

Presented by: Assembly Housing
Committee
Introduced: 02-05-81
Drafted by: K.R.

CITY AND BOROUGH OF JUNEAU, ALASKA

Resolution Serial No. 732

A RESOLUTION DECLARING A HOUSING SHORTAGE
EMERGENCY IN JUNEAU AND SETTING GOALS
AND OBJECTIVES TO ALLEVIATE THE SHORTAGE.

WHEREAS, adequate, decent, safe, sanitary and affordable housing is a basic need of Alaskans, and

WHEREAS, Juneau has experienced a significant net loss of multifamily housing, especially rental housing, over the past three years due to demolitions, conversions to offices, and a lack of new construction, and

WHEREAS, the 1972 and 1977 Juneau Area Housing Studies declared a severe housing shortage and since 1977 Juneau has had an additional net loss of multifamily housing and an increase in population of four thousand, and

WHEREAS, much of Juneau's older, low-cost housing is deteriorating, and

WHEREAS, Juneau co-sponsored a Housing Symposium with the local legislative delegation and other local organizations to discuss local housing problems and it was concluded that Juneau is suffering from a severe housing shortage especially in multifamily units and especially for low and moderate income persons, and

WHEREAS, local housing developers unanimously agree that the major obstacle to the construction of additional multifamily rental housing is the lack of reasonable financing such as is available to individual homeowners through the state, and

WHEREAS, the federal, state and local governments have heretofore not provided for adequate housing for Juneau's residents, and

WHEREAS, the private sector cannot solve Juneau's housing shortage unassisted;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF
THE CITY AND BOROUGH OF JUNEAU, ALASKA:

1. That a housing shortage emergency is declared especially for multifamily housing and for low and moderate income persons.

2. That it shall be the goal of the city and borough to stimulate the construction of three hundred (300) multifamily housing units per year for 1981, 1982 and 1983, including the construction of at least 100 rental assisted units per year for lower income households. In addition, seventy-five (75) multifamily housing units per year should be rehabilitated.

3. That the Legislature of the State of Alaska is urged to develop a multifamily housing construction and rehabilitation loan program for private developers which targets housing shortage areas. The program should also provide low interest loans to encourage the construction of cooperative housing.

4. That the Legislature of the State of Alaska is urged to provide front end funding to develop two hundred (200) building lots and to purchase one hundred (100) mobile homes to provide rental housing to partially alleviate the critical housing need.

5. That the Legislature of the State of Alaska is urged to provide Juneau with \$1,500,000 to be used as a revolving multifamily housing rehabilitation loan program to leverage private lending institution funds to initially do approximately \$4,000,000 of multifamily housing rehabilitation.

6. That the Alaska State Housing Authority, the Department of Housing and Urban Development (HUD), and the Department of Agriculture Farmers Home Loan Program are urged to provide financing for one hundred (100) new low and moderate income rental housing units, including mobile homes, per year in Juneau for the next three years.

7. That the Legislature of the State of Alaska is urged to provide funds to match HUD and Farmers Home Loan Program allocations for the construction of low income housing to cover shortfalls due to the high cost of building in Alaska.

8. That developers are invited to submit ideas and proposals to the city and borough to stimulate the construction of multifamily housing.

9. That the Planning Commission is directed to review the comprehensive plan and current zoning to determine whether adequate RML zoned land exists to meet the multifamily housing needs of the area and to recommend changes to meet such need.


10. That the manager is directed to bring recommendations to the assembly within three months on other actions related to land use and building regulations which will encourage and expedite the construction of multifamily housing.

Adopted this 5th day of February, 1981.



Mayor

Attest:



Clerk

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