

MEMORANDUM



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Date: March 08, 2021

TO: Maria Gladziszewski, Chair, Lands, Housing, and Economic Development Committee

FROM: Scott Ciambor, Chief Housing Officer *Scott Ciambor*

Re: Housing Action Plan Task List

Dear LHED Committee:

At the last LHED meeting, the Committee requested information on CBJ housing activities since the adoption of the Housing Action Plan.

In your packet is a spreadsheet that highlights actions taken by year, since 2016, in three main categories: Direct funding and financial incentives, planning and zoning and other regulatory barrier activities, and details on the utilization of CBJ land and other assets. Also included in the spreadsheet are calculations on direct CBJ funding toward housing activities by year.

Highlights to note include:

- Extensive work on updates to the Land Use Code and Building Code;
- Completion of a wide range of small area plans and larger plans (Housing Action Plan, Juneau Economic Development Plan, and Land Management and Implementation Plan);
- Continuous disposal of land for housing (Lena Subdivision, Renninger Subdivision, Pederson Hill); and
- Increased use of financial incentives through programs (Accessory Apartment Incentive Grant, Mobile Home Loan Down Payment Assistance, and COVID-19 Rental Assistance), direct funding to projects (Housing First, cold weather shelter, Senior Assisted Living, Glory Hall Emergency Shelter), and tax abatement (subdivisions, senior assisted living, and downtown).

Housing Matrix 2012-2014

At the last LHED Committee meeting, previous work by the CBJ Assembly Subcommittee on Housing (2012-14) on potential barriers to housing development was briefly discussed.

In your packet is the final version of the housing matrix that looked at concerns at that time and included a wide-range of code, zoning, incentive, and staffing ideas. The matrix includes updates that show that many of these concerns were addressed at the time or incorporated into the Housing Action Plan. Some ideas were not applicable to CBJ efforts.

Local Housing Solutions

Since the CBJ Housing Action Plan was adopted a new housing policy resource has been created that focuses on local housing policy tools. The website localhousingsolutions.org was created by NYU Furman Center and Abt Associates, a long-time contractor for HUD.

It is a good resource for the Committee that provides context for many of the strategies in the CBJ Housing Action Plan.

2021 Housing Action Plan Task List

At the previous LHED Committee meeting, a condensed list of Housing Action Plan activities was provided to focus next efforts. Here is the updated list:

Short-term HAP Activities

Implement downtown tax abatement (*complete*) Staff to work on rollout, process.

Address downtown parking (*in progress through Title 49 Committee*)

Implement Juneau Affordable Housing Fund (*in progress, on budget pending list*) Staff to work on competition components, rollout, website, update application and timeline, etc.

- Develop strategies to increase the Fund

Pederson Hill Land disposal strategy

- Community Land Trust: options for Pederson Hill disposal and other properties

Evaluate and address barriers to homeownership

Medium-term HAP Activities

Develop Upstairs Downstairs loan program for rehabilitation and code compliance upgrades

Strategies for short-term rental units/impact on housing stock

Inclusionary Zoning

RFP for 2nd and Franklin parking lot

Preservation strategy for existing affordable housing

Ongoing HAP Activities

Housing Data and Housing Action Plan Updates

Project list and reporting mechanism for Housing Officer

Small Area/Neighborhood Plans

Track and monitor outcomes of housing programs