

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, October 26, 2021

Steering Committee Members Present:

- | | | |
|--|---|-------------------------------------|
| <input type="checkbox"/> Carole Bookless | <input type="checkbox"/> Rebecca Emblar | <input type="checkbox"/> Liz Smith |
| <input type="checkbox"/> Matt Catterson | <input type="checkbox"/> Arnold Liebelt | <input type="checkbox"/> Linda Snow |
| <input type="checkbox"/> Frank Delaney | <input type="checkbox"/> Robert Sewell | <input type="checkbox"/> Joyce Vick |
| <input type="checkbox"/> H. Erik Pederson, Planning Commission Liaison | | |

Staff Members Present:

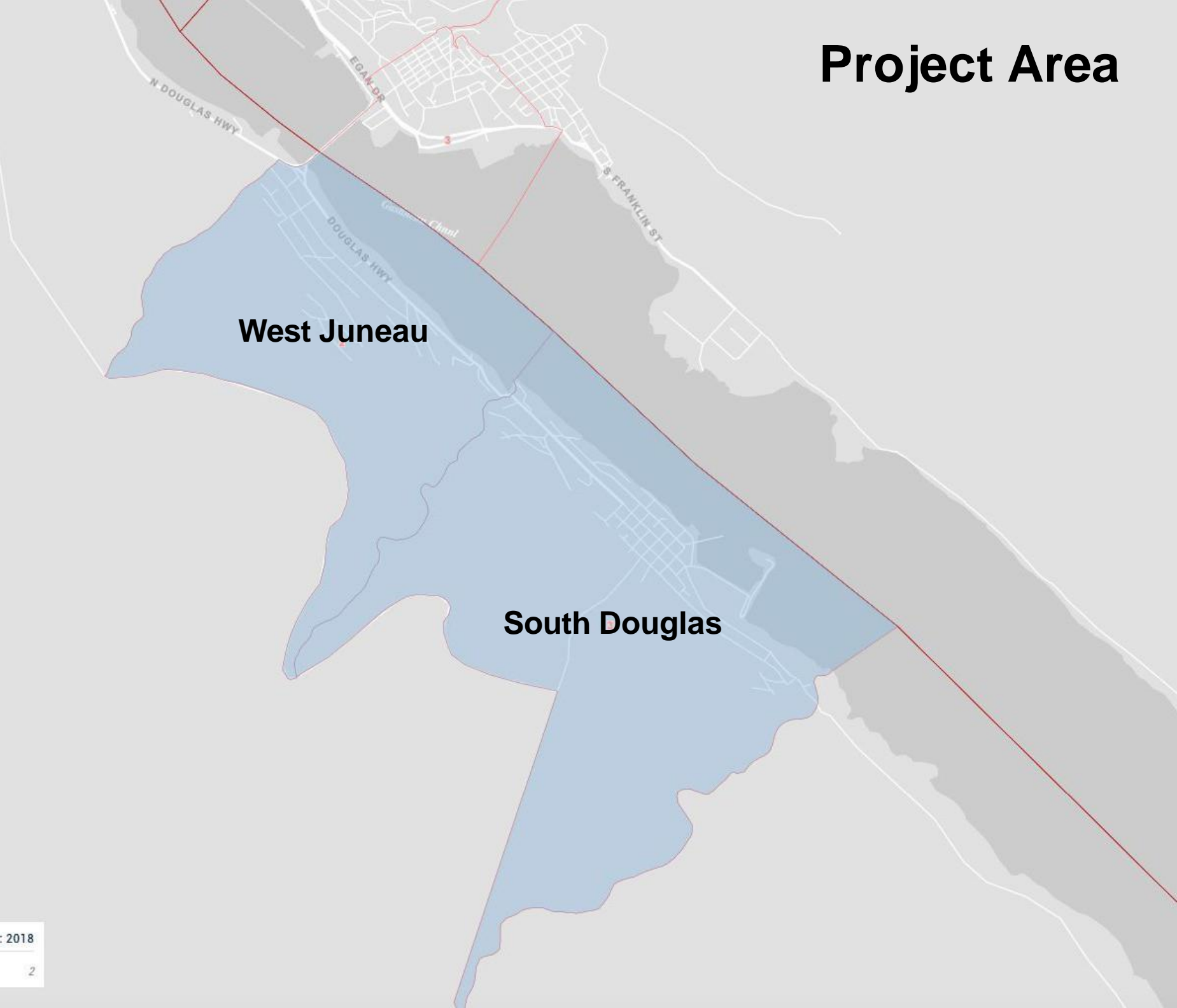
- | | |
|--|---|
| <input type="checkbox"/> Allison Eddins, CDD Planner | <input type="checkbox"/> Alexandra Pierce, CDD Planning Manager |
| <input type="checkbox"/> Jill Maclean, CDD Director | |

Agenda Items

- I. Call to order
- II. Approval of Minutes (Postponed until November)
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Overview of CBJ Housing Goals and Priorities – Scott Ciambor, Chief Housing Officer
- VI. Douglas Housing Data
- VII. Committee Comment
- VIII. Adjournment

Next Meeting:
Tuesday, November 16th (tentative)

Project Area



West Juneau

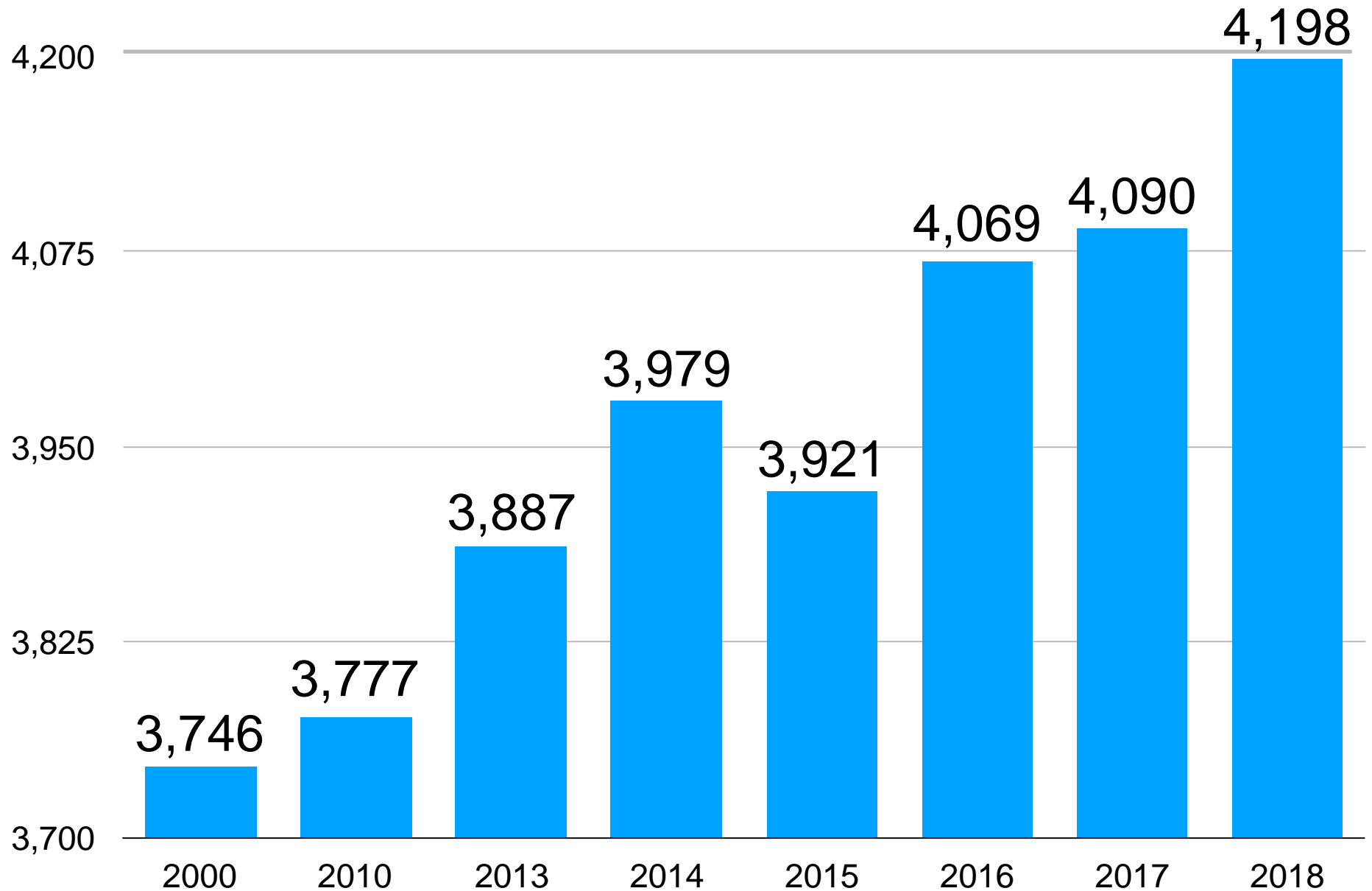
South Douglas

LEGEND YEAR: 2018

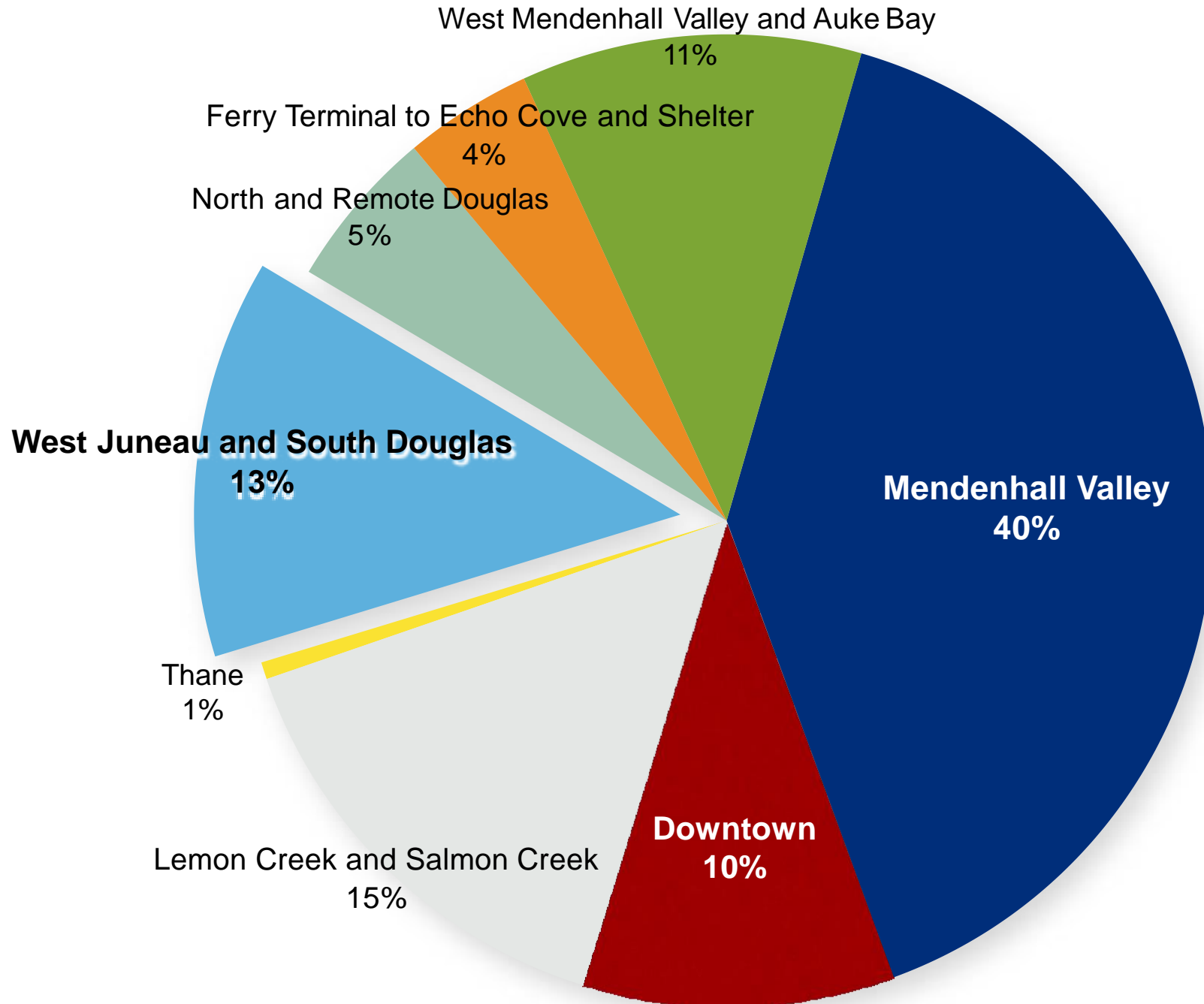
Selected Geographies 2

POPULATION **+7% 2015 to 2018**

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



JUNEAU DEMOGRAPHICS



Housing Units 2,060

West Juneau

986

South Douglas

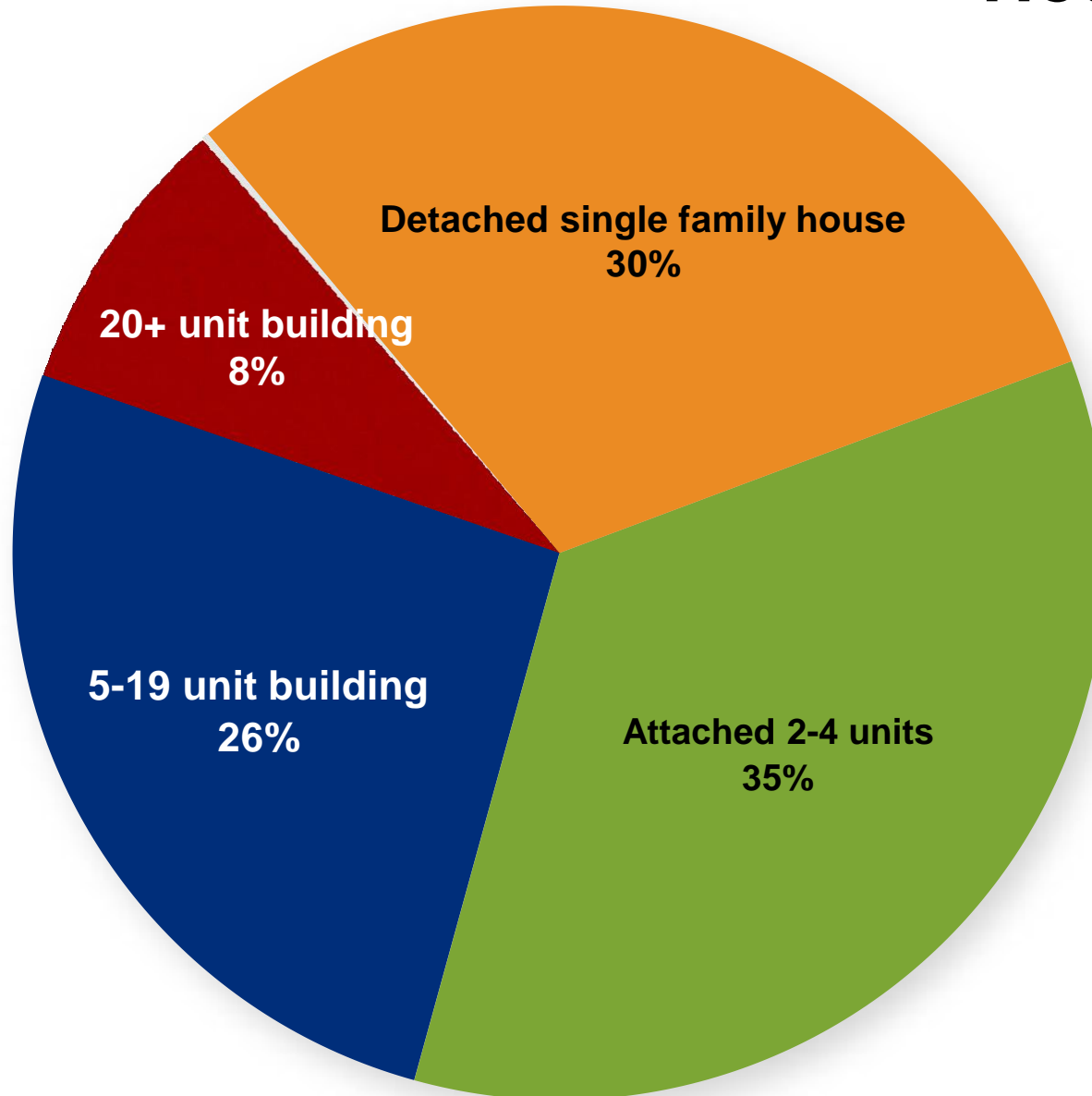
1,074

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
986
2.16

South Douglas
1,074
2.29

Housing Units Average Age of Housing

West Juneau
35 years

South Douglas
40 years

Housing Units Median Rent

West Juneau
\$1,180

South Douglas
\$1,163

Housing Units Median Home Value

West Juneau
\$352,500

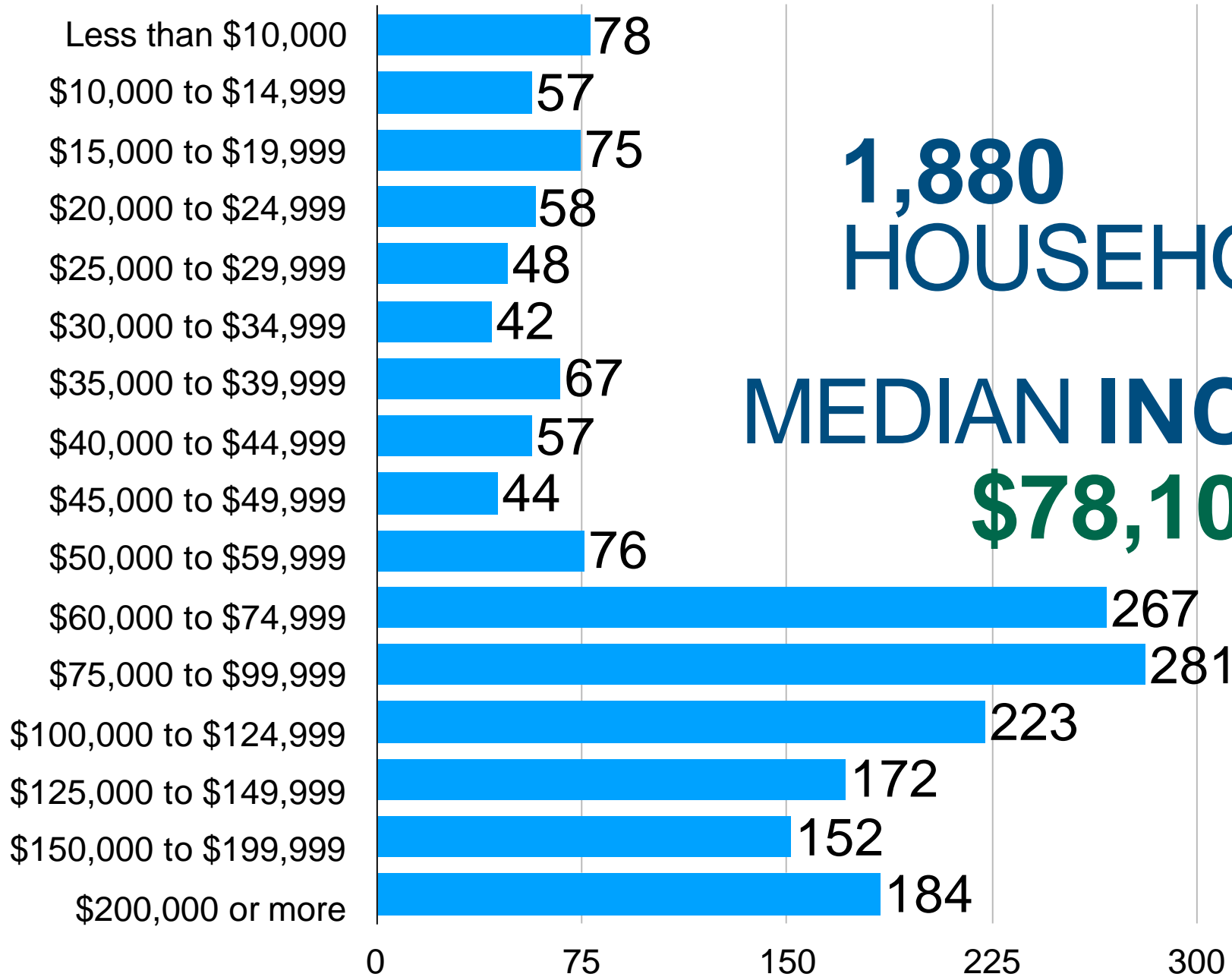
South Douglas
\$344,800

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

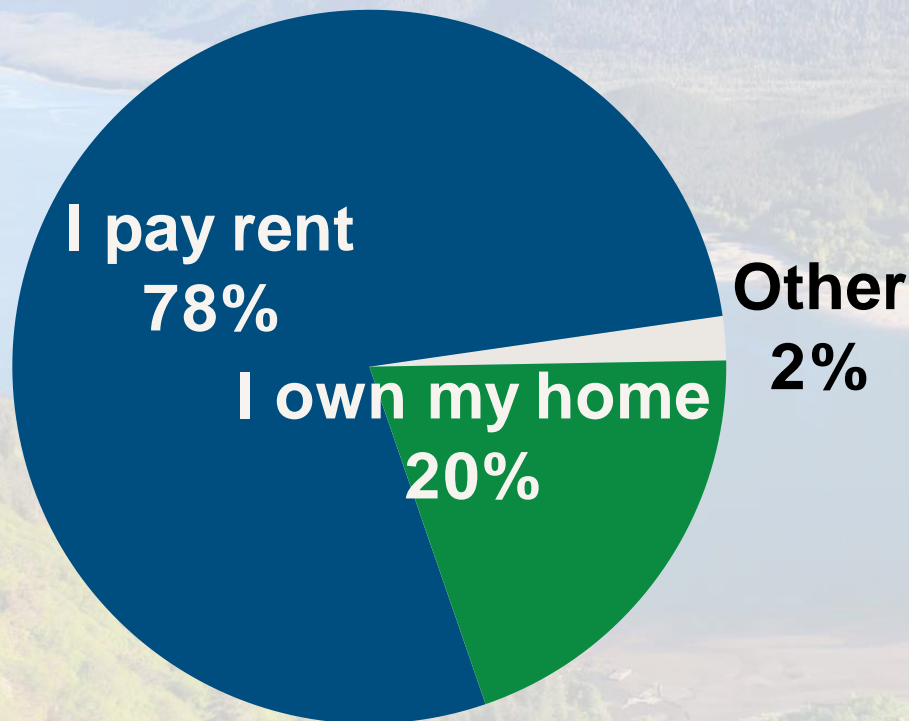
IN JUNEAU AS A WHOLE = 56% HIGHER

HOUSEHOLD TENURE

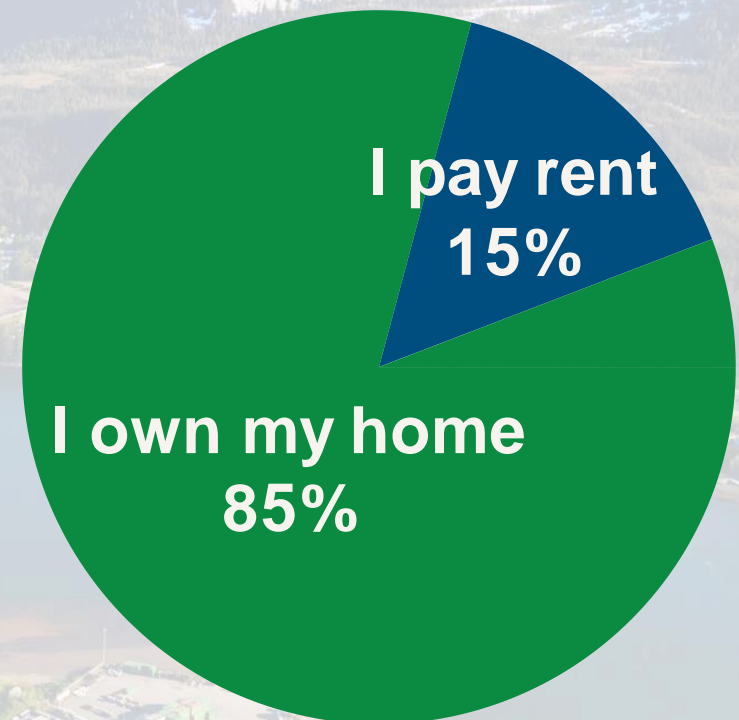
ACROSS ALL JUNEAU HOMES, 35% OF HOUSEHOLDS ARE RENTED

West Juneau and South Douglas

Alaska Native Households



White Households



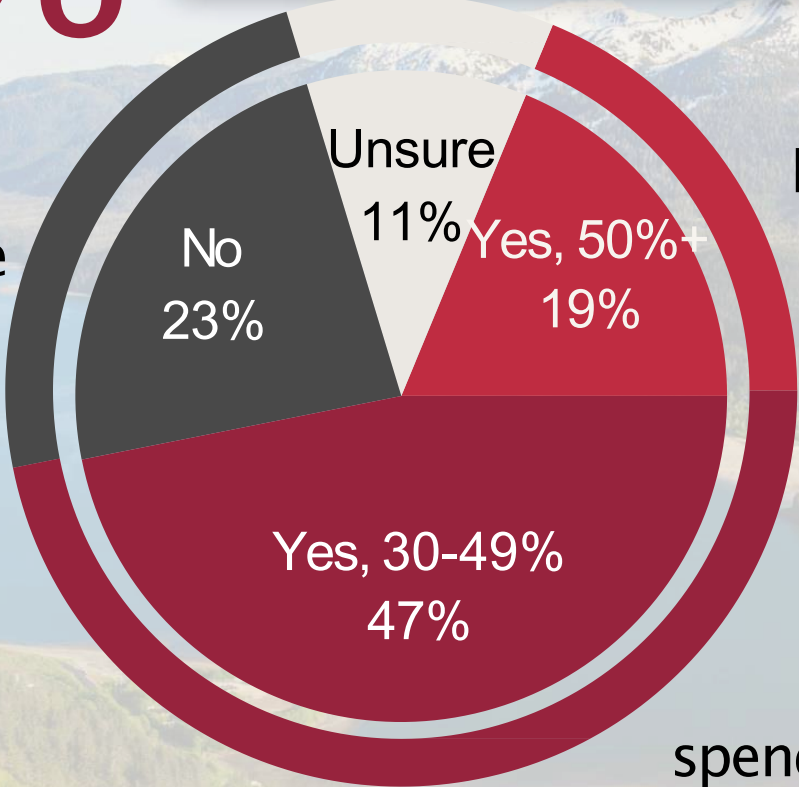
Housing Cost Burdened

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.