

October 15, 2019

The CBJ Housing Action Plan was adopted by resolution on December 9, 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.

1. Adopt the Housing Action Plan

CBJ Housing Action Plan adopted by resolution on December 19, 2016. Housing Action Plan details and a January 2019 2-year update can be found on the [CBJ Housing Programs page](#).

2. Prioritize the Juneau Affordable Housing Fund

Juneau Affordable Housing Fund: FY19 Fund balance of \$1,056,100. Increase to \$1,380,200 by end of FY20. Assembly to make final decision on establishing the amount of funding available for Round 1 and the timeline to start the competitive process (July 2020). See following memo and meeting minutes:

- 10-22-2018 [Juneau Affordable Housing Fund Update](#)

CBJ Accessory Apartment Grant Incentive Program

This incentive program provides \$6000 in grant funding for homeowners that add an accessory apartment to their home.

Total grants awarded = 25 (\$150K)

FY16 Pilot Program: 12

FY18: 4

FY19: 9

FY20: 0

Total grants not awarded due to expiration = 6

FY 16 Pilot Program: 3

FY18: 2

FY19: 1

FY20: 0

Total grants still in process = 7

FY19: 3

FY20: 4

CBJ Mobile Home Loan Down Payment Assistance Program

CBJ has partnered with True North Federal Credit Union to create a program that provides low interest loans to qualified residents for up to 50% of the down payment. The program was started in 2017.

- 2017-current totals: 11 loans funded (\$59,815), repayments received (\$19,026.61).
- FY2020 = \$56,277 available for down payment assistance. Loans available at 1% up to \$10,000.

3. Hire Chief Housing Officer

CBJ Housing Program in Manager's Office

- Program oversight of Mobile Home Loan Program, Accessory Apartment Incentive Grant. Major projects: Juneau Affordable Housing Fund, Senior Housing Assisted Living project, Emergency Cold Weather Shelter Program, Housing and Homeless Services Coordinator grant and activities.
- Homeless Services Programs: Implementation of local coordinated entry, resource for development of new housing/services program (CCHITA re-entry, Family Promise rapid re-housing, Glory Hall workgroup.)

4. Create Housing for Workforce, Seniors, and Young Families

Senior Housing

Vintage Park Business Park senior housing assisted living project

- Land Purchase: CBJ closed on Vintage Park property on August 22.
- Tax Abatement for Assisted Living: passed *Ordinance 2019-23 Incentivize the Development of Senior Assisted Living Housing by Providing a Property Tax Abatement Program*.
 - 12-year tax abatement for assisted living projects over 15 new units. (in excess of 2.65 mills)
- Sealed Competitive Bid Packet Developed: Bid form, proposals, and registration fee due Thursday, November 21.

Workforce & Young Families Housing: see *CDD Dwelling Units* permits data.

Create Incentives for Housing Development: tax abatement for senior housing implemented, Housing Fund and tax abatement for housing, downtown housing discussed.

Make land available for projects: see *section 6*.

5. Preserve Existing Affordable Housing

- **Chronic Nuisance Ordinance Status:** Discussed at May 20, June 10, and September 23, 2019 COW. Ordinance with Law department.

6. Develop Policies for CBJ Owned Land and Assets

Adopted Land Management Plan & Implementation Strategy for the Plan in 2016. Implementation strategies included an emphasis on disposal for housing development.

- Renninger Subdivision: Four lots sold. Two lots available for sale for multi-family housing development.
- Sale of Hurlock Property
- Pederson Hill Subdivision: Bid period now open for Pederson Hill Subdivision land sale. (17 lots in first phase)
- Lena Subdivision: One lot available for over-the counter sale.

7. Amend Zoning Code to Promote Housing

- **Alternative Development overlay District (ADOD) Douglas & Downtown** – Supports infill development in old neighborhoods. *Status:* Temporary ADOD sunsets in 2020. We are currently working with the Title 49 committee on an overlay district for downtown that would replace the temporary ADOD. Douglas will follow.
- **Alternative Residential Subdivisions** *Status:* Adopted 2018
- **Non-Conforming Ordinance** - Allows existing properties to access conventional financing. *Status:* Adopted by the Planning Commission, going to Assembly COW on December 2.
- **Shared Access/Panhandles** – Allows infill development *Status:* Has been reviewed by the Title 49 Committee and Planning Commission COW. The draft ordinance is currently with Law.
- **Accessory Apartment Code Update:** *Status Title 49 Committee*

8. Develop Neighborhood Plans

- **Blueprint Downtown Strategy.** *Status:* Visioning document complete, steering committee formed, currently working through chapters.
- **Auke Bay Neighborhood Plan and associated zoning.** *Status:* Area plan adopted. Zoning has been through public process and is currently under review by the Planning Commission.
- **Lemon Creek Neighborhood Plan Status:** Adopted by Assembly.
- **West Juneau and South Douglas Area Plan** is set to kick off in November.

9. Develop Downtown Strategy

- **Blueprint Downtown Strategy.** *Status:* Visioning document complete, steering committee formed, currently working through chapters.