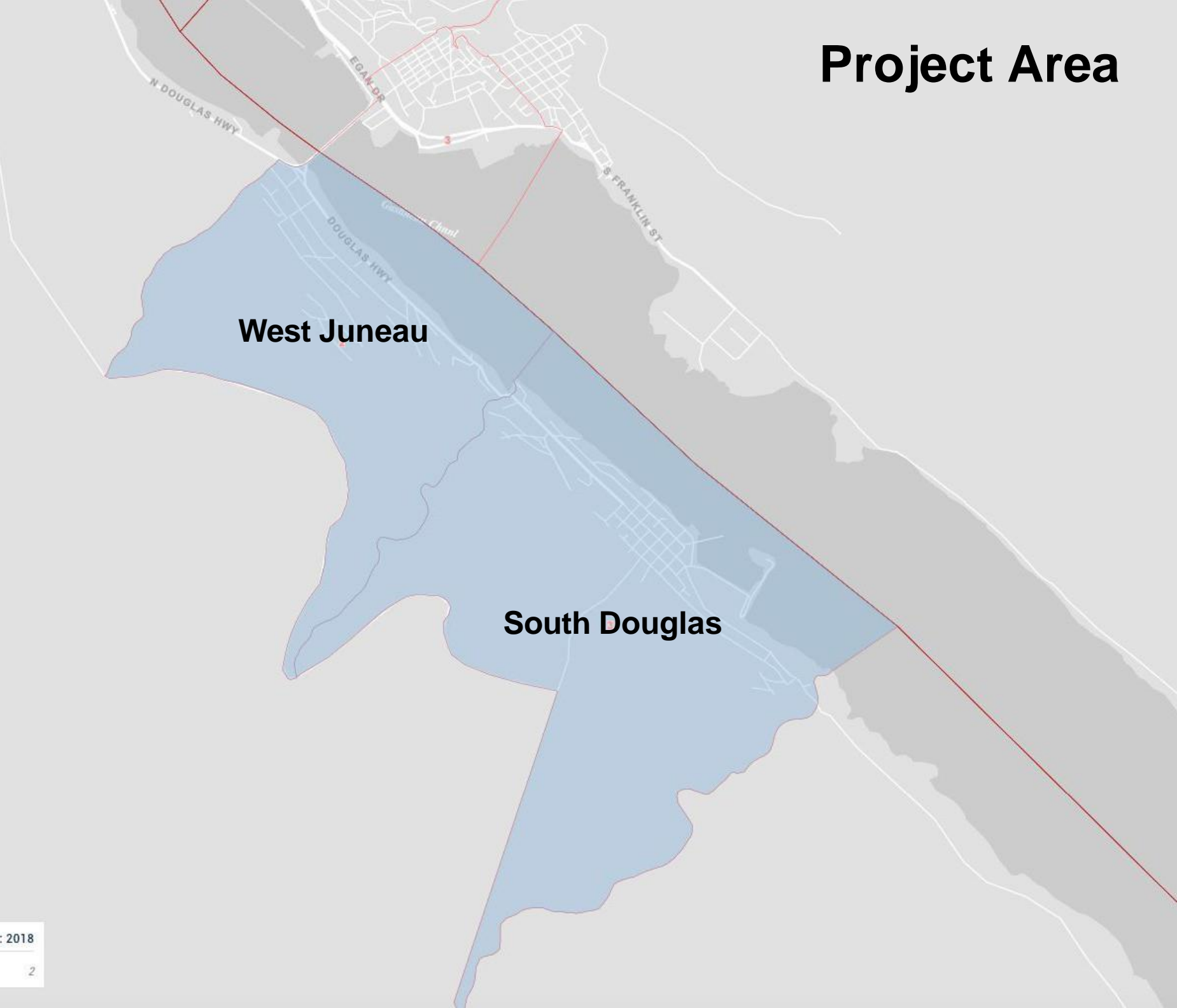


Project Area



West Juneau

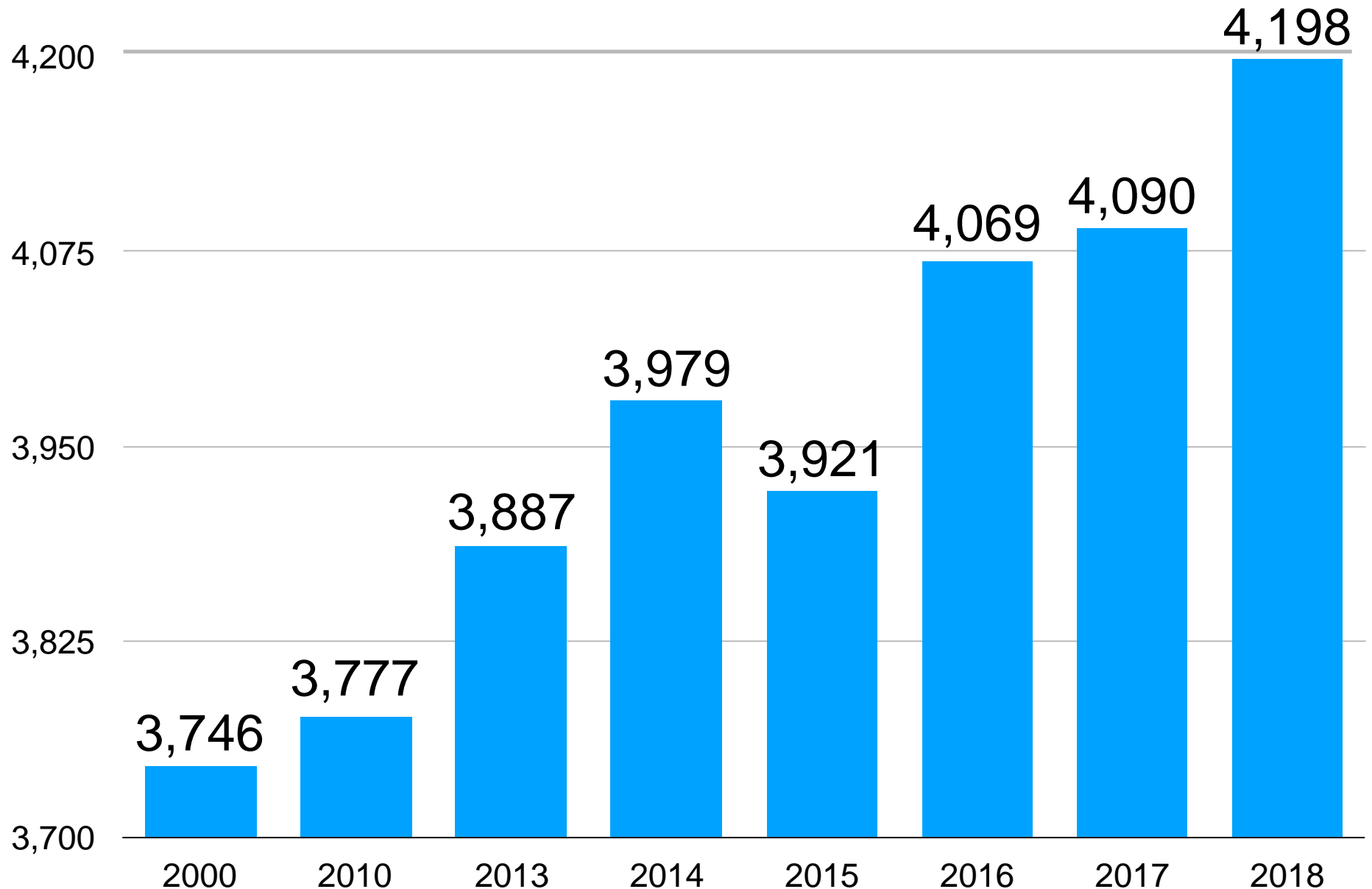
South Douglas

LEGEND YEAR: 2018

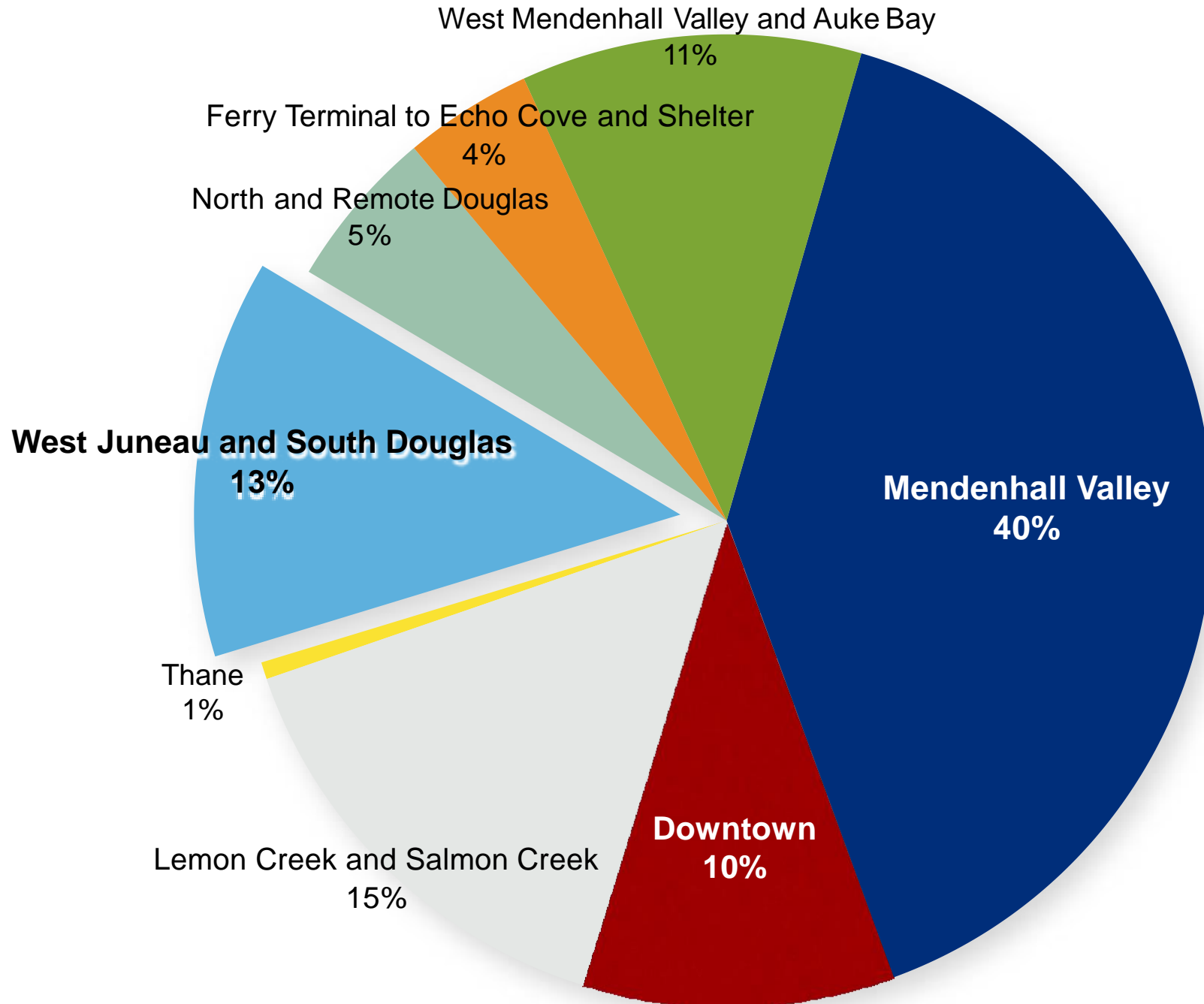
Selected Geographies 2

POPULATION **+7% 2015 to 2018**

West Juneau **+18%** and Downtown Douglas **-1%**



JUNEAU DEMOGRAPHICS



Housing Units

2,060

West Juneau

986

South Douglas

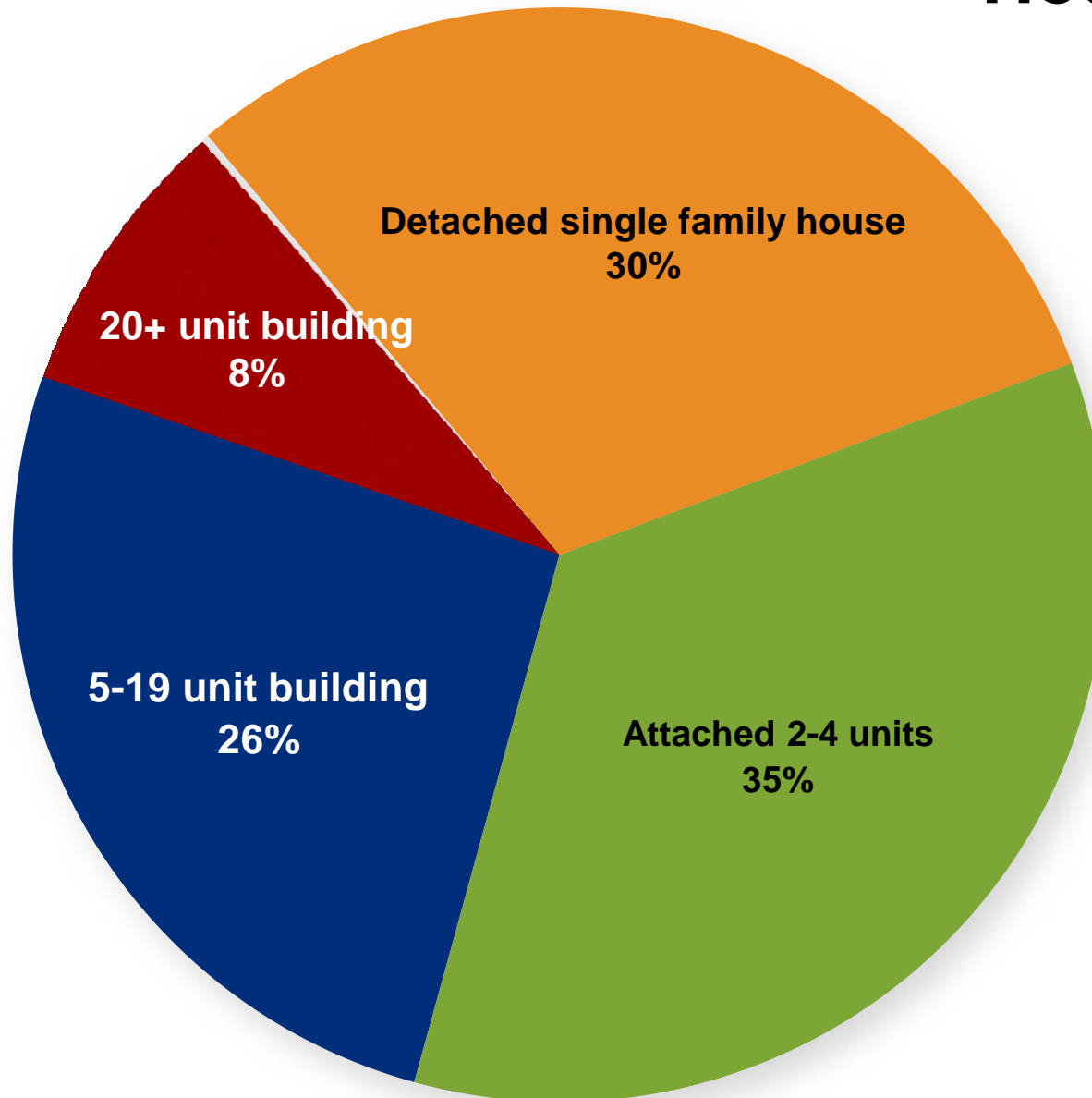
1,074

LEGEND YEAR: 2018

Selected Geographies 2

West Juneau and South Douglas HOUSING UNITS BY TYPE

Housing Units
2,060



Housing Units Change since 2010

West Juneau
986
+164 20%

South Douglas
1,074
+25 2%

Housing Units Average Occupancy

West Juneau
2.16
986

South Douglas
2.29
1,074

Housing Units Average Age of Housing

West Juneau
35 years

South Douglas
40 years

LEGEND YEAR: 2018

Selected Geographies 2

Housing Units Median Rent

West Juneau
\$1,180

South Douglas
\$1,163

Housing Units Median Home Value

West Juneau
\$352,500

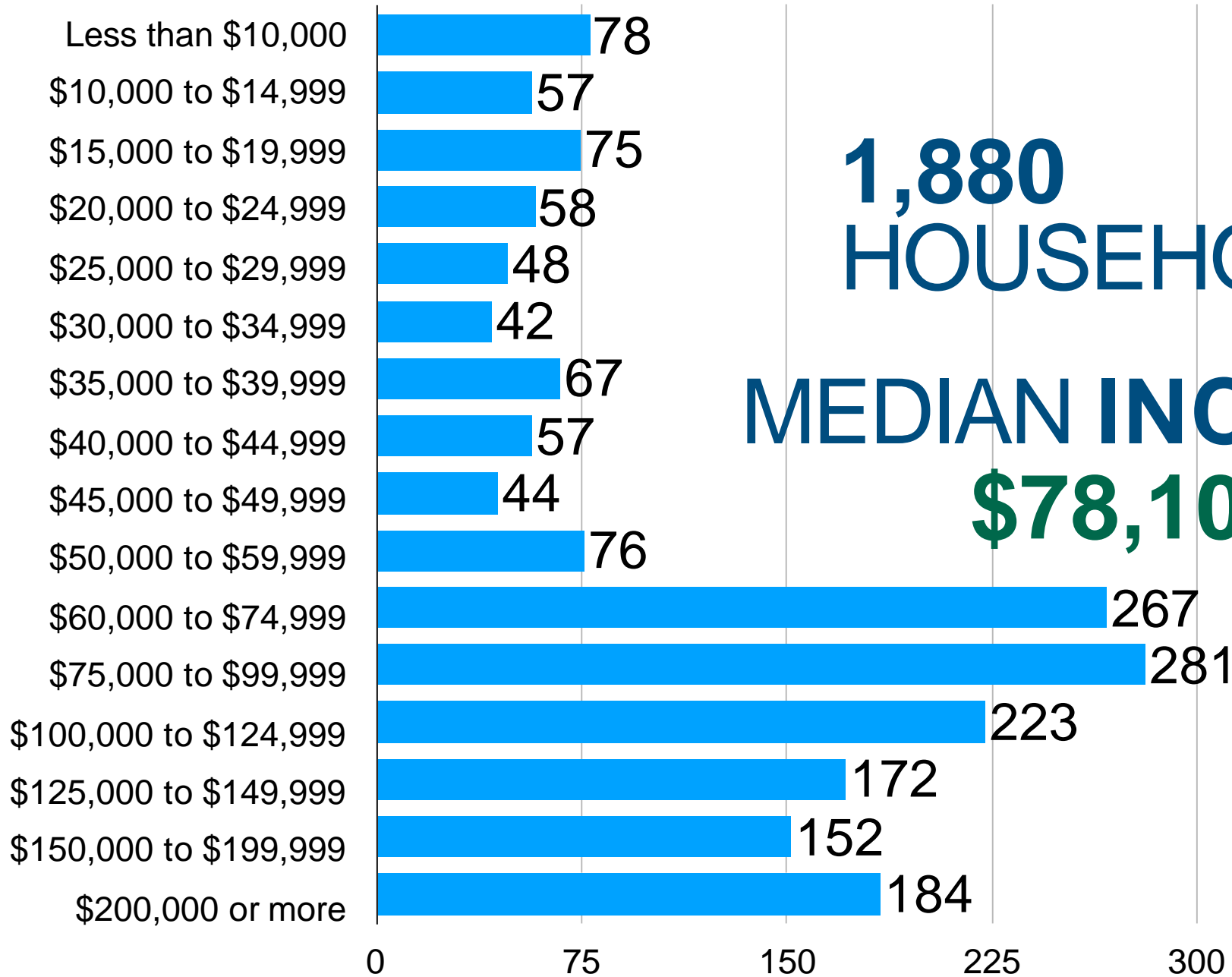
South Douglas
\$344,800

West Juneau and South Douglas

A Tale of Two Housing Systems

West Juneau and Downtown Douglas

HOUSEHOLD INCOME



1,880
HOUSEHOLDS

MEDIAN INCOME
\$78,100

West Juneau and South Douglas
HOUSEHOLD INCOME

\$78,100

ALASKA NATIVE

\$38,990

WHITE

\$86,000

121% HIGHER

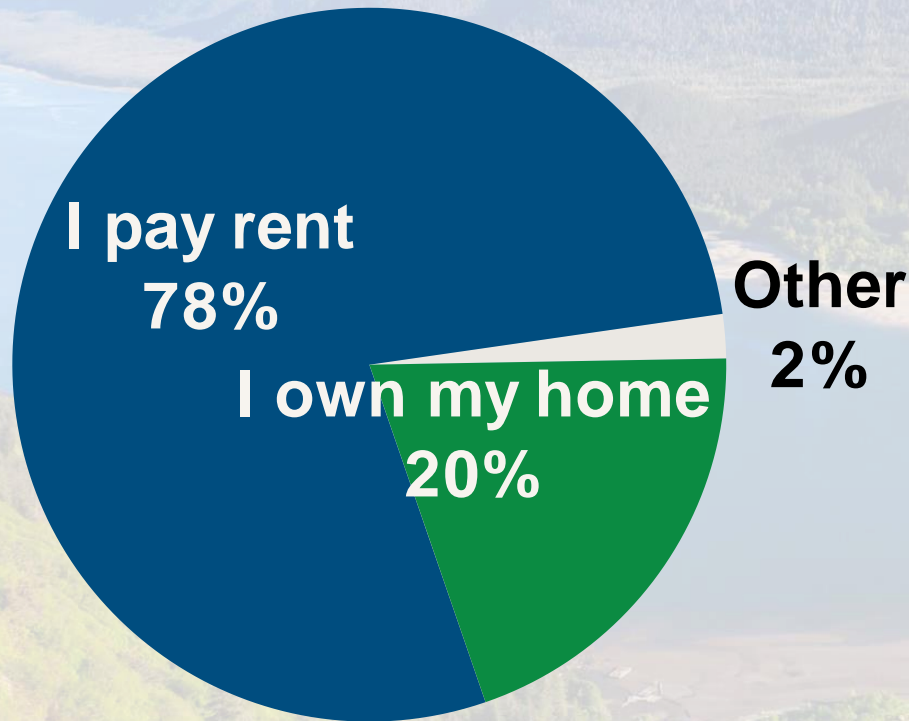
IN JUNEAU AS A WHOLE = 56% HIGHER

HOUSEHOLD TENURE

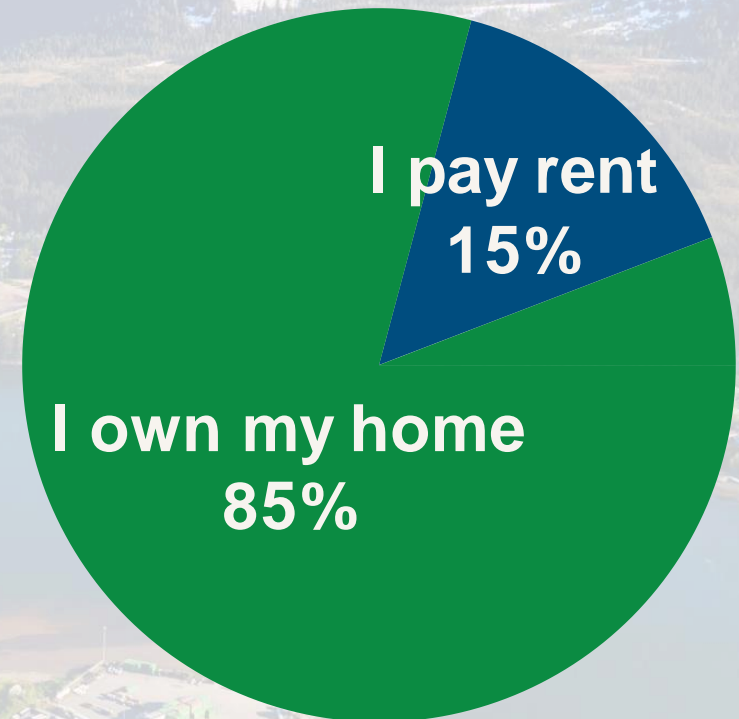
ACROSS ALL JUNEAU HOMES, 35% OF HOUSEHOLDS ARE RENTED

West Juneau and South Douglas

Alaska Native Households



White Households



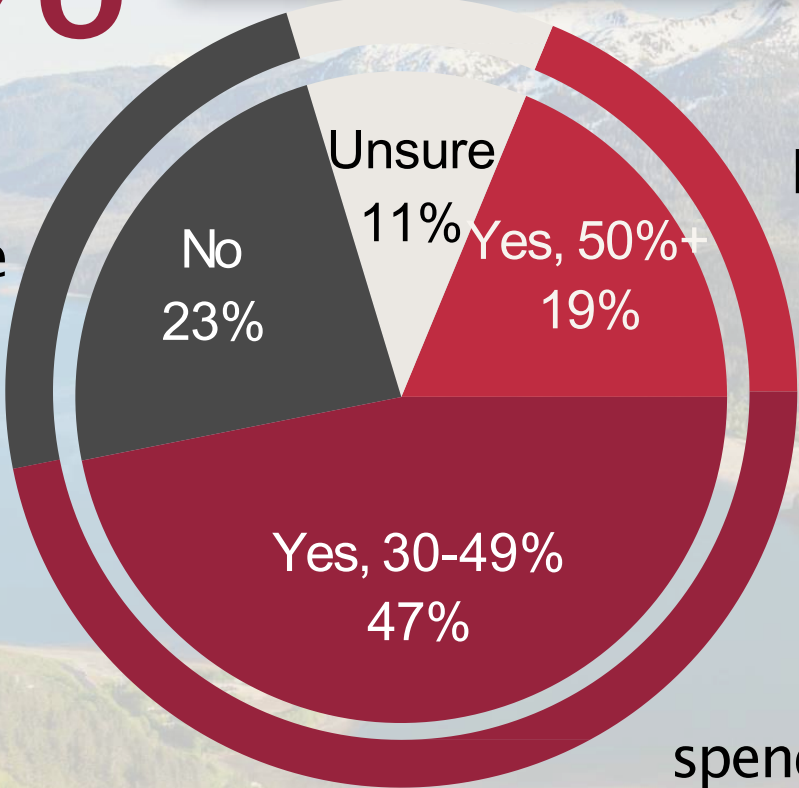
Housing Cost Burdened

Alaska Native Housing Affordability



64%

23% of householders can afford the homes they are living in



19% of householders are severely cost burdened

47% of householders spend 30-49% of income on housing

Alaska Native Douglas residents are the most likely to be housing cost burdened among regional communities.

CBJ Housing Office Programs

Scott Ciambor, Chief Housing Officer
scott.ciambor@Juneau.org
(907) 586-0220

Jesse Perry, Housing and Homeless
Coordinator
Jesse.Perry@juneau.org
(907) 586-0623



Affordable Housing

- The Housing Act of 1937 established that more than 30% of income devoted to housing costs is the threshold until a household is “burdened”.
- State and Federal Housing Programs define housing affordability in terms of percentage of percentage of income in the 0%-80% AMI range. (Public and Indian housing, special needs, homeless, low-income tax credit, vouchers and rental assistance targets)

Workforce Housing

Workforce Housing can refer to any form of housing, most likely including one or more of the following targets:

- Income target above the traditional HUD programs 80%to 120%;
- Location in or near employment centers (downtown)
- Focus on certain occupations (fire, police, teachers)
- Employer-assisted housing for staff, seasonal employees

CBJ 2020 Assembly Goals

- Prioritize Housing Action Plan strategies
- Approve and implement Affordable Housing Fund distribution plan
- Develop downtown housing incentives including tax abatement
- Focus on developing workforce housing
- Develop incentives to encourage long-term rentals over short-term rentals

CBJ Housing Action Plan Update



Housing Programs ▾

Housing Action Plan

Housing Data ▾

Homeless Services Program ▾

Housing Action Plan City and Borough of Juneau

Prepared for and Under the Direction of the
City and Borough of Juneau, AK –
Community Development Department by cbbLLC
Adopted by Resolution 2780, December 19, 2016



[Download the complete Housing Action Plan >](#)

Housing Action Plan – January 2019 Update

At the February 4th, 2019 Committee of the Whole meeting a two-year update on the Housing Action Plan was provided for the Assembly.

- [Memo \(02.04.2019\)](#)
- [Housing Action Plan Strategies Update](#)

If you have questions about the details of the Housing Action Plan, please contact Chief Housing Officer Scott Ciambor at scott.ciambor@juneau.org or (907) 586-0220.

Housing Action Plan – Background

The Housing Action Plan was adopted by resolution on December 19, 2016.

The Housing Action Plan includes 66 strategies and lists an overall goal of developing 1,980 newly constructed units for all-housing types by the 30-year mark. (66 annual)

The Plan identifies four key actions that must take place to meet this goal:

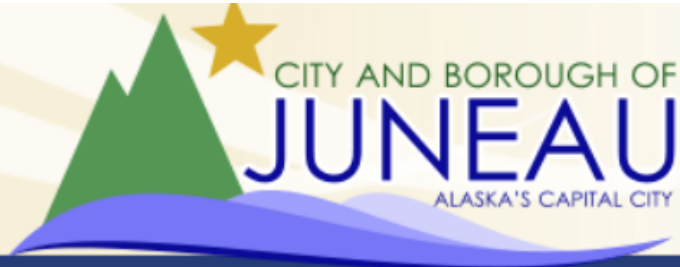
Housing Action Plan Overall Goals

- Juneau needs a comprehensive housing strategy to deal with a shortage of housing supply, limited housing choice, and high cost burdens.
- CBJ needs to spend its own resources, uphold policies that promote and encourage housing development, create housing opportunity, and streamline permitting.
- Housing Action Plan includes 66 strategies and notes a conservative production goal of adding 1,980 units over 30 years. (66 annually)
- The Plan recommends a goal of preserving 750 existing units.

Develop Neighborhood Plans

- Identify and prioritize areas for neighborhood plans
- Use plans to identify housing development opportunities
- Develop housing targets for each subarea
- Encourage mixed income housing

Sealed Competitive Bid for Development and Operation of Senior Assisted Living



[Home](#) [Assembly](#) [Departments](#) [Services](#) [Visitors](#) [Contact](#)

Bid to Purchase or Lease Land in the Vintage Business Park & Proposal for the Development and Operation of a Senior Assisted Living Housing and Care Community

The City and Borough of Juneau has released a sealed competitive bid packet for the recently acquired property in the Vintage Business Park to attract a senior assisted living housing and memory care project developer. The intent is to meet long-standing community and senior housing goals noted in the Juneau Senior Housing and Services Market Demand Study and the CBJ Housing Action Plan.

Key Dates:

- **Site Visit and Briefing:** Tuesday, October 15, 2019 10AM (Vintage Blvd. Juneau, Alaska 99801)
- **Last Day for Inquiries:** Tuesday, November 5, 2019
- **Sealed Bid Form, Proposals, and Registration Fee:** Thursday, November 21, 2019 prior to 2:00PM Alaska Time

Press Release: [CBJ looking for an assisted living developer for Vintage Park property](#)

All inquiries about the bid proposal process should be made via e-mail and directed to: Scott Ciambor, Chief Housing Officer (scott.ciambor@juneau.org) no later than **Tuesday, November 5, 2019.**

+ Sealed Competitive Bid Documents

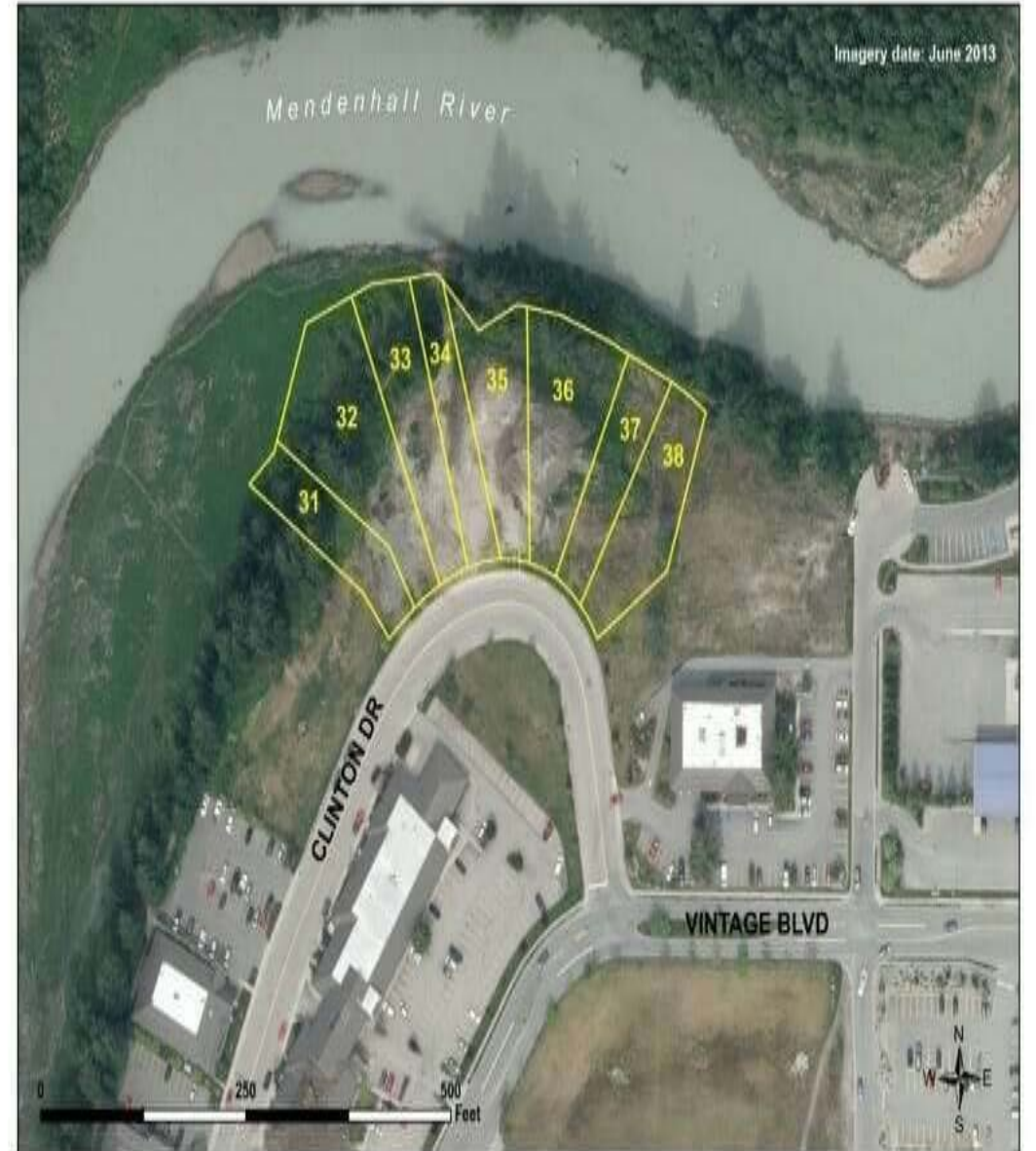
+ Addendum No. 1

+ Bid Proposals Received



Senior Assisted Living at Vintage Park

- 2014 Senior Study noted assisted living as primary need
- Costs would necessitate a private/public partnership
 - Purchased land
 - Tax abatement for assisted living
 - \$2 million grant
- Sealed Competitive Bid process
- Land Sale and Grant Agreements in development



Juneau Affordable Housing Fund

Fund Balance

Fiscal Year	Fund Balance
FY20	\$1,020,300
FY21	\$1,325,400
FY22	\$1,629,500
FY23	\$1,933,600

- On July 19, 2010, the CBJ Assembly passed Ordinance 2010-11(G)(b) that created the Juneau Affordable Housing Fund.
- **Primary Purpose** is to direct resources toward the creation of affordable and workforce housing units through the following activities:
 - **Funding capital costs** of rental and ownership housing;
 - Funding for **capacity-building activities** of non-profit housing developers;
 - Funding **supportive services** for occupants of affordable housing; and
 - Funding **operating expenses** of housing developments.

Note: Funding for the CBJ Accessory Apartment Grant Incentive (\$96K through FY23) and the CBJ Mobile Home Loan Down Payment Assistance Program (\$100K revolving loan) are included.

Downtown Housing Inventory and ARCGIS Story Map

Downtown Housing Inventory

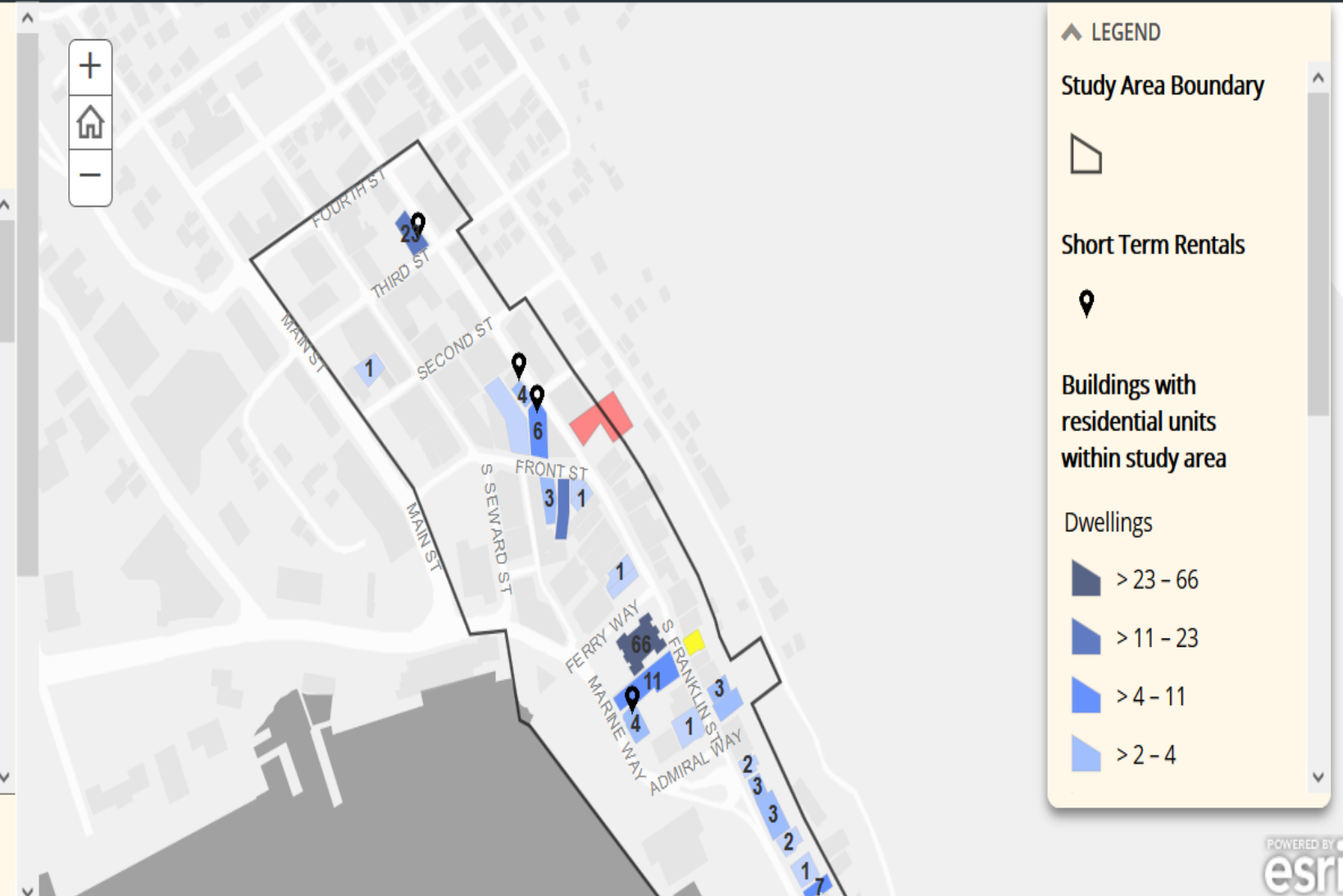


1 What are the residential unit and population statistics within the study area?

There are currently 181 housing units within 33 buildings in the study area in addition to a 32-bed group quarters facility according to City & Borough of Juneau (CBJ) records. According to the 2010 U.S. Census, the downtown Juneau area has approximately 1.8 persons per household compared to 2.6 persons per household Borough-wide. Using the housing unit and persons per household figures above, plus an assumption that the Glory Hall group quarters facility is at capacity, the current estimated housed population of the study area is 358.

With 66 units, the Marine View Center contains more than a third of the housing units within the study area. In 2016, the 42-unit Gastineau Apartments were razed as a result of damage from a fire that occurred in 2012.

Among the 181 housing units, 11 are currently used as short



2 Are the property owners local?

Tax Abatement for Housing

July 2019: Senior Assisted Living Tax Abatement Ordinance

April 2020: Lands Committee to review language for Downtown Housing Tax Abatement

Anchorage Downtown Tax Abatement Program Update (Jan. 2019)

Several applications were approved in 2019:

- Conversion of one floor in a 3-story commercial office building (9 units);
- New construction mixed-use apartment building (18 units); and
- New construction condos and townhomes, multi-year/multi-phase (24 units)

At least one new application expecting to use the incentive in 2020:

- New construction mixed-use hotel/apartment building (27 units)

Implementation Strategy for the 2016 Land Management Plan

“Create strategy for CBJ land disposal aimed at meeting housing goals.”

