittal of this application grants AHFC the right to verify the information contained herein with other funding agencies.</i>									
Typed Name of Authorized Representative: David Hardenbergh		Title of Authorized Representative: Executive Director							
Signature of Authorized Representative: 		Date Signed: January 11, 2010							

2010JAN11 PM 3:35

Month 7	Landscaping
Month 8	Furnishings
Month 9	Punch list items
Month 10	Final inspections
Month 11	Start Occupancy in north building

3) Please list the proposed / anticipated funding partners:

The Alaska Mental Health Trust Authority (The Trust) provided a \$75,000 grant and RurAL CAP provided \$25,000 of their funds which was used for the earnest money agreement to establish site control of the property.

It is understood that this request relies heavily on the SNHG program for assistance in the supportive services area and that additional matching funds are needed to maintain sustainability over the full life of this program. RurAL CAP is working with state entities: the Alaska Mental Health Trust and the Department of Health and Social Services to determine the feasibility of an ongoing funding match to the SNHG for organizations implementing a housing first model and who are not currently grantees of the state Division of Behavioral Health. If these discussions are successful in securing a match in the supportive services area, this amount may be reduced.

4) Are there other anticipated partners who will participate in this project? If yes, please describe these partners and the roles they may play in the project:

RurAL CAP will be responsible for the project development, operation and provision of residential supportive services. However, RurAL CAP has a number of strong partnerships with other housing and service provider agencies that work to serve the needs of the special populations, including homeless, severely mentally ill adults, and Trust beneficiaries. RurAL CAP has cooperative relationships with the following organizations: Alaska Native Medical Center, Providence Hospital, Anchorage Community Mental Health Services, Anchorage Housing Initiatives (Coming Home), the Alaska Psychiatric Institute, Cook Inlet Tribal Council's many treatment programs, Cook Inlet Housing Authority, Covenant House, the Veterans Administration, Mary Magdalene House, the Alaskan AIDS Assistance Association, Salvation Army Clitheroe Center, The Alaska Court System Mental Health Court, Catholic Social Services, especially Brother Francis Shelter and Clare House, and other homeless shelters.

Partner agencies will provide referrals, case management, life skills training, payee services where appropriate, transportation, social engagement outings, etc. as needed. In addition to other provider organizations, RurAL CAP's Division Director for the Anchorage Services Division currently serves on the Mayor's Homeless Leadership Team. The leadership team, comprised of community leaders and other housing and homeless services providers, recently provided recommendations to the Mayor in support RurAL CAP's acquisition and operation of this proposed project. Ms. Freemon also serves on the Anchorage Coalition on Homelessness Executive Oversight Board and the Housing and Neighborhood Development Commission.

5) Please describe any challenges to the project proposal which have been overcome to date:

One challenge that has been resolved included an egress issues due to a structure located on the lot behind the proposed property; however the owner of the building behind the Karluk Manor project has committed to tearing down the old building and plans to rebuild a new structure that will meet code compliance.

100 Davis	100 Davis Street Anchorage	2/09	12/09	All occupants in this building are Alaska Mental Health Trust Beneficiaries.	Life skills and independent living skills training; case management; Employment and training; Transportation assistance; Benefits advocacy
3726 Peterkin	3726 Peterkin Street Anchorage	5/09	12/09	All occupants in this building are Alaska Mental Health Trust Beneficiaries.	Life skills and independent living skills training; case management; Employment and training; Transportation assistance; Benefits advocacy

12. Please discuss any current project management audit findings related to your agency or partnering organization issued by AHFC, DHSS, DOC, HUD, the AMHTA, and any other relevant oversight agencies
There have been no audit findings.

13. What steps has your agency or partnering organization taken to resolve and / or correct these findings?
N/A

Target Population

Please answer each of the enumerated questions in the space provided.

- As defined in section A.1. of the RFQ, will a priority population be served by this project?
Yes - No -
- What percentage of the proposed project will be served by households in the priority population?
100%
- Please describe the population that you intend to serve with these SNHG funds.

The Karluk Manor Project will serve the priority target population identified in the RFQ. Those individuals include Trust beneficiaries that are severely mentally ill and have a history of chronic homelessness and cycling through Alaska Psychiatric Institute, correctional facilities or other institutions and who, because of their illness, have been unable to maintain housing. Individuals in this population typically experience co-occurring disorders including mental illness, physical, sensory, emotional or developmental disability, traumatic brain injury or chronic alcoholism.

- Please describe the outreach activities that you will use to connect the target population to this housing resource.

RurAL CAP provides intensive outreach in homeless camps and shelters throughout Anchorage to facilitate client choices regarding housing, treatment, employment, medical care and other essential services. RurAL CAP staff have established trust with many of the estimated 350 homeless campers in Anchorage and have been very successful in either connecting clients to case management or linking them to permanent housing. RurAL CAP's outreach specialists and case managers provide extensive support to pre-admitted and admitted clients to foster engagement and build rapport. Outreach workers meet clients "on their own terms and on their own turf." RurAL CAP's outreach workers find people on the streets, under bridges, in camps, in parks, soup kitchens, or in shelters, and focus on meeting the individual's immediate needs for food, clothing, medical care, and shelter.

RurAL CAP currently has a strong network of partners with other organizations serving the target population. Those partners include: Alaskan AIDS Assistance Association, the Brother Francis Shelter, Bean's Café, Clare House, AWAIC, Cook Inlet Housing Authority, AHFC, Anchorage Community Mental Health Services, Anchorage Housing Initiatives, and the Trust. Referrals to our programs often come from the organizations mentioned above. Approximately 32% of referrals to RurAL CAP's Homeward Bound program come from the city's largest shelter Brother Francis Shelter and Beans Café, the local soup kitchen. These facilities also work with RurAL CAP staff to refer potential tenants for housing. Program staff work with municipal, health, mental health, tribal and community providers to identify potential participants. Staff also works with Covenant House Alaska to serve young adults aging out of foster care.

5. Will any of the targeted population fall outside of the eligible tenant types for Project Based Voucher?
Yes - No -

6. If Yes to question #5, please describe the tenants that will be ineligible under the Project Based Voucher system.

All units and housing types proposed under this project are eligible for Project Based Vouchers. However, the target population to be served through this project are individuals with some of the highest needs and most difficult to serve. As such, a number of individuals served through this project have a history of violent behavior due in part to their mental illness, substance abuse, and/or periods of psychosis. Individuals in this target population have often been evicted or refused services from other housing services due to this behavior. A number of individuals in this target population are also sex offenders. We currently provide housing services to individuals that have had a previous sex offense; however we accept them on a case by case basis—with a review of the type of offense and the length of time since the conviction, prior to accepting an individual as a tenant. Because such a high proportion of the "hardest to serve" individuals have a history of violence and/or are sex offenders there will be 13 units in the project that will be designated for occupancy by this population, as such we will not request Project Based Vouchers for those units so we still have the ability to serve this population.

RurAL CAP will designate 35 units in the project for tenants who will meet the eligible tenant type for Project Based Voucher. All prospective tenants occupying these units will be screened to ensure they do not have Section 8 vouchers, are not sex offenders, and do not have a criminal history involving methamphetamine.



Rural Alaska Community Action Program, Inc.

Homeward Bound ♦ 120 N. Hoyt Street, Anchorage, AK 99508
 (907) 279-7535 ♦ Fax: (907) 279-9428
 www.ruralcap.com

MEMORANDUM OF AGREEMENT

Cook Inlet Housing & Rural CAP Affordable Housing

The purpose of this MOA is to delineate the collaborative relationship between Cook Inlet Housing and Rural CAP Affordable Housing, for the provision of affordable housing.

Rural CAP encourages the efforts of low-income individuals attempting to break the cycle of dependency and gain control of the changes affecting their lives. Its mission is to protect and improve the quality of life for low-income Alaskans through providing decent and affordable housing, and providing advocacy for the purpose of strengthening the ability of low-income people to advocate for themselves and retain their housing.

Affordable Housing provides rental apartments to individuals with limited income and previous difficulties retaining tenancy. The Affordable Housing program requires that a person be able to pay rent, to care for an apartment and be a good neighbor as prerequisites for tenancy.

Cook Inlet Housing agrees to:

<input checked="" type="checkbox"/>	Refer qualified applicants in need of affordable housing		Provide or facilitate household furnishings to tenant within seven days
	Ensure that applicants are able to live independently		Ensure the tenant has knowledge of the supplies needed to keep the unit in good order (vacuum, broom, dust pan, mop, cleaning supplies)
	Provide on-going case management services to include onsite visits		Report any damage, violation or maintenance issue immediately to the maintenance staff
	Provide RCAH with current name and phone number of tenant's Case Manager		Be willing to meet with landlord and tenant when necessary to mediate lease violations
	Review with tenant about good tenant behavior with each visit		Other:
	Be responsible for damages caused by the tenant that exceed the security deposit.		Other:

Rural CAP Affordable Housing agrees to:

<input checked="" type="checkbox"/>	Provide a lease agreement for a minimum of one year	<input checked="" type="checkbox"/>	Accept and review rental applications from your agency
<input checked="" type="checkbox"/>	Reply to maintenance requests in a timely manner	<input checked="" type="checkbox"/>	Be responsible for collecting the rent and providing payee with written receipts
<input checked="" type="checkbox"/>	Keep common areas clean	<input checked="" type="checkbox"/>	Be willing to meet with Case Manager and tenant when necessary to mediate lease violations
<input checked="" type="checkbox"/>	Provide the agency with all correspondence with the tenant	<input checked="" type="checkbox"/>	Have the ability to evict the tenant for violations of the lease agreement

Both Cook Inlet Housing and Rural CAP Affordable Housing agree to:

- 1) Protect and adhere to all state and federal laws/regulations regarding client confidentiality, specifically 42 CFR (part 2) – Confidentiality of Alcohol and Other Drug Abuse Patient Records and 45 CFR (parts 160 & 164) – HIPAA. It is agreed that information shall be exchanged on an as needed basis in order to effectively facilitate any services delineated under the provisions of the agreement.

This agreement becomes effective on the date signed and shall remain in effect until either party cancels or modifies the agreement upon a 30-day written notice.

Ken Scollan 9/30/09
 Ken Scollan, Division Manager
 Rural CAP Affordable Housing

Date

Lindsey Dixon 10/6/09
 Lindsey Dixon, Agency Representative
 Cook Inlet Housing

Date

Honoring Our Partners

Thank you to our funders and partners for engaging with RurAL CAP to fulfill our Vision:
Healthy People, Sustainable Communities, Vibrant Cultures.

Abused Women's Aid in Crisis
Agnew::Beck
Akiak Native Community
Alaska Building Science Network
Alaska Bush Caucus
Alaska Christian Conference
Alaska Community Foundation
Alaska Community Share
Alaska Cooperative Extension Service
Alaska Department of Commerce, Community,
and Economic Development
Alaska Department of Education and Early
Development
Alaska Department of Health and Social Services
Alaska Department of Labor and Workforce
Development
Alaska Energy Authority
Alaska Federation of Natives
Alaska Forum on the Environment
Alaska Head Start Association
Alaska Housing Finance Corporation
Alaska Inter-Tribal Council
Alaska Job Corps
Alaska Legal Services Corporation
Alaska Mental Health Trust Authority
Alaska Municipal League
Alaska Native Brotherhood
Alaska Native Heritage Center
Alaska Native Subsistence Halibut Working Group
Alaska Native Tribal Health Consortium
Alaska Public Health Nursing
Alaska Tribal Conference on Environmental
Management
Alaska Village Initiatives
Alaskan Aids Assistance Association
Alaskans for Litter Prevention and Recycling
Aleutian Pribilof Islands Association
American Legacy Foundation
American Red Cross
Amunsen Educational Center
Anchorage Association for the Education of
Young Children
Anchorage Coalition on Homelessness
Anchorage Coalition on Homelessness
Executive Oversight Board
Anchorage Community Mental Health Services
Anchorage Gateway Rotary
Anchorage Housing Initiatives
Anchorage Police Department
Anchorage Public Libraries Ready to Read
Resource Center
Anchorage School District
Association of Alaska School Boards
Association of Village Council Presidents, Inc.
Bering Strait School District
Bering Strait Leadership Team
Best Beginnings
Bethel Family Clinic

BP
Bristol Bay Native Association
Build-A-Bear Workshop Bear Hugs Foundation
Catholic Social Services
Central Council Tlingit & Haida Indian
Tribes of Alaska
Chugachmiut
City of Emmonak
City of Hydaburg
City of St. Mary's
Cold Climate Housing Research Center
Community Action Partnership
Community Action Program Legal Services, Inc.
Community Investment Futures
ConocoPhillips Alaska
Consumer Credit Counseling Services of Alaska
Cook Inlet Housing Authority
Cook Inlet Tribal Council, Inc.
Copper River Native Association
Covenant House Alaska
Denali Commission
Elihu Foundation
First Alaskans Institute
First Books
First National Bank of Alaska
Foraker Group
Gan Yeladim Preschool
Girl Scouts of Alaska
Health Education Council National Network on
Tobacco Prevention and Poverty
Housing and Neighborhood Development
Commission
Huslia Tribal Council
Indian Health Services
Kawerak, Inc.
Key Bank
Kodiak Area Native Association
Kodiak Island Borough
Kodiak Island Housing Authority
Koniag, Inc.
KPMG, LLP
Laborers' International Union of North America,
Local 341
Low Income Home Energy Assistance Program
(LIHEAP)
Maniilaq, Inc.
Mayor Sullivan's Homelessness Leadership Team
Morris Thompson Cultural & Visitors Center
Municipality of Anchorage
National Association for State Community
Services Programs
National Community Action Foundation
National Congress of American Indians
National Marine Fisheries Service
Native Village of Afognak
Nine Star Education and Employment Services
Nome Emergency Shelter Team
Nome Eskimo Community

MUNICIPALITY OF ANCHORAGE



Mayor Dan Sullivan

August 11, 2010

Dear Mr. Constant:

RE: Public Information Request

The following is a response to an emailed public information request send on August 10, 2010 at 11:33 p.m.:

- There were no audio recordings made of the last two HAND Commission meetings.
- Included in the packet are the written minutes from the July 13, 2010 HAND Commission meeting.
- Gabe Layman and Melinda Freemon do not have any financial disclosure forms on file with the Municipality of Anchorage, Clerks Office. In the future, please request this information directly from the Municipal Clerk.
- Included in the packet is all email communication between Corrine O'Neill and Jeff Jesse, Gabe Layman and Melinda Freemon in July of 2010.

Sincerely,

Corrine O'Neill
Director
Department of Neighborhoods

Unit	Remit Vendor Name	Invoice Date	Voucher line amount	Metho d	Dept Desc	Bdgt Pd	Proj/Grt	Voucher Comments	Long Descr	Payment Comments
MOABU	Cook Inlet Housing Authority	2000-05-18	50.00	CHK	98 GO ARDGA Bonds Auth'd	1998	M81A55	BAXTER 99-28/COOK INLET HOUSIN		
MOABU	Cook Inlet Housing Authority	2000-12-13	200.00	CHK	Emergency Shelter Grant	2000	233403	PARTIAL RENTAL SEC DEPOSIT		
MLPBU	Cook Inlet Housing Authority	2002-05-07	20,000.00	CHK	Administration (Public Relatio	2002	M9426	SPONSORSHIP		
MOABU	Cook Inlet Housing Authority	2005-01-20	190.00	CHK	Emergency Shelter Grant	2004	233442	Part rent arrearage	Goods/services received year:2005	
MOABU	Cook Inlet Housing Authority	2006-08-22	157.00	CHK	Blank	2006		Ref overpymt MOA-1034412.	2006 Refund	
MOABU	MOA or Cook Inlet Housing Au	2006-08-30	(150.00)	CHK	Blank	2006		Split Check per Diana Lopez		
MOABU	Cook Inlet Housing Authority	2006-12-27	150.00	CHK	Blank	2006		Split Check per Diana Lopez		
MOABU	Cook Inlet Housing Authority	2006-12-27	52,843.95	CHK	HOME Consolidated Years	2000	150906	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	46,206.00	CHK	HOME Consolidated Years	2000	150908	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	34,350.00	CHK	HOME Grants	2000	157908	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	3,374.00	CHK	98 HOME Owner & CHDO Demo	1998	157202	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	30,000.00	CHK	HOME 03	2003	152419	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	12,350.00	CHK	HOME Grant Programs	1999	157602	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	496,434.00	CHK	HOME 04	2004	C04HG20	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	11,547.00	CHK	HOME Consolidated Years	2000	150912	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	8,250.00	CHK	HOME Grant Programs	1999	157604	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27	432,402.40	CHK	HOME 05	2005	C05HG20	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2006-12-27		CHK	CY93 Home	1998	153603	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2007-03-14	450.00	CHK	Emergency Shelter Grant	2007	233472	partial rent/mortgage arrearag	Goods/services received year:2007	
MOABU	Cook Inlet Housing Authority	2007-12-21	53,316.60	CHK	HOME 05	2005	C05HG20	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2007-12-21	6,039.05	CHK	CY93 Home	1998	153603	Mountani View Village 11, 47 u		
MOABU	Cook Inlet Housing Authority	2008-02-24	1,078.40	CHK	Building Inspection	2008	753000	REFUND-PERMIT FEES 07-0313	Goods/services received year: 2008	
MOABU	Cook Inlet Housing Authority	2008-02-24	46.00	CHK	Building Inspection	2008	753000	REFUND-PERMIT FEES 07-0313	Goods/services received year: 2008	
MOABU	Cook Inlet Housing Authority	2008-04-04	150.00	CHK	Eagle River/Chugiak Parks	2008	547001	Refund Park Permit #1227	Goods/services received year:2008	
MOABU	Cook Inlet Housing Authority	2008-06-07	322.20	CHK	Building Inspection	2008	753000		Goods/services received year:2008	Alt: Carmen Munoz-Jackson, Suite 201 refund for Development Services permit # 08-0066
MOABU	Cook Inlet Housing Authority	2008-06-07	1.450	CHK	Land Use Plan Review	2008	754300		Goods/services received year:2008	refund request form - Bob Juliusen c/o Mike Branson
MLPBU	Cook Inlet Housing Authority	2008-12-18	1,195.21	CHK	Finance (Utility Wide Trans)	2008		Refund on CR 3344529	Goods/services received year:2008	refund for Development Services permit # 08-0066, refund request form - Bob Juliusen c/o Mike Branson
MOABU	Cook Inlet Housing Authority	2009-04-20	286.04	CHK	CDBG 2009	2009	N09CPS01	Partial Rental Arrearage	Goods/services received year:2009	Partial Rental ArrearageApplicant Marilyn OktoyakQuestions to Fran @ 343-4694
AWWBU	Cook Inlet Housing Authority	2009-10-05	284.36	CHK	F/S Maintenance	2009	0000005613	REFUND SWR PRSYS PS09-026	Goods/services received year:2009	
AWWBU	Cook Inlet Housing Authority	2009-10-05	1,078.17	CHK	F/S Maintenance	2009	0000005613	REFUND SWR PRSYS PS09-026	Goods/services received year:2009	
AWWBU	Cook Inlet Housing Authority	2010-01-28	334.05	CHK	F/S Maintenance	2010	0000005874	Refund SWR Misc Permits091640	Goods/services received year:2008	
AWWBU	Cook Inlet Housing Authority	2010-01-25	49,603.20	CHK	Engineering	2010	0000005830	Reimb Oversizing W08-023	Goods/services received year:2008	
MLPBU	Cook Inlet Housing Authority	2010-09-15	3,129.96	CHK	Finance (Utility Wide Trans)	2010		Refund on CR 375187	Goods/services received year:2010	
MOABU	Cook Inlet Housing Authority	2010-10-12	4,500.00	CHK	USFWS Grants	2010	M05W48	Mt View Hm Rain Gard - Juliuso	Goods/services received year:2010	
MLPBU	Cook Inlet Housing Authority	2010-11-09	452.29	CHK	Finance (Utility Wide Trans)	2010		Refund Const Dep E-10-00044	Goods/services received year:2010	
			#####							

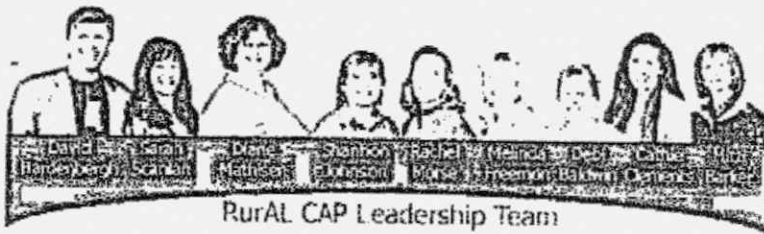
Remit Vendor Name	Invoice Date	Voucher line amount	Method	Dept Desc	Voucher Comments	Long Descr	Operator
Rural Community Action Program	2006-03-09	400.00	CHK	Emergency Services Grant -PY06	Client part rent arrearage	Goods/services received year:2006	HEJBE
Rural Community Action Program	2008-03-13	500.00	CHK	Emergency Shelter Grant	Client part rent arrearage	Goods/services received year:2008	HEJBE
Rural CAP -Homeward Bound	2009-01-27	715,938.00	CHK	Home - PY06	Grant for acquisition of prope	Goods/services received year: 2009	CDLMV
Rural CAP -Homeward Bound	2009-01-27	44,062.00	CHK	HOME 08	Grant for acquisition of prope	Goods/services received year: 2009	CDLMV
Rural Community Action Program	2009-02-12	500.00	CHK	ESG 2009	Client part rent security dep	Goods/services received year:2009	HEJBE
Rural CAP -Homeward Bound	2009-12-22	40,000.00	CHK	HOME 08	Grant for acquisition of prope		CDLMV
Rural CAP -Homeward Bound	2010-09-22	540.00	CHK	Transit Operations	REFUND - BUS PASS	Goods/services received year:2010	TDJLH
Rural CAP -Homeward Bound	2010-12-28	20,000.00	CHK	Home 2009	Operating Expense Assistance A	Goods/services received year: 2010	CDLMV
Rural CAP -Homeward Bound	2011-01-13	4,019.00	CHK	ESG 2009	Shelter utilities (Grant #MO C	Goods/services received year:2010	HEJBE
Rural CAP -Homeward Bound	2011-04-12	2,215.83	CHK	Emergency Shelter Grant 2010	1/1-3/31/11 HB SHLTR UTILITES	Goods/services received year:2011	HEMPT
Rural CAP -Homeward Bound	2011-06-27	2,654.53	CHK	Emergency Shelter Grant 2010	Period: 4/1/11 - 6/30/11	Goods/services received year:2011	HEBTO
		830,829.36					

EXHIBIT A: MELINDA FREEMON, EMPLOYED BY RURAL CAP

- Home
- About RurAL CAP
- Anchorage Services
- Child Development
- Community Development
- Rural Housing & Planning
- Publications

Key RurAL CAP Staff

- Agency Overview
- Executive Director's Welcome
- Board of Directors
- Key Staff
- Organizational Chart
- Agency Programs
- History of RurAL CAP
- Rural Energy Enterprises
- Contact Us



RurAL CAP Leadership Team

Executive Staff

- David Hardenbergh, Executive Director
Phone: (907) 865-7364
- Sarah Scanlan, Deputy Director
Phone: (907) 865-7365
- Diane Mathisen, Finance Director
Phone: (907) 865-7367

Anchorage Services Division
Melinda Freeman, Director
Phone: (907) 279-7535

Ken Scolan, Manager
Phone: (907) 279-7535

Child Development Division
Debi Baldwin, Director
Phone: (907) 865-7317

Patrice Griffin, Head Start Director
Phone: (907) 865-7327

Melissa Pickle, PAT Director
Phone: (907) 865-7345

Lisa Danielson, CDC Manager
Phone: (907) 278-0068

Community Development Division
Catherine Clements, Director
Phone: (907) 865-7357

Joie Brown, Community Development Manager - Wellness
Phone: (907) 865-7356

Ellen Kazary, Community Development Manager - Environment
Phone: (907) 865-7358

Rural Housing and Planning Division
Mitzi Barker, Director
Phone: (907) 865-7370

Ralph Lee, Weatherization Director
Phone: (907) 865-7374

Janet Hall, Denal Commission Liaison
Phone: (907) 271-4990

Administrative Services

Shannon Johnson, Office Manager
Phone: (907) 865-7312

Development

Rachel Morse, Development Director
Phone: (907) 865-7366

Communications

Angela Gonzalez, Communications Coordinator
Phone: (907) 865-7389

Accounting

Debi Conover, Accounting Manager
Phone: (907) 865-7302

Human Resources

Beinda Zackery, Human Resources Manager
Phone: (907) 865-7382

Information Technology

Liz Williams, IT Manager
Phone: (907) 865-7388

Internet and Web Development

TJ Snel, IT Specialist
Phone: (907) 865-7386

Purchasing

Bill Ellis, Procurement/Asset Manager
Phone: (907) 865-7390

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Exhibit B: Gabe Layman



The Faces of CIHA

Roderick and Georgiana O. and their 11- and 13-year-old daughters were homeless and sought shelter at McKinneil House. There they learned about CIHA and entered our Tenant Based Rental Assistance program using a Homeless voucher. Since their experience with homelessness and subsequent CIHA support, this family has made significant strides toward self-sufficiency. In fact, both adults are currently employed, with one employer offering family benefits in June. The O's now reside in an apartment of their own.



Their daughters are attending elementary and middle schools. Georgiana says it is so nice to have their own privacy—a place to call home. Family dinners are now possible thanks to their new living arrangement. And they don't have to travel so far to get to work and school.

The O's plan to maintain their current employment status, and have a goal to one day become homeowners using the Home Loan programs offered through CIHA and Cook Inlet Lending Center. Georgiana says they have talked about the responsibility and what they need to do to make it happen. They have followed through on the Family Self Sufficiency referral to Consumer Credit Counseling Services and have since developed an Action Plan to repair their credit and learn financial literacy skills that will benefit them in the future.

The O's say the staff at CIHA was very easy to work with and they felt like they could call at anytime and ask for help. Carla Hellman, CIHA's Family Self Sufficiency Coordinator, was always willing to answer questions, check their file and make sure that they were fulfilling all of the requirements.

The lives of this family have certainly changed. No longer unsure of their future, they are on the road to security, stability and self-sufficiency

- [Front Page](#)
- [Carol's Message](#)
- [Homelessness Partners](#)
- [The Faces of CIHA](#)
- [Building Green](#)
- [Shaping Our Community](#)
- [In the Works](#)
- [Recent Events](#)
- [Mark Your Calendar](#)

CIHA is recruiting volunteers for the 2010 construction season. No tools or experience are necessary just a willingness to learn and support the efforts of Habitat for Humanity. To learn more about this opportunity and to join the CIHA team contact Liberty Kyser at 793-3001 or lkys@cookinlethousing.org

- [Home Page](#)
- [Rental Services](#)
- [Home Ownership](#)
- [About CIHA](#)
- [Contact Us](#)



A lifelong Alaskan, Gabe was born in Dillingham and graduated from Palmer

High School after moving to the Mat-Su Valley. In 2001, he received a Bachelor of Arts in Government from the College of William and Mary in Williamsburg, Va. He subsequently attended the Pennsylvania State University,

Dickinson School of Law, where he earned the William H. Dodd Prize and the Conrad A. and Rocco C. Falvello Memorial Award. After receiving his law degree, Gabe returned home to Palmer and went to work for the Palmer Senior Citizens Center as an advocate for older Alaskans. He passed the Alaska Bar Examination in Feb 2005 and began directing corporate legal affairs,



managing community relations, and coordinating advocacy efforts aimed at promoting health and independence for older Alaskans. Gabe helped forge a partnership between the Palmer Senior Citizens Center and Cook Inlet Housing that resulted in the successful development of a 31-unit, \$8 million senior housing project in Palmer. After collaborating with Cook Inlet Housing for just a short time, he became determined to join the CIHA team—which he did in March of 2007. Gabe currently serves as CIHA's Senior Manager of Business and Legal Affairs.

Gabe's responsibilities include analyzing business strategies for CIHA and its subsidiaries, managing routine legal affairs, monitoring public policy developments, and coordinating advocacy efforts in response to proposed regulations and legislation. Gabe's passion is community activism, and he remains involved in the non-profit field on a volunteer basis as a member of the Boards of Directors of Matanuska Valley Federal Credit Union and Palmer-based Alaska Family Services. Not surprisingly, Gabe was recently named one of Anchorage's Top 40 Under 40

[« Back to Front Page](#)

This newsletter is sent four times a year to partners and associates

Cook Inlet Housing Authority 3510 Spenard Road, Suite 100 Anchorage, Alaska 99503 (907) 793-3000 [Click to unsubscribe.](#)
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Wilcox, Lacy J (DOR)

From: Jessee, Jeffrey L (DOR)
Sent: Thursday, July 08, 2010 5:31 PM
To: glayman@cookinlethousing.org; mfreemon@ruralcap.com
Subject: Re: Karluk Manor

I think its worth the risk that the Commission,when fully informed, will support the project. I say call the meeting.

Jeff

From: Gabriel Layman <GLayman@cookinlethousing.org>
To: Melinda Freemon <mfreemon@ruralcap.com>
Cc: Jessee, Jeffrey L (DOR)
Sent: Thu Jul 08 12:55:52 2010
Subject: Karluk Manor

Melinda,

Okay, here's the scoop. If I'm going to request a special HAND Commission meeting for reconsideration of the KM resolution, I should probably do so by the end of the day today or, at the very latest, tomorrow morning. We would have to schedule the special meeting for next week.

I have reached out to both Jeremiah Stephen and Andre Spinelli, but I have yet to receive a response. Thus, I don't know where they stand right now. Because Debbi Newgent is still out of town, I do not know where she stands on reconsideration either. If we are trying to count to seven before requesting a special meeting and pursuing reconsideration, we are not there.

I recognize that a second failure to pass the resolution could be very detrimental to the project. Thus, I would appreciate your input before I make a formal request for a special meeting. I am loath to proceed without your input when the consequences of success or failure will be born by RurAL CAP.

Your thoughts?

Gabe

O'Neill, Corrine L.

From: Gabriel Layman [GLayman@cookinlethousing.org]
Sent: Friday, July 09, 2010 9:45 AM
To: Carel Nagata; Rod McCoy; fungietc@alaska.net; rodmccoy@alaska.com; dnewgent@fnbalaska.com; nellcott@gci.net; weedandseed@ak.org; andre@spinellhomes.com; tdeak@kpb-alaska.com; jeremiah@tenantwatch.net; Melinda Freemon
Cc: O'Neill, Corrine L.; Thalhammer, Karen R.; Villareal, Lisa M.
Subject: Karluk Manor
Importance: High
Attachments: HAND Commission Rules of Procedure.pdf

Fellow members of the HAND Commission:

After receiving feedback from members of the Commission regarding the possibility of reconsidering the Commission's decision on the Karluk Manor resolution, I have decided to formally request that a special meeting be called for that purpose. I do not do so lightly and not without the greatest appreciation for your time and respective schedules.

Section 4.05.120 of the Anchorage Municipal Code governs procedural rules for municipal boards and commissions. It provides, in pertinent part, "A board or commission shall establish its own procedural rules and order of business, except as otherwise provided by law." Robert's Rules apply in the absence of relevant rules adopted by the board or commission. Attached are the HAND Commission Rules of Procedures, which are available online. Section II.B of the Commission's Rules of Procedure pertains to special meetings and provides, "Special meetings may be called by the chair or secretary, provided that at least 24 hours notice of special meeting is given each member at his/her established business or residence." Section I.C of Commission's Rules of Procedure provides, in pertinent part, "The vice-chair shall assume the duties of the chair in the event of absence or inability of the chair." I interpret these procedural rules to mean that either the chair or secretary has the ability to call a special meeting on twenty-four hours notice, and that the vice-chair has similar authority in the chair's absence.

With the foregoing requirements in mind, I request that a special meeting be called for next week. If such a meeting is called in order to facilitate reconsideration the Karluk Manor resolution, it should take place before the P&Z meeting on Monday, July 19th. I would suggest later in the week – perhaps Thursday – providing as much notice as possible for all interested parties, including residents of Fairview. Friday is probably not a good day since so many Alaskans begin their weekends early during the summer.

If a special meeting is called, I will move for reconsideration of the Karluk Manor resolution. Because it was access to additional information about the project that caused me to reevaluate my own decision, I suggest that RurAL CAP be permitted additional time for presentation – at least twenty minutes.

My thanks to each of you in advance for your patience and willingness to continue learning.

Most respectfully,

Gabe

O'Neill, Corrine L.

From: Melinda Freemon [mfreemon@ruralcap.com]
Sent: Friday, July 09, 2010 11:24 AM
To: Gabriel Layman; Carel Nagata; Rod McCoy; fungietc@alaska.net; rodmccoy@alaska.com; dnewgent@fnbalaska.com; nellcott@gci.net; weedandseed@ak.org; andre@spinellhomes.com; tdeak@kpb-alaska.com; jeremiah@tenantwatch.net
Cc: O'Neill, Corrine L.; Thalhammer, Karen R.; Villareal, Lisa M.
Subject: RE: Karluk Manor

Dear All,

I agree that a special meeting would be helpful and RurAL CAP will be prepared to present the Karluk Manor project in a more comprehensive manner.

Melinda Freemon

From: Gabriel Layman [mailto:GLayman@cookinlethousing.org]
Sent: Friday, July 09, 2010 9:45 AM
To: Carel Nagata; Rod McCoy; fungietc@alaska.net; rodmccoy@alaska.com; dnewgent@fnbalaska.com; nellcott@gci.net; weedandseed@ak.org; andre@spinellhomes.com; tdeak@kpb-alaska.com; jeremiah@tenantwatch.net; Melinda Freemon
Cc: O'Neill, Corrine L.; Thalhammer, Karen R.; Villareal, Lisa M.
Subject: Karluk Manor
Importance: High

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My thanks to each of you in advance for your patience and willingness to continue learning.

Most respectfully,

Gabe

8/11/2010

HAND COMMISION
Minutes
June 3, 2010, 4:00 P.M.
Mayors Conference Room
8th Floor, City Hall
632 W. 6th Ave., Anchorage Alaska

I. ROLL CALL

In Attendance:

Paul Benson

Debbi Newgent

Norman Elliott

Melinda Freemon

Carel L. K. Nagata

Jeremiah Stephen

Gabriel Layman

Andre Spinelli

Tamas Deak

Rod McCoy

Absent:

Timothy Sullivan

Margaret Evans

II. APPROVAL OF THE AGENDA

Agenda approved.

III. APPROVAL OF MINUTES

April minutes were approved

May minutes were approved

IV. CONFLICT OF INTEREST DECLARATIONS

Melinda declared a conflict of interest on the Karluk Manor resolution and recused herself from voting on that resolution.

V. INTRODUCTIONS

There were no introductions.

VI. GENERAL PUBLIC COMMENTS

Melinda Freemon, RurAL CAP

Melinda presented an overview of the Karluk Manor project. This project is working towards achieving the goal of the 10 Year Plan to End Homelessness to create 500 housing units. The project has received SNGH funding to purchase the facility, rehabilitate it, 3 years of operating support, and 35 project based vouchers. The Mayors Leadership team unanimously supports the project. There will be one single point of entry to the facility. Meals will be delivered. RurAL CAP will adopt a nearby park. Sex offenders will not be permitted. This project will reduce the number of deaths.

Bruce Geraghty, Department of Behavioral Health, Supportive Housing Office

Bruce provided TA to RurAL Cap on the Karluk project and he supports the project. Anchorage has the highest concentration of chronic inebriates in the State. The State is working on a similar project in Juneau and Fairbanks. This project will reduce the cost to the public and reduce the substance abuse problem.

Michael Burke, Sr. Pastor, St. Mary's Episcopal Church

Michael has a long history of working with the chronic homeless and his congregation has set up individuals in housing similar to the housing first model. Three members of his congregation have been chronic homeless individuals who died on the street. The 10 Year Plan is a comprehensive plan. There is no single solution to homelessness. This project is a strategy for those most in need. I believe that RurAL CAP will do their best to manage this project.

Paul Boland, Sr. Pastor, First Christian Church

Paul is new to Alaska. Previously he worked in Corvallis, Oregon on Housing First projects. Fiscally, the strategy makes good sense. Getting people housing is the most important step in getting them back on their feet.

Trevor Storrs

RurAL Cap has been a good neighbor at other sites. They help clean up the community and have adopted streets and parks. RurAL CAP is a neighbor that you can get a hold of if something is not working and they will address your concern. The Environmental Assessment is done. Trust those who completed that assessment. Trust RurAL CAP to manage a successful project.

Sharon Chamard, President, Fairview Community Council

Sharon pointed out that the purpose of the HAND Commission is not only related to housing but also community revitalization. How will this project impact the revitalization of Fairview? While this project has been compared to 811 East Lake in Seattle, there are significant difference between the two projects. Most significantly, the East Lake Project is separated from common homeless gathering sites. The Karluk project is too close to existing homeless gathering sites. If this site was purchased by Copper River Salmon, the

project would bring economic development. The Fairview Community Council does not support the Karluk Manor project. Ship Creek would be a better location. There is a disproportionate amount of social services in Fairview. There is nothing ideal about this site other than it is cheap. Zoning will allow this type of project in many other areas.

Heidi Heinrich, Lucky Wishbone

Heidi is concerned about this location. She has worked at the Lucky Wishbone for 30 years. This would be a step back for Fairview. Since meals and other services will be provided, the project does not need to be located in Fairview and near existing services. The demographics of the chronic inebriate population is different here than in Seattle. They are more social and they congregate. This is the Mayor's concern. Is this what we want people to see when they enter Anchorage? We should build it in Eklutna.

SJ Klein

SJ is a resident of Fairview and he does not support the Karluk Manor location. Anchorage 20/20 Comprehensive Plan Policy #62, states that social services should be distributed throughout the Municipality. Fairview has a concentration of social services and the Karluk manor project will only increase this concentration. The residents will spill over in the surrounding neighborhood and the property will attract additional inebriates.

Ron Alleva

Ron does not support the location or the housing first model. Ron has property located near Brother Francis and he has not been successful at working with Brother Francis to address spill over issues. More people will die by enabling them to drink. If the project goes forward the community backlash will be severe.

Sheryl Nelson

Sheryl is not a resident nor does she own property in Fairview. But she still does not think this is a good location for this project. There is too much traffic. These people will need peace and serenity. She would not want an ailing family member to be there.

Nancy Burke, Alaska Mental Health Trust

This project will relieve the impact that chronic inebriates have on the Fairview community. In Seattle, residential development has increased in the neighborhood surrounding a Housing First project. The community has reprogrammed the funds that would have paid for detox services into other community development efforts. It is important for this project to be close to existing services. The traffic concerns are not as relevant because these individuals are already on the streets. The Seattle site is in a similar site located on busy streets.

VII. NEW BUSINESS

A. Substantial Amendment #4 to the 2010 Action Plan- ESG Award (HANDR 2010-4)

Andre made a motion to pass this resolution

Gabe seconded the motion.

The resolution passed 9-1 with Norman Elliot voting against the resolution.

B. Resolution in support of Karluk Manor (HANDR 2010-3)

Carel introduced the resolution

Rod seconded the motion.

Commissioner Discussion:

Paul Benson

We need to balance the needs of the community with the need to provide social services. I have not found a good comparison for a Housing First project located in a neighborhood like Fairview. This project is not in compliance the Comprehensive Plan.

Gabe Laymen

Economics matter. RurAL CAP seized this opportunity. This community needs to move forward with a Housing First Project, but if it is unseccussful it will be the last. The testimony I heard today is not the usual NIMBYism, but is valid and logical. We should not seize an opportunity solely on economics. This is not in accordance with the comprehensive plan.

Tamas Deak

This project not only impacts Fairview, but impacts everyone who uses the trails, parks, and downtown. I am undecided. Not going forward is just as bad as going forward and the project failing.

Rod McCoy

This location is better then many in town. Not everything is ideal. We have to choose within our economic means. We need to move this project forward.

Andre Spinelli

Given the community concerns about this project, I can not support it.

Debbi Newgent

I am concerned about the location. I am also concerned that the residents will only get 2 meals for 5 days per week.

The resolution was put to a vote 3-5 defeating the resolution.

VIII. REPORTS

A. Secretary's Report:
No report given.

B. Commissioners Comments:
No Commissioner comments.

IX. ADJOURN
Meeting adjourned at 7:00 p.m.

HAND COMMISSION
Minutes
July 15, 2010, 4:00 P.M.
Special Meeting
Mayors Conference Room
8th Floor, City Hall
632 W. 6th Ave., Anchorage Alaska

I. ROLL CALL

Called to order at 4:25 p.m.

In Attendance:

Paul Benson
Debbi Newgent
Norman Elliott
Melinda Freemon
Carel L. K. Nagata
Gabriel Layman
Tamas Deak
Rod McCoy - Call in
Timothy Sullivan - Call in
Margaret Evans

Absent:

Andre Spinelli
Jeremiah Stephen

II. APPROVAL OF THE AGENDA

Agenda is reordered to move item *New Business, V.C.* to III. Commissioner Deak presented the motion and it was seconded by Commissioner Sullivan. The motion passed and the agenda was reordered.

Commissioner Benson made a motion that Sharron Chamard be allowed additional time to speak on behalf of the Fairview Community Council. Sharron was granted specific presentation time on the agenda for five minutes as item *New Business, V.C.* All Commissioners present voted in favor of the motion with the exception of Commissioner Sullivan.

III. NEW BUSINESS - Reconsideration of Resolution in Support of Karluk Manor

This item was reordered so that Commissioner's could discuss procedural issues with a reconsideration vote. A motion was put forward by Commissioner Elliot indicating that the HAND Commission needed 14 days public notice to have a meeting. Commissioner Benson seconded the motion. It was noted in discussion that the

Commission could follow their own procedures which are posted online at <http://www.muni.org/Departments/neighborhoods/Pages/HAND.aspx>. These procedures state the following: "Special meetings may be called by the chair or secretary, provided that at least 24 hours notice of the special meeting is given to each member at his/her established business or residence." Commissioner Elliot also made a point of order that a reconsideration vote must be made within 24 hours of the previous vote. It was questioned by Commissioner McCoy, if Commissioner Freemon was voting on the procedural issue. It was determined the Commissioner Freemon did not have a conflict of interest with this vote. The motion failed eight to two, with Commissioner's Elliott and Benson who voted for the motion.

The order of the agenda was revised again to continue this item under *New Business*, D. A motion was made by Commissioner Deak and seconded by Commissioner Layman. This motion passed.

IV. CONFLICT OF INTEREST DECLARATION

Commissioner Freemon indicated that she was declaring a conflict with the resolution to support Karluk Manor. She indicated that she had a financial conflict because a portion of her salary maybe supported by the Karluk Manor housing project. In addition, it was pointed out that the HAND Commission procedures and Municipal procedures indicate that a person should step down if there is a perceived conflict of interest. The Commission accepted her decision to abstain on the matter of the Resolution.

V. GENERAL PUBLIC COMMENTS

S.J. Klien

The Fairview Community Council over the years has supported many social services in its neighborhood including Bean Café, Brother Francis Shelter, and the sleep off center. The Council is now saturated with social service programs. It is unfair to the neighborhood to continue to put these types of services in Fairview and this will not solve the problem. The people in this housing will not have to enter treatment and can continue to drink. Klien is not in favor of the reconsideration of the resolution.

Nan Medra

Ms. Medra provided the Commission with a map of publically owned properties in the Fairview area (on file). She is primarily not in favor of the project because it takes privately owned land and puts into public hands. She stated that this type of ownership can not be easily reversed. Ms. Medra was not in favor of the reconsideration of the resolution.

Jeff Wheaton- Alaska Council on the Homeless

Mr. Wheaton visited the Housing First project at 1811 East Lake in Seattle. He stated that originally there was a lot of opposition in the community to the housing project. He stated that now the community, including the business sector is in full support of

The reconsideration vote occurred before conflict disclosure & Freemon voted Affirmatively
This record is false

the project and now an advocate for these types of projects. He stated that the project was sited in a mixed residential and business area and that it maybe in a more "upscale" neighborhood than Fairview, but he was unsure of the exact demographics.

Jeff Jesse and Nancy Burke –Representing the Alaska Mental Health Trust Authority (AMHTA)

Since the inception of the Karluk Manor Housing project, AMHTA and RurAL CAP have considered the public comments made throughout the public process and made several modifications to the project as a result. For example, we considered comments regarding accessibility to the building and added an elevator. In addition, a project like this must consider where people reside who need this kind of housing. The Seattle project is one block from their sleep-off center. Other things we have changed over the past few months are the selection of residents and added heated sidewalks between the buildings. There is no perfect location in the community. Every site has its advantages and disadvantages. The measures of success for a project like this can be measured in housing sustainability and mental health factors.

John Sperbeck and Shannon Wilks –Governor's Council on Housing and Homelessness

Ms. Wilks stated that the ordinance on Housing for Chronic Alcoholics and the conditional use process conflicted with Fair Housing Law. The people housed in this project are a disabled population. The Municipality can not create an undo regulatory process to prohibit people who are disabled from housing, as a protected class. Mr. Sperbeck and Ms. Wilks urged support of the resolution.

Bruce Geraghty

Mr. Geraghty is a resident of Fairview and he feels that there needs to be a continuum of housing for all people with various supports. He stated that there is a gap in the continuum for people who are chronically homeless to obtain permanent housing and supports Karluk Manor to assist in filling this gap.

Christopher Constant – Friends of Neighborhood Dog Parks

Mr. Constant pointed out that many people testifying were paid to be testifying by the social service agency they represented. He indicated that he feels like the Commission is a puppet organization for these social services. He stated that it is wrong to state that people in Fairview who oppose the project are rich people who are uncaring or ignorant. He stated that the project in Seattle had 5 licensed clinical social workers and that this project will not have this type of qualified staff. Mr. Constant cited the objections of the Municipal staff report from Planning and Zoning.

Hedi Heinrich

Ms. Heinrich indicated that the Fairview Council does not have access to a widespread listserv like the social service providers. She also indicated that many people in the neighborhood don't have access to information about the project and don't have the resources to attend the meeting. She feels that the reconsideration is a misuse of the Commission's time. She indicated that when the resolution failed at the

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Commissioner Discussion:

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Given the community concerns about this project, I can not support it.

Debbi Newgent

I am concerned about the location. I am also concerned that the residents will only get 2 meals for 5 days per week.

The resolution was put to a vote 3-5 defeating the resolution.

June 5th meeting the neighborhood felt as if the Commission had really listened to neighborhood concerns. Karluk Manor is not comparable to the East 1811 East Lake project because the demographics are not comparable. Fairview, unlike the Seattle neighborhood, is low-income. In addition, the management plan addressing social congregation is not to her satisfaction. She also feels that Karluk Manor is not comparable to the Mt. View units that RurAL CAP owns because they are 48 units. She feels 48 units is too large of a project.

Carolina Stau- Lucky Wish Bone

Brother Francis, the sleep off center, and Beans Café are all located in the Fairview Community Council. The Council contends that this is an unfair ratio of services. This is poor planning and Anchorage does not need to continue this trend. She indicates that changes have not been made to the management plan. She states that she has talked to an Anchorage Police Dept. Officer who indicated that there have been more than two accidents on the corner near Karluk Manor and that 5th Ave. is a high ticked area. The two accidents reported by RurAL CAP are the only reported pedestrian accidents and are not inclusive of the car accidents. This project will have a high impact on the people who make their home Fairview.

VI. NEW BUSINESS

A. Staff Presentation on Municipal Perspective and Consistency with Municipal Planning Documents – See copy of presentation outlining the purpose of the Commission, Objectives in the Consolidated Plan, Comprehensive Plan Objectives cited in the Municipal Planning and Zoning Report, and the current Municipal position on the project.

B. RuAL CAP Presentation on Karluk Manor based on a list of commissioner questions - Presentation given by Kenny Scollan at RurAL CAP. Provided two handouts (on file). Kenny address the management plan, construction improvements to the building, adoption of the Fairview Lion's Park, comparisons between Kaluk Manor and their other affordable housing units, and accessibility issues for people who are disabled.

C. Presentation by the Fairview Community Council. Presentation made by Sharron Chamard as President of the Fairview Community Council. Sharron addressed the following issues: Miscomparisons between the 1811 East Lake project and Karluk Manor, Commissioner Sullivan's comment on accountability for deaths of people if this project fails to become a reality, miscomparisons to Karluk Manor and Homeward Bound, and the needed revitalization of Fairview and that this project will create a tipping point for the neighborhood.

NOTE: The reconsideration motion and action taken in item D, below, was subsequently deemed untimely by the Municipal Attorney's Office and has

no legal effect. The minutes below are maintained as historical information only.

two votes occurred.
1) vote to reconsider
2) vote to support
this record is falsified

D. Reconsideration of Resolution in support of Karluk Manor (HANR2010-3)- A motion for reconsideration was introduced by Commissioner Layman seconded by Commissioner Nagata. The motion to pass HANR2010-3 was introduced by Commissioner Sullivan and seconded by Commission McCoy.

Commissioner Comments on HANR2010-3:

Commissioner Benson: The management plan is not likely to address the overflow impacts on the neighborhood of the project. The project should not be placed in a sensitive neighborhood that needs revitalization. This project takes away from commercial investment in the neighborhood.

Commissioner Elliott: Alcohol has killed many people. This project will not stop people from dying. Either they will die in the housing or on the street. We should not take on a feeling of guilt that opposing this project will mean that additional people will die. Commissioner Elliott indicated that he would like to split the project from the location.

Commissioner Deak: The Commission is here as an advisory commission for the purposes of stated in the ordinance. One of the Commission's objectives is to house people that are underserved today. We currently have not met our planning objectives and quotas on building housing. This project will go through a land use process whose purpose to have community oversight and provide a safety line. If these objectives are not met, then Planning and Zoning has the right to unplug the project.

Commission Layman: The Commissioner thanked the people from Fairview who came to testify for their time, effort, and passion. He stated that he disagreed with the perceived impact of the project. In addition, the information regarding the impact and community reaction on these types of project in Mountain View was also considered in his vote.

Votes in Favor of the Resolution Include: Commission Layman, Commission Evans, Commissioner McCoy, Commissioner Newgent, Commissioner Sullivan, Commissioner Nagata, and Commissioner Deak.

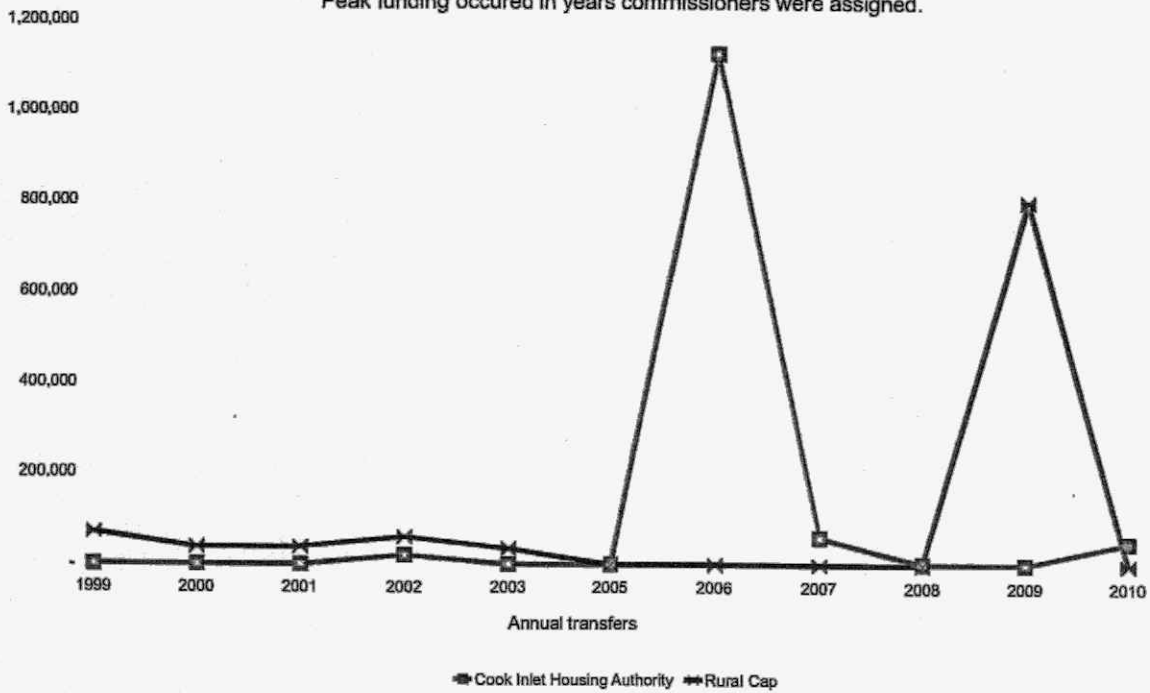
Votes Against the Resolution Include: Commissioner Benson and Commissioner Elliott.

Meeting Adjourned: 8:15 p.m.

Graphs

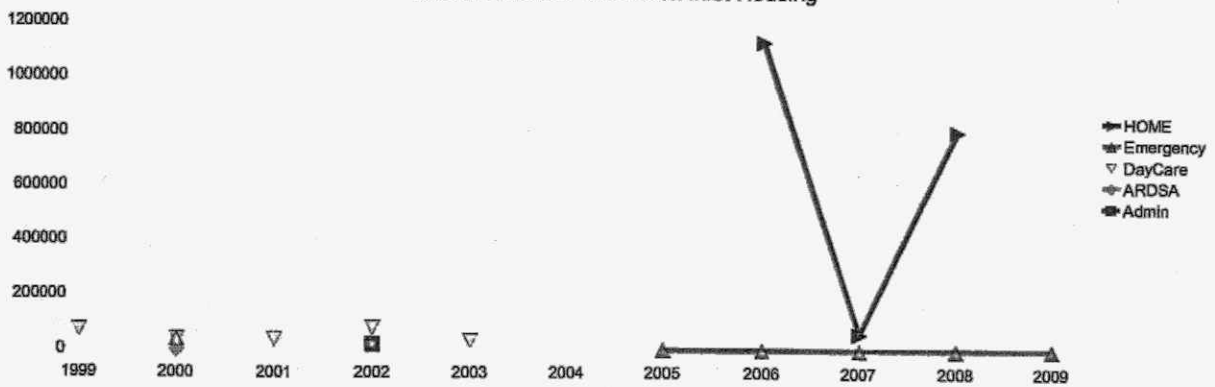
HAND directed funding, by year

Peak funding occurred in years commissioners were assigned.



FUNDS TRANSFERRED, BY PROGRAM

To both RuralCAP and Cook Inlet Housing



Christopher Constant

From: Jackson, Jay A. [JacksonJA@ci Anchorage.ak.us]
Sent: Tuesday, August 09, 2011 9:12 AM
To: 'Christopher Constant'
Subject: RE: Terms/HAND Commission

Dear Chris,

Melinda Freeman was first appointed on 10/9/2007. That term expired on 10/14/2010.

Sincerely, Jay

appointed reappoint. term expires

Housing & Neighborhood Development Commission HAND (9)				
Stephan, Jeremiah	12.15.09		10.14.12	
Elliott, Father Norman	10.21.09		10.14.12	
Newgent, Debbi	12.16.03	2006/2009	10.14.12	
Layman, Gabriel	3.18.03	2006/2009	10.14.12	
Evans, Margaret	1999/2001 2004	2007 7.26.11	10.14.13	
Kassik-Michelsohn, Karen	7.12.11		10.14.13	
McCoy, Rod	7.20.04	2008	10.14.11	
Spinelli, Andre	11.24.08		10.14.11	
Nagata, Carel L.	12.17.05		10.14.11	
Deak, Tamas	2005	2008	10.14.11	

From: Christopher Constant [mailto:constant@gci.net]
Sent: Tuesday, August 09, 2011 2:10 AM
To: Jackson, Jay A.
Subject: Terms

Hi there Jay,

Could you please tell me the date specific terms of HAND Commission Members. When they were appointed. I would also like to know the term of Melinda Freeman as well.

Thanks,

Christopher

DISCLOSURE OF PRESENT ECONOMIC INTEREST (AMC 1.15.030.H)
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. Layman, Gabriel David
(YOUR NAME: LAST, FIRST, MIDDLE)
2. Housing and Neighborhood Development Commission
(MUNICIPAL BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU HAVE BEEN APPOINTED.)
3. DATE APPOINTED: 11/17/2009 FOR TERM ENDING: 10/14/2012
4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION.
Cook Inlet Housing Authority Regional Housing Authority Corporate Counsel
(BUSINESS NAME) (TYPE OF BUSINESS) (YOUR POSITION)
5. IF YOU ARE SELF-EMPLOYED, CHECK THIS BOX: SELF EMPLOYED

DECLARATION

I understand that I am required to disclose any economic interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally, in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. Under AMC 1.15.110.G, **ECONOMIC INTEREST means a benefit, financial interest, special privilege or contractual relationship.** When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following economic interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:
(ATTACH SEPARATE SHEETS AS NECESSARY)

I am employed by Cook Inlet Housing Authority, a regional housing authority with a not-for-profit affordable housing mission. Cook Inlet Housing Authority has at times been the recipient of grant funding from the Municipality of Anchorage. Should the HAND Commission ever during my term consider one or more matters that could affect the availability of grant funding to Cook Inlet Housing Authority or otherwise result in an economic interest to Cook Inlet Housing Authority. I will declare a conflict of interest and refrain from participation in consideration of any such matter.

If the situation changes, or I acquire new interests, I will file a supplemental disclosure with the Clerk's Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Gabriel Layman
Signature

9/13/10
Date

Please return to: **Municipal Clerk's Office** **Room 250 City Hall**
 Municipality of Anchorage
 PO Box 196650
 Anchorage, AK 99519

M.O.A.
MUNICIPAL CLERK'S OFFICE
SEP 15 AM 9:30
Form A-1
Rev. 2/22/07

Christopher Constant

From: Duke, Jacqueline C. [DukeJC@ci.anchorage.ak.us]
Sent: Monday, August 15, 2011 12:00 PM
To: 'Christopher Constant'
Subject: RE: Declarations

Concerning Melinda Freemon, we were unable to locate that file.

J

Jacqueline Duke, CMC
Deputy Clerk
Municipal Clerk's Office
Election Information 243-VOTE
Desk 907-343-4314
Fax 907-249-7952

From: Christopher Constant [<mailto:constant@gci.net>]
Sent: Friday, August 12, 2011 2:42 PM
To: Duke, Jacqueline C.
Subject: RE: Declarations

THANKS and I need it next week but not today. Today I am planning a going away party for tomorrow.

From: Duke, Jacqueline C. [<mailto:DukeJC@ci.anchorage.ak.us>]
Sent: Friday, August 12, 2011 2:41 PM
To: 'Christopher Constant'
Subject: RE: Declarations

On it

Jacqueline Duke, CMC
Deputy Clerk
Municipal Clerk's Office
Election Information 243-VOTE
Desk 907-343-4314
Fax 907-249-7952

From: Christopher Constant [<mailto:constant@gci.net>]
Sent: Friday, August 12, 2011 2:30 PM
To: Duke, Jacqueline C.
Subject: Declarations

Jacqueline,

What is missing from the records are the disclosures from Melinda Freemon. Former commissioner. Please let me know what I need to do to get to that record as well.

HAVE A GREAT WEEKEND!

Wilcox, Lacy J (DOR)

From: Melinda Freemon [mfreemon@ruralcap.com]
Sent: Wednesday, July 07, 2010 1:36 PM
To: Gabriel Layman; Jesse, Jeffrey L (DOR)
Subject: RE: Counting to Seven

Gabe,
Thank you for sending us this overview. Please note that Glenn Gellert is no longer a Commission member. He is supportive of the project and attended the Community Forum.

I think your most recent email to Andre provides the most succinct and convincing analysis of the applicability of the project in Anchorage. I think it would be extremely valuable to send that email to all of the commission members and wait for their response.

Thank you,
Melinda

From: Gabriel Layman [mailto:GLayman@cookinlethousing.org]
Sent: Wednesday, July 07, 2010 10:55 AM
To: Melinda Freemon; Jesse, Jeffrey L (DOR)
Subject: Counting to Seven

Melinda, Jeff:

As both of you know, I'm working diligently to assess the probability that the resolution supporting Karluk Manor would pass upon reconsideration by the HAND Commission. As I have expressed previously, it would make little sense to request a special meeting and move for reconsideration absent some clear indication that the resolution is more likely to pass the second go 'round.

Bluntly, I have not received any information to indicate that the outcome would be different if the Commission reconsidered the resolution. Yours truly being the sole exception, not one individual who opposed the resolution or was absent during the vote has indicated that they would support the resolution upon reconsideration. Tim Sullivan did indicate to me that he supports reconsideration, and while I would assume that his intent is to help facilitate passage, I have no confirmation in that regard.

The Commission has thirteen members. Following are my assumptions about how each might vote upon reconsideration:

Firm Supporters (4):

Gabriel Layman
Rod McCoy
Carel L. K. Nagata
Tamas Deak

Firm Opponents (2)

Norman Elliott
Paul Benson

Likely supporters who did not vote previously (2):

Tim Sullivan
Margaret Evans

Individuals who opposed the resolution but could possibly be swayed (2):

Debbi Newgent
Andre Spinelli (a very difficult sell, but still possible)

Unknown – Did not vote previously (2):

Jeremiah Stephen
Glenn Gellert

Cannot vote:

Melinda Freemon

If the Commission held a special meeting tomorrow and all members attended and voted, I would expect a 7-5 victory. However, this assumes that both Tim Sullivan and Margaret Evans would support the project and that Debbi Newgent will reconsider her position. I will reach out today to several of the individuals who don't fall squarely into one camp or the other to determine whether to request a special meeting and reconsideration. However, the bottom line remains that I must be able to count to seven with some degree of certainty. It is imperative that RurAL CAP and the Trust to reach out to folks like Debbi Newgent, Andre Spinelli, and Jeremiah Stephen.

I hope you folks enjoyed the long weekend and look forward to making some additional progress on this issue.

Regards,

Gabe

Weaver Jr., Jerry T.

From: Westover, Rhonda F
Sent: Monday, July 19, 2010 4:26 PM
To: O'Neill, Corrine L.; 'DNewgent@FNBAAlaska.com'
Cc: Weaver Jr., Jerry T.; Baker, Larry; Ennis, Deitra L.; Wheeler, Dennis A.
Subject: HAND Commission - 7/15/10 special meeting on mtg to reconsider Red Roof Inn

Importance: High
Sensitivity: Confidential

Confidentiality Notice: This email message may contain confidential and privileged information. If you have received this message by mistake, please notify us immediately by replying to this message or telephoning us, and do not review, disclose, copy or distribute it. Thank you.

Corrine & Debbi:

Thank you for discussing this situation with me by phone this afternoon, Corrine. I appreciate Roberts Rules are difficult to decipher, that members of MOA boards and commissions are citizen volunteers doing their best to assist with the business of the Municipality, and that it appears the members of the HAND Commission thoughtfully considered the procedure for reconsideration.

However, a motion to reconsider must be made at the same meeting as the main motion. (§ 36) There are other avenues available under Roberts Rules - a motion to amend something previously adopted or a motion to rescind - for revisiting action of the commission after a meeting adjourns. Please feel free to contact me or Dee Ennis in the future, if procedural questions along these lines come up, as we can generally resolve informally with just a phone call or teleconference.

I understand as a result of the untimely motion to reconsider, the HAND Commission reversed an earlier recommendation regarding the Red Roof Inn. While the motion to reconsider was properly made by a person from the winning side, it was not timely because it was made several days/weeks after the June HAND meeting adjourned. Because it was not timely, the recommendation adopted by the HAND Commission at its' 7/15/10 meeting is void, and cannot be forwarded, presented or considered by the Planning & Zoning Commission tonight in support of (or in opposition to) the pending conditional use permit. Only the original HAND Commission recommendation from its' prior meeting (June), is properly forwarded to P&Z as part of the agency packet for the conditional use

process.

Please inform the HAND Commission members as soon as possible, in the event any one plans to attend and/or testify at the P&Z meeting tonight. While a commission member may certainly testify as an individual, a member may not testify as a representative of the commission regarding any discussion or recommendation taken at the 7/15/10 meeting, since the action was void.

*Rhonda Fehlen Westover
WestoverRF@muni.org
Deputy Municipal Attorney
343-4545/Fax 343-4550*

PLANNING AND ZONING
COMMISSION

July 19, 2010

Comments Received After Staff
Report Sent

Agenda Item: G.1

Case: 2010-077

A conditional use per 21.50.510 to
allow for severe alcohol dependent
housing.



RECEIVED

JUL 16 2010

Municipality of Anchorage
Planning Division

Municipality of Anchorage
Housing and Neighborhood Development Commission

HANDR 2010-3

June 3, 2010

A RESOLUTION RECOMMENDING THAT THE MAYOR, THE ANCHORAGE ASSEMBLY, AND THE PLANNING AND ZONING COMMISSION SUPPORT THE KARLUK MANOR HOUSING FIRST PROJECT LOCATED AT 1104 E 5th AVE, ANCHORAGE, ALASKA.

WHEREAS, Rural Alaska Community Action Program, Inc., an Alaskan non-profit corporation (RurAL CAP) has received notification of the conditional grant award for an FY 2010 Alaska Housing Finance Corporation, Beneficiary and Special Needs Housing Grant (SNHG) in the amount of \$3,515,621 for the acquisition, rehabilitation and operation of a Housing First project at 1104 E 5th Ave in Anchorage, Alaska;

WHEREAS, RurAL CAP's mission is to promote maximum local participation in the elimination of the causes and conditions of poverty and the Karluk Manor project provides permanent rental housing for 48 individuals suffering from chronic homelessness, alcoholism and other disabilities;

WHEREAS, RurAL CAP's Anchorage Services Division's Affordable Housing component has demonstrated successful development and operation of low-income housing programs for Alaska's most vulnerable and underserved – including those who are chronically homeless and experience mental health and substance abuse issues;

WHEREAS, AO NO. 2004-180 required the Housing and Neighborhood Development Commission to establish an oversight subcommittee on homelessness; and

WHEREAS, According to AO NO. 2004-180 the purpose of the Housing and Neighborhood Development Commission is to act in an Advisory role to the Planning and Zoning Commission about relevant housing and community development issues;

WHEREAS, According to AO No. 2004-180 the purpose of the Housing and Neighborhood Development Commission is also to advise the Mayor and Assembly as to the infrastructure, facilities, transportation and public services needs of lower-income and at-risk neighborhoods;

WHEREAS, The Objectives of the 2008-2012 Housing and Community Development Consolidated Plan include expanding affordable rental housing opportunities, with emphasis on low- and very-low income households, special needs, and homeless; and

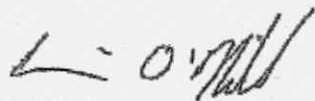
WHEREAS, the Housing and Neighborhood Development Commission has reviewed the recommendations provided by the Mayor's Homeless Leadership Team on Chronic Public Inebriates; and

WHEREAS, the Housing and Neighborhood Development Commission strongly supports the recommendation for the concept of a "Housing First" pilot project in Anchorage; and

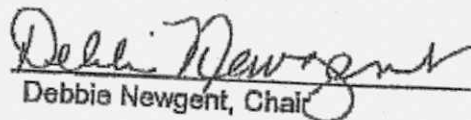
WHEREAS, Best practice research has shown that "Housing First" projects are a cost effective and humane approach to assist communities in reducing long-term homelessness caused by severe alcoholism; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing and Neighborhood Development Commission hereby recommends that the Mayor, Assembly, and Planning and Zoning Commission support the Rural CAP Karluk Manor Housing First project located at 1104 E 5th Ave, Anchorage, Alaska.

PASSED AND APPROVED by the Housing and Neighborhood Development Commission this 3rd day of June, 2010.



Corrine O'Neill, Secretary



Debbie Newgent, Chair