



PLANNING DEPARTMENT
CITY & BOROUGH OF JUNEAU
ALASKA
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1976-77 JUNEAU AREA HOUSING STUDY

CITY AND BOROUGH OF JUNEAU, ALASKA

MARCH, 1977

J U N E A U A R E A H O U S I N G S T U D Y

MARCH, 1977

CITY AND BOROUGH OF JUNEAU, ALASKA

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I. INTRODUCTION

With the exception of short periods following the close of the A-J Mine and the end of World War II, few old-timers can recall a time when housing in Juneau, Alaska was truly adequate to meet the demand.

A comprehensive housing study was done in 1971-72 which carefully summarized the data on housing from the 1970 Census, incorporated the socio-economic survey information of 1970, defined housing problems and needs, and proposed solutions related to the Juneau Model Cities Program which was active at that time.

Juneau, however, has experienced substantial changes over the past five years. Those changes include an increase of over 5,000 in area population and an increase of nearly 1,500 dwelling units in the community. Closely related to the adequacy of housing are other physical, social and economic changes that have occurred in the area:

- TRANSPORTATION
 - ... Egan Drive completion
 - ... Mini-bus service
 - ... Airport development

- UTILITIES
 - ... Sanitary sewer collection and treatment facility improvements
 - ... Snettisham power project completion

- ECONOMIC
 - ... State, local and federal government expansion
 - ... Alaska Native Claims Settlement Act
 - ... Capital Relocation Initiative and Juneau Indemnification Act

- EDUCATION
 - ... Floyd Dryden Junior High School
 - ... University of Alaska - Juneau expansion

- COMMERCIAL
 - ... Mendenhall Valley shopping facilities
 - ... Nugget Mall development
 - ... Airport area commercial expansion
 - ... Merchants Wharf development

- RESIDENTIAL
 - ... Switzer Creek Mobilehome Park
 - ... Gruening Park
 - ... Harborview Urban Renewal Area clearing and improvements
 - ... Marineview Apartments
 - ... Gastineau Apartments

These, and other changes which have occurred in the community point up the need to update the 1972 housing study. In view of the capital move referendum and the priority on economic diversification, it is critical that the City and Borough have reliable current information on which to base important public policy decisions. The study presented here is intended to provide that updated information in light of the present conditions, issues, and opportunities in Juneau.

The purpose of the study is to present the facts regarding the housing situation in the Juneau area so that the Planning Commission, the Administration and the City/Borough Assembly may knowledgeably establish priorities, and may determine community needs, desires, and eligibility with respect to the various state and/or federal housing programs that may now, or in the near future, become available.

II. HOUSING IN THE JUNEAU AREA

A. INVENTORY

Based on a compilation of City and Borough data (building permits, Assessor's records, Treasurer's reports and Public Works Department data); 1970 Census information, and extrapolation of statistical material in earlier studies and reports; it is concluded that the Juneau area, in December, 1976 had a total housing inventory of 5,973 dwelling units.

3,158 owner-occupied units accounted for 53.4% of occupied housing with renter-occupied units totalling 2,761. The overall vacancy rate for January, 1977 was found to be 0.9%, with 16 vacancies in rental units (.7%), and 38 unoccupied units for sale.

The distribution of population and housing in the Juneau area is shown on the following table:

Service Area #	Population	Dwelling Units	Number of persons per dwelling unit
1	7,167	2,466	2.9
2	1,514	473	3.2
3	194	84	2.3
4	1,318	366	3.6
5	7,434	2,007	3.7
6	667	238	2.8
7	420	210	2.0
8	479	129	3.7
TOTAL AREA	19,193	5,973	3.21

B. CONDITION

Definitions

As used in this report, sound condition is that which meets, or could meet with minor repairs, the minimum standards of occupancy of the Uniform Housing Code. Marginal is the term used for dwelling units requiring major repairs to bring them to a standard condition. The term substandard is used in connection with units in such poor condition that rehabilitation is not economically feasible.

Juneau's housing inventory is 95.4% sound, with 5,698 dwelling units falling into this category. 215 units are classified as marginal (3.6%), while 65 dwelling units are considered substandard (1.0%).

As reported in earlier studies, nearly all of the marginal and substandard housing in the community is located in the Juneau Service Area (Service Area No. 1), where 185 (86%) of the marginal, and 58 (89%) of the substandard units are found.

Urban renewal, fire damage, and condemnation as a result of street and highway work (primarily Egan Drive construction) have combined to remove many of the marginal and substandard units reported in the 1971-72 Juneau Area Housing Study from the inventory.

C. CHANGE . . . 1972-1977

The growth and development that has occurred in Juneau over the 5 year period 1972-1977 has been reflected in the community's housing.

Increases in federal, state and local government employment; maturation of the trade and service sectors, and an extremely active construction industry have combined to cause a population increase since the 1970

decennial census of almost 42% (13,556 in 1970, 19,193 estimated in December, 1976).

The Juneau Service Area, which saw a 12% decline in population between 1960 and 1970 has, stimulated by a new multi-family housing construction and condominiums, grown by over 18%. Growth in Douglas has increased Service Area No. 2 population to 1,514, a 22% increase over the 1970 figure of 1,243. The astounding growth, however, has occurred in the areas of the community considered "rural" in the 1970 census. These areas now constitute Service Areas No. 3 (Sheep Creek); No. 4 (Auke Bay); No. 5 (Lemon Creek, Airport area, Mendenhall Valley); No. 6 (North Douglas); No. 7 (Salmon Creek), and No. 8 (Lynn Canal). The combined growth of these areas has been 68%, reflecting a numerical growth of over 4,200 persons since 1970.

Although the rapid population growth in the Juneau area has been accompanied by a rise of over 41% in the available housing inventory, the rental vacancy rate of 0.7% indicates that the chronic undersupply of rental housing is still the number one housing deficiency.

* *

III. ANALYSIS AND EVALUATION

A. 1977 HOUSING SURVEY

1. Purpose

In addition to the acquisition of data concerning housing starts and demolitions, costs, and other factual matters, a housing study to be truly relevant, must explore the social aspects of the subject, and the impact that the area's housing situation exerts on people's lives.

The questionnaire employed in the survey was designed to develop a community-wide profile of Juneauite's housing preferences, economic status, family size, current housing types, experiences and desires so that both the public and private sectors can be guided by the expressed opinions of local citizens with respect to housing.

The temptation to seek a great deal of socio-economic information was resisted in composing the questionnaire, as people tend to be turned off by long questionnaires; particularly those that pose questions not directly related to the stated purpose of the survey; in this case, housing.

2. Method Employed

Water/sewer customer and City/Borough Assessor lists were rejected, as the Assessor's rolls reflect only real property owners, and the water/sewer services are not extended widely enough to provide an area-wide sample. It was determined that only the voter registration rolls would provide the universe desired for a true and balanced community profile.

Only those persons registered in Alaska and shown by the official records as having actually voted in the 1976 primary election were included in the universe, as it was felt that these persons would be most likely to be still living in the Juneau area.

The eight service areas of the City/Borough were subdivided into their constituent voting precincts for purposes of the survey. Based on known population and housing distribution, the number of questionnaires for each precinct was determined, and was increased by 5% to take care of attrition, poor address records and other factors that might prevent the mailed questionnaire from reaching the citizen. Following this step, a random selection of names and addresses was made, and the questionnaires mailed.

The questionnaires (sample copy in Appendix A) were mailed from the office of the consultant, and utilized typewritten mailing labels and enclosed pre-printed return envelopes with the precinct identification on the back. First class postage stamps were affixed to both envelopes; as postage meter imprints, business reply envelopes, and bulk mail certificates tend to result in a lower rate of return in such surveys.

The following table summarizes the structure of the mail survey:

Service Area Number	Population of SA	Precinct Identification	Number of Q'n'ires sent/returned/u.d.*			% of resp.
1	7,167	J1 (S. Franklin St.)	11	4	1	36.4
		J2 (Starr Hill)	26	8	0	30.8
		J3 (Downtown)	20	9	5	45.0
		J4 (Governor's House)	24	14	1	58.3
		J5 (Village, Urb. Ren'l.)	17	7	1	41.2
		J6 (Federal Building)	23	8	2	34.8
		J7 (Highlands)	32	22	0	68.8
		J9 (West Juneau)	23	14	0	60.9
		2	1,514	D1 (Douglas)	21	13
D2	17			11	0	64.7
3	194	SC (Sheep Creek)	6	3	0	50.0
4	1,318	AB (Auke Bay)	33	20	1	60.6
5	7,434	LC (Lemon Creek)	50	30	4	60.6
		JA (Juneau Airport)	36	21	3	58.3
		LM (Lower Mendenhall)	36	20	2	55.6
		UM (Upper Mendenhall)	60	34	4	56.7
6	667	ND (North Douglas)	17	10	0	58.8
7	420	S (Salmon Creek)	11	2	0	18.2
8	479	L (Lynn Canal)	12	6	1	50.0
	19,193	19	475	256	25	56.9 ²

* Undeliverable - returned by postal service
² Net return of completed questionnaires (450 divided by 256)

3. Rate of Return, and Reliability

A total of 475 survey questionnaires was mailed during the week ending January 15, 1977. Returns and undeliverable questionnaires started coming in on January 17, and continued to be received as indicated below:

<u>QUESTIONNAIRE RETURNS</u>		
<u>Date</u>	<u>Completed Responses</u>	<u>Undeliverable</u>
1/17	40	6
1/18	50	2
1/19	20	8
1/20	24	4
1/21	42	4
1/22	15	-
1/24	4	-
1/25	18	1
1/26	12	-
1/27	3	-
1/28	7	-
1/29	2	-
1/31	3	-
2/1	6	-
2/2	1	-
2/3	5	-
2/4	4	-
	<u>256</u>	<u>25</u>

The percentage of participation in the survey having exceeded expectations, and the returns having slowed to the inevitable trickle, the decision was made to tabulate the returns as of the close of business on February 4, 1977.

The 25 questionnaires returned by the Postal Service were principally undeliverable for two reasons:

- (1) addressee moved, no forwarding address
- (2) incorrect or insufficient address on voter registration rolls

The "undeliverable factor" of 5% having been added to the originally intended list of 450 thus proved to be precisely correct, and the percentage of returns as of February 4 was as follows:

Net return . . . $256/450 = 56.9\%$
 Gross return . . . $256+25/475 = 59.2\%$

The 256 completed questionnaires constitute a 4.3% sample of the 5,973 households currently calculated to reside in the Juneau area.

The use of voter registration lists has often been thought to build in a bias toward older, more stable, more affluent and more civic-minded individuals. While this may be true in some parts of the country, it is not felt to be quite as much of a negative factor in the use of such lists in Alaska due to:

- (1) voter registration drives by recent State administrations, League of Women Voters and other civic organizations; stressing youth registrations.
- (2) Alaska Native civic/political awareness and participation.
- (3) desire of new residents of the state to register and vote, and to "become Alaskans" at the earliest possible time.

Despite the partial amelioration of bias gained by these unique Alaskan factors, there remains enough bias to distort certain aspects of a mail survey utilizing voter registration rolls. In the case of this housing survey, the distortion has been found to impact the questions of length of residency (3), and the percentage of owners as compared to renters (4).

The results of the tabulations have been compared with the Parks and Recreation Department of the City/Borough which recently completed a survey concerning recreational desires, and with the employment survey work currently being accomplished by Homan-McDowell Associates as an update to the Economic Base Study. Except for the aforementioned distortion in owner/renter and longevity ratios, the information gained in the Housing Survey has proven to be acceptably consistent with the data generated in each of these study efforts.

A 3% sample of a given "market" is usually considered adequate by professional pollsters. It is said that 3% will yield virtually the same overall indications as 10%. The 4.3% sample reflected in this survey is

considered to be an excellent and reliable profile of the housing situation in Juneau, as seen, experienced, reported, and commented on by those most directly affected...the citizens of the community.

4. Tabulation of Survey Results

Question No. 1 pertains to the kind of dwelling unit currently occupied. 255 responses to this question yielded the following:

SINGLE-FAMILY RESIDENCE	-	156 (61.2%)
6 bedrooms	- 1	(0.6%)
5 bedrooms	- 8	(5.1%)
4 bedrooms	- 36	(23.1%)
3 bedrooms	- 78	(50.0%)
2 bedrooms	- 27	(17.4%)
1 bedroom	- 6	(3.8%)
DUPLEX	(2 family residence)	18 (7.1%)
APARTMENT	(in multiple-family dwelling)	43 (16.8%)
MOBILEHOME	- 33	(12.9%)
HOTEL/MOTEL	1	(0.4%)
BOAT	- 2	(0.8%)
CABIN	(1 room dwelling, with or without plumbing)	2 (0.8%)

256 responses to question No. 2 (How many persons are in your household?) totalled 838 which, divided by 256, indicates an average of 3.27 persons per dwelling unit.

Question 3 asked, "How long have you lived in Juneau?" 255 responses to this question indicate that 155 respondents, or 60.8% have resided in Juneau for over six years; 37 (14.5%) for four to six years; 55 (21.6%) for one to three years, while 8 persons, or 3.1% have lived in the community for less than one year.¹

¹ It is believed that the universe employed distorted the responses (in favor of longer-term residents).

Question 4 (Do you own or rent your dwelling unit?) indicates that 190 respondents or 74.5% were owners, while 65 (25.5%) rented their units.¹

Over 60% of the respondents indicate that they have moved since living in Juneau. The most frequent reasons given for moving are "needed more room", and "previously rented, wanted to own".

Question No. 6 asked the employment status of the head of the household, and the annual family income level. 219 respondents chose to reply to the employment portion of the question, and 201 responded concerning family income:

FEDERAL GOVERNMENT	-	36	(16.4%)
STATE GOVERNMENT	-	67	(30.6%)
LOCAL GOVERNMENT	-	21	(9.6%)
COAST GUARD (Uniformed)	-	10	(4.6%)
SELF - EMPLOYED	-	22	(10.0%)
PRIVATE SECTOR	-	50	(22.8%)
RETIRED	-	11	(5.0%)
UNEMPLOYED	-	2	(1.0%)

The annual family income portion of the question showed:

\$25,000 and over	-	131	(65.2%)
\$15,000 - \$25,000	-	43	(21.3%)
\$10,000 - \$15,000	-	14	(7.0%)
\$ 6,000 - \$10,000	-	9	(4.5%)
\$ 3,000 - \$ 6,000	-	1	(0.5%)
Less than \$3,000	-	3	(1.5%)

Question 7 asked "Are you generally satisfied with your present housing situation?"; to which 175 respondents or 70.6% replied Yes, and 73 (29.4%) expressed dissatisfaction.

¹ City and Borough records indicate the areawide owner-to-renter ratio to be 1.16:1

119 (46%) of the respondents elected to add their personal experiences, views, suggestions, criticisms and opinions in the form of written comments in the space provided on the survey forms. These comments may be found in Appendix B to this study.

A tabulation of the survey responses by Service Area is provided on pages 13 and 14 of this study.

TABULATION BY SERVICE AREA

Service Area #	Type of Housing	Persons Per D.U.	Years in Juneau	Own or Rent	Moved?	Employment	Satisfaction (+ or -)
1	Single-family	53	6+ - 61	Own 54	Yes - 52	Federal Govt. - 11	+ 59
	Apartment	23	4-6 - 8	Rent 35	No - 9	State Govt. - 20	- 27
	Duplex	9	1-3 - 17			Local Govt. - 7	
	Boat	2	-1 - 3			Coast Guard - 1	
	Hotel	1				Self-employed - 9	
						Private sector - 18	
						Retired - 7	
						Unemployed - 2	
2	Single-family	17	6+ - 18	Own 18	Yes - 16	Federal Govt. - 3	+ 18
	Apartment	5	4-6 - 3	Rent 6	No - 5	State Govt. - 6	- 6
	Duplex	1	1-3 - 2			Local Govt. - 3	
	Mobilehome	1	-1 - 1			Coast Guard - 1	
						Self-employed - 2	
						Private sector - 2	
						Retired - 4	
3	Single-family	3	6+ - 2	Own 2	Yes - 3	State Govt. - 1	+ 2
			1-3 - 1	Rent 1		Local Govt. - 1	- 1
						Private sector - 1	
4	Single-family	17	6+ - 14	Own 17	Yes - 12	Federal Govt. - 5	+ 16
	Apartment	1	4-6 - 1	Rent 2	No - 3	State Govt. - 5	- 2
	Mobilehome	1	1-3 - 4			Local Govt. - 1	
						Coast Guard - 1	
						Private sector - 1	

5	Single-family	57	3.7	6+ -	50	Own 84 Rent 20	Yes - 60	Federal Govt.	-	15	+ 68 - 34
	Apartment	14		4-6 -	20			State Govt.	-	31	
	Duplex	5		1-3 -	30			Local Govt.	-	8	
	Mobilehome	28		-1 -	4			Coast Guard	-	7	
								Self-employed	-	10	
								Private sector	-	23	
6	Single-family	4	2.8	6+ -	5	Own 7 Rent 1	Yes - 6 No - 1	Federal Govt.	-	1	+ 7 - 1
	Duplex	2		4-6 -	3			State Govt.	-	2	
	Mobilehome	1						Self-employed	-	1	
	Cabin	1						Private sector	-	2	
7	Single-family	1	2.0	6+ -	1	Own 2	-	State Govt.	-	1	- 1
	Duplex	1		4-6 -	1						
8	Single-family	4	3.7	6+ -	4	Own 6	Yes - 4 No - 2	Federal Govt.	-	1	+ 5 - 1
	Mobilehome	1		4-6 -	1			State Govt.	-	1	
	Cabin	1		1-3 -	1			Local Govt.	-	1	
								Private sector	-	3	

B. NEEDS, DESIRES, COSTS

The survey asked those who were not pleased with their present housing to specify the cause of their dissatisfaction. Of the 73 respondents expressing dissatisfaction, 62 gave the reasons. 37, or 60% of these respondents were renters, who gave the following explanations:¹

"Would like to own (rather than rent)"	- 24
"Rent too high"	- 19
"Unit too small for family"	- 12
"Don't like neighborhood"	- 7
Structural; plumbing; noise, or other	- 3

25 owners were unhappy with their homes, and gave the following reasons:

"Unit too small for family"	- 17
"Don't like neighborhood"	- 7
"Would like housing closer to employment"	- 3
Structural; plumbing; noise, or other	- 1

These 62 responses indicated an interesting distribution of housing types when compared to the total units covered in the survey responses:

Total Units	Housing Type	Dissatisfaction
156	Single - family	14 (9%)
18	Duplex	2 (11%)
43	Apartment	28 (65%)
33	Mobilehome	17 (52%)
2	Boat	1 (50%)

The rate of dissatisfaction among apartment dwellers (65%) is consistent with the fact that most apartment dwellers are renters. The high percentage of discontentment (52%) among mobilehome occupants appears to be related to distaste for the high space-rental costs and general environment of mobilehome parks; as only 3 of the 17 unhappy mobilehome dwellers rent their units.

¹ Many respondents gave multiple answers to this question

Of the 69 respondents expressing a desire for a particular type of housing, 58 (84%) seek to own their own dwellings, while 11 (16%) wish to rent. The breakdown of their expressed desires follows:

	<u>Desire to Own</u>	<u>Desire to Rent</u>
1 bedroom unit	1	3
2 bedroom unit	18	3
3 bedroom unit	22	5
4 bedroom unit	14	-
5 bedroom unit	3	-

The desire to rent was primarily expressed by persons approaching retirement who are no longer willing to maintain large older homes, and by persons whose families are "doubled-up" as a result of Juneau's chronic shortage of rental housing.

Housing Costs

Of the 256 questionnaires tabulated in the survey, 225 fully answered the question regarding housing cost; year of acquisition (in the case of ownership), monthly rental paid, etc.

The results of this tabulation were compared for consistency with the totals reported in Chapter III.A.4. of this report, and were found to be almost precisely the same: ¹

	<u>Total Survey</u>	<u>This Tabulation</u>
Owners -	74.5%	74.2%
Renters -	25.5%	25.8%
Mobilehomes -	12.9%	13.9%

Because of the confidentiality strived for in the survey, it is not possible to identify those renters residing in subsidized projects or in public housing units. The average monthly rental thus includes all reported rates, which range from \$110 per month for a three bedroom apart-

¹ Because of the distortion in the responses (caused by the use of voter registration as the universe), it is estimated that the sample used in this tabulation is 6% of actual ownership, and 2.4% of rental units.

ment in a low-income public housing project, to \$550 per month plus utilities for a three bedroom home in Auke Bay. The average monthly rental cost reported by the respondents to this survey was \$291.08. (This figure includes apartments in multiple-family dwellings, duplex units, single-family dwellings and mobilehomes.)

The purchase price of dwelling units in the Juneau area has risen dramatically over the years as reflected in the survey. The responses reported the purchase price and the year of acquisition, and include new construction as well as previously-owned dwellings.

<u>Year Acquired</u>	<u>Number of Acquisitions</u>	<u>Average Cost</u>
1931 - 1940	3	\$ 5,870
1941 - 1950	1	4,000
1951 - 1960	9	22,780
1961 - 1970	43	31,880
1971 & 1972	21	42,670
1973	20	48,360
1974	19	47,790
1975	14	48,740
1976	13	67,810

Mobilehome owners (representing 17% of total owners) reported an average purchase price of \$16,560. Unlike conventional dwellings, there is a substantial price differential between new and used mobilehomes, and prices reported range from under \$7,000 to over \$40,000. The availability of both new and used units has been such that the average purchase price did not fluctuate much between 1972 and 1975. The six units reported to be acquired in 1976, however (three new and three used homes), commanded an average price of \$24,300.

An investigation of comparative housing costs was conducted in connection with this housing study, so that housing costs in Juneau can be realisti-

cally assessed in light of Fairbanks and Anchorage market situations. Sources include U. S. Department of Housing and Urban Development - Federal Housing Administration; Anchorage Multiple Listing Service; Fairbanks North Star Borough; State of Alaska Division of Personnel, and the Fairbanks Pipeline Impact Center. Because of the variety of sources and reporting methods, the following information represents an interpretation of the average of all reporting contributors:

Average annual total cost of housing (including rent or mortgage payments, real estate taxes, insurance and utilities) in 1976:

Fairbanks	-	\$5,985
Anchorage	-	5,786
Juneau	-	5,527

These costs reflect a mix of housing types surveyed that is somewhat different in each community:

	Single-family Residences	Apartment in Multi-family Dwelling	Mobilehome
Fairbanks -	63.7%	23.6%	12.7%
Anchorage -	53.9	33.5	12.6
Juneau -	46.8	36.3	16.9

The average purchase cost of a single-family residence in 1976 (including new and used dwelling units):

Fairbanks	-	\$73,760
Anchorage	-	65,057
Juneau	-	67,810

The average monthly rental cost (not including utilities):

Fairbanks	-	\$ 402
Anchorage	-	380
Juneau	-	291

N.B. While providing interesting comparisons, it must be remembered that these figures are open to a great deal of interpretation, as the social and economic conditions prevailing in each of the named communities is quite different; as is the resulting supply and demand pattern. Fairbanks and Anchorage are both in the "tapering-off" stage of the pipeline construction effort; and the housing

vacancy rate in both communities is presently near 8%. Juneau's 0.9% vacancy rate, and continued steady population growth reflects an entirely different situation.

C. IDENTIFICATION OF PROBLEM AREAS

Juneau's housing problem, reduced to its most elementary form, is one of supply and demand. There simply are not enough decent, standard dwelling units to satisfy the demand. Although the vacancy rate in the area has risen slightly from the 0.3% found in the 1972 study, it is still below 1.0%. It is estimated that a minimum vacancy rate of 3 to 4% would be necessary to provide some choice in housing, and an opportunity for "upward mobility" for those families now living in marginal, substandard or overcrowded conditions.

Although the basic problem boils down to such a seemingly simple point, its affect on the social and economic fabric of the community is not quite so simple. For those who can afford, and are willing to pay from \$75,000 to \$125,000 for housing, there is no meaningful problem, although even in this price range, there are comparatively fewer homes to choose from than one would find in Anchorage or Fairbanks. The citizens most vitally affected by the acute shortage of housing are those with low or moderate income who simply could not afford the rentals currently being paid for a standard dwelling unit...even if they could find one available.

When adequate housing is present in a community, people will, as they become more affluent, move into better housing, either purchased or rented, in an environment providing more amenities and conveniences. Such mobility has a beneficial effect on the quality of housing in the community, as landlords strive to maintain their properties in such condition as to attract and hold tenants who have a reasonable choice of housing accommodations from which to choose. Another adverse affect, then, of Juneau's housing shortage, is that it seriously impedes the rehabilitation of substandard housing. Obviously, the City and Borough

is unable to enforce its minimum housing code standards in cases where the required rehabilitation would mean loss of the housing to a tenant who literally has no place to go. Similarly, owners have no incentive to improve their rental units, as they are virtually assured that the lack of choice will keep their occupancy rate at, or near 100% regardless of condition.

The social calamity of housing discrimination based on race, and the resultant "ghettos" of urban America is, happily, not the problem in Juneau. Here, "everybody's money is good", and discrimination in housing is grounded in economic status rather than ethnic qualifications. The public transportation system developed over the past five years, the growth in the Lemon Creek - Airport - Valley commercial/industrial complex, and the resultant increase in employment opportunities, have reduced the traditional socio-economic dependence on "living close in." These factors have made the Juneau area a far more homogeneous and socially integrated community than was reported in the 1972 study.

Even with the massive program of sanitary sewer construction in the Juneau area in the early '70s, land suitable for residential subdivision and construction is scarce and expensive, with the average improved single-family lot in the Valley running over \$11,000.

For many years the threat of a capital move inhibited commercial, industrial and residential investment in Juneau. In 1974, the Capital Relocation Initiative received approval in a statewide referendum. Recognizing the ruinous blow that such a move would have on real property values in Juneau, the State Legislature debated, amended, and finally adopted into law Chapter 59 SLA 1975, the Juneau Indemnification Act. This complex piece of legislation purports to assure property owners in Juneau that they will recover 95% of the "adjusted base year" fair market value of their real property in the event that the capital relocation precludes the potential for a fair sale on the open market.

Following the assessment of all real property within the City and Borough of Juneau accomplished pursuant to the adoption of the Juneau Indemnification Act, the area enjoyed an extremely active 1976 construction season which served to somewhat ease the immediate housing crunch in the community. Although the purchase price of an average single-family residence rose between 35 and 40%, 1977 promises to be a record year for housing starts in Juneau.

The interpretation of the Act by the Alaska Department of Community and Regional Affairs is that real property "coming into existence" after January 1, 1978 does not come under the terms of the Act. Assuming that such an early cutoff was actually legislative intent, it remains to be seen what impact such an interpretation will have on housing construction in 1978. It may, however, be safely assumed that it will be an inhibiting factor, and it is thus recommended that the City and Borough seek further clarification of the Act, and such legislative action as might be appropriate to remedy this threat to Juneau's already critical shortage of housing.

U. S. Coast Guard activity in Juneau accounts for about 5% of the area's population. Total strength is currently 310; which consists of 243 uniformed personnel and 67 civilian employees. Assuming the same family size as found in other sectors in Juneau, Coast Guard activity accounts for nearly 1,000 persons in the area. The housing needs of this group differ only in regard, and that is the "rotation" of uniformed personnel. Those personnel on sea duty in Juneau, as well as single (or unaccompanied) personnel are on a two-year tour of duty. All others are on a three-year rotation schedule. The housing allowance (on top of the "quarters allowance") broadens the options available to Coast Guard families; and many choose to purchase housing in Juneau, feeling that the continued tight housing situation combined with inflation will permit them to at least break even with respect to housing costs.

According to the Coast Guard housing referral officer, those seeking rental units in Juneau are now experiencing less difficulty than was the case several years ago, and are locating suitable units within an average of 30 days of their arrival in Juneau. This easing of rental difficulty is attributed to the relatively long (3 year) occupancy offered by Coast Guard tenants, and the fact that many Guardsmen make arrangements with their landlords for their replacement to have first refusal on the rental unit at the time of their rotation.

Coast Guard policy is to avoid the costs and hassle of constructing units for their people, and acting as landlords. Only where sufficient decent housing cannot be provided by the private sector will such a course of action be even considered. In the opinion of the Coast Guard housing office, Juneau's rental housing inventory, while admittedly not ideal, is proving adequate for the present needs of the Service.

Another consideration in viewing Juneau's overall adequacy with respect to housing, is the impact of the annual legislative session.

Early in January of each year, Juneau's population swells by almost 1,000 persons as a result of the annual session of the State Legislature. 175 or more lobbyists, 142 legislative staff persons, 60 legislators; and the families that come for the sessions (which have averaged 125 days since 1972) make up the bulk of this population bulge.

Visits of delegations, consultants, constituents, reporters, governmental agency representatives and others appearing to testify at legislative committee hearings, place additional demands on local transportation, food and housing services, and add to the general hustle and bustle that characterizes the Capital City during legislative sessions.

Several long-time legislators own residences in Juneau which they occupy during the session. Most of these units are rented out during the rest

of the year. Other veterans of the annual sessions have standing agreements to "house-sit" homes of retired Juneau residents who spend their winters in warmer climates. It is estimated that about twenty legislators occupy hotel, motel or rooming house quarters during the session. The annual demand for family dwelling units by legislators is in the area of 25 to 30.

Legislative staff authorizations have increased dramatically in recent sessions, rising from 80 in 1972 to 142 positions in 1977. Even considering that 60 to 65 percent of these legislative staff persons are Juneauites, over 50 dwelling units are currently required to house staff people and their families during the session.

Most members of the "lobby corps" tend to utilize hotel rooms or suites for their base of operations during the legislative session, but five to ten non-hotel dwelling units are utilized annually by those legislative agents who bring their families to Juneau for the session.

The Legislature leases the Assembly Apartments at the intersection of 4th and Seward Streets. In addition to committee meeting rooms, the building contains eleven dwelling units, which satisfies about 40% of the demand for living quarters for legislators. Some of these units are sublet by legislators to others for the period between sessions, while other units are utilized by the occupying legislators during visits to Juneau for interim committee meetings and other official business.

Over the past decade, particularly tight housing conditions have, from time to time, generated efforts by the Legislature to research the feasibility of construction by the Alaska State Housing Authority of apartments in Juneau for use by the legislators during the sessions.

Local entrepreneurs have also investigated the construction of apartment units offering preferential rentals to legislators during the session.

The ASHA idea has traditionally been opposed by local apartment owners and investors on the grounds that it would constitute an unwarranted invasion of the private sector by publicly-financed housing. The 1974 capital-move referendum spelled at least a temporary halt to both public and private efforts to provide session housing specifically for legislators and legislative staffs.

Research into the impact of legislative sessions in Juneau indicates that a total of perhaps 85 dwelling units is required to meet the demand at this time.

Relocation of many Juneau households was necessitated by the Harborview Urban Renewal project and the construction of Egan Drive. For the most part, the condemnation and demolition of the dwelling units involved served to improve the overall health of physical housing condition in the community, as the vast majority of the properties involved were of marginal or substandard condition. Nevertheless, an additional strain was put on the already tight housing inventory, as federal law requires that adequate housing be made available before families can be displaced by federally-aided construction projects. Looking ahead, the only relocation contemplated in the Juneau area in the near future is planned by the State Department of Transportation in connection with the construction of the new Douglas Bridge. Some 20 mobile home units located in close proximity to the present bridge will have to be moved.

D. HOUSING DEMAND AND OUTLOOK

Juneau's growth rate since 1970 has averaged 6% annually. It is not anticipated that the growth rate in the coming three year period will exceed 4% annually, but even at that decelerated rate, City and Borough population by the time of the 1980 Census will be over 22,000. It is doubtful that any significant change will be noted in the average of 3.21 persons per dwelling unit noted in this study.

Even assuming no losses to the present housing inventory (fire, condemnations, etc.), no less than 362 dwelling units will be required in each of the construction seasons (1977, 1978, 1979) to be added to the present inventory if adequate housing (including a 3% vacancy rate) is to be realized by the next decennial census.

Types of housing in a community and their distribution reflect a number of factors, some of which are availability of land, cost of construction, land use zoning, employment patterns, availability of mortgage financing, etc. While the pattern in Juneau has also been shaped by the continuing shortage of housing, it is not likely that the percentages of the various housing types in the inventory will undergo much change in the next three years. Thus, it is projected that the following numbers and types of dwelling units will be required each year to meet the objective stated above:

<u>Type</u>	<u>No. of Dwelling Units</u>
Single family residences	- 221
Duplex (2 family homes)	- 26
Apartments in multi-family dwellings	- 61
Mobilehomes	- <u>54</u>
Total Dwelling Units Needed Annually	- 362

The acceleration of interest in mobilehome living is not unique to Juneau. Inflated costs of housing, state and nationwide, have made the mobilehome an increasingly attractive alternative housing form. Improved construction methods (brought on by more stringent codes) are producing a better, more reliable and more substantial home than was thought possible just a few years ago. Although costs of mobilehomes and space rentals have also risen dramatically, it still provides an economic way for a young family to enjoy the benefits of home ownership.

The jarring note with respect to this alternative housing mode comes about as a result of the perceived esthetic gap that exists between

mobilehomes in a mobilehome park and conventional single family homes in a residential subdivision. Early in the history of American zoning practice, trailer camps, as they were then known, were regulated to the unattractive outskirts of towns or to industrial areas where they "wouldn't offend anyone." A number of court decisions in the 1950's and 60's, however, held that mobilehomes were a valid residential use; that a mobilehome park was basically "a horizontal apartment house", and was therefore entitled to the same privileges and protection as other multiple dwelling residential uses. Most zoning ordinances today treat mobilehome parks as a special exception or conditional use in multiple dwelling districts, and contain a special set of requirements for these parks that speak to the unique features of this type of housing.

Antipathy toward the mobilehome park still prevails, however, as well as a feeling that the introduction of mobilehomes into an area will have an adverse effect on the value of conventional housing. While this is rarely true in the case of well-located and well-designed parks, this contention and others that are common at zoning hearings concerning mobilehomes, make for strained relationships among neighbors.

Recognizing the need and the desire for this type of housing in Juneau, it is suggested that the Planning Department identify and map the location of all existing mobilehome parks and subdivisions; the layout and condition of these areas, expansion potential, and surrounding land uses. Detailed surveys should also be done of all areas of the City and Borough currently zoned for mobilehome parks and/or subdivisions. From this information, recommended policies with respect to future mobilehome siting can be developed that will help the Planning Commission and Assembly in making the best possible decisions in the public interest regarding this always difficult and controversial subject.

IV. GOALS, OBJECTIVES AND PROGRAMS

A. HOUSING GOALS AND OBJECTIVES

At the time of the 1971-72 Juneau Area Housing Study, the community was a participant in the federal Model Cities program. Many of the housing objectives stated in that study were directly related to sources of funding and programs that were part of the Model Cities program. A number of these programs are either not available anymore, or have changed to the point that they are no longer recognizable. Other changes have occurred in the community in the five years since the last study that make it appropriate to develop a revised set of goals and objectives for housing in the Juneau area.

The overall housing situation presently existing in Juneau is described and documented in this study. A meeting of the City and Borough of Juneau Planning Commission on February 28, 1977 analyzed and reviewed a preliminary proposed set of goals and objectives. As a result of the discussions at that meeting and subsequent amendments, the following statements are declared to be the housing goals and objectives of the City and Borough of Juneau, Alaska.

G O A L

TO PROVIDE THE OPPORTUNITY FOR EVERY JUNEAU RESIDENT TO BE HOUSED IN A DECENT HOME IN A SUITABLE NEIGHBORHOOD ENVIRONMENT AT A COST THAT THE HOUSEHOLD CAN AFFORD . . . SUCH COST BEING NO GREATER THAN 25 PERCENT OF THE GROSS FAMILY INCOME.

O B J E C T I V E S

- Encourage the private sector to construct low and moderate income rental housing through the use of HUD/FHA, Farmers Home Administration, Alaska Housing Finance Corporation, and other federal and state mortgage finance programs that can help Juneauites to find decent housing within their means.

- Stimulate construction of additional multi-family housing in the Harbor-view Urban Renewal Area.
- Encourage utilization of construction industry apprentice and training programs to develop a larger and more reliable construction labor force.
- Annually review existing codes, ordinances and regulations regarding land subdivision and building construction to assure that they invite economically feasible housing development while maintaining protection of public health and safety.
- Investigate incentives that may be available to the City and Borough to stimulate rehabilitation of marginal housing.
- Encourage the acceptance and adoption of the Downtown Plan concept of multiple use of central area land with concurrent development of commercial and housing facilities.
- Encourage the University of Alaska to continue to provide housing for its students in pace with its planned facility and enrollment development.
- Undertake detailed studies of each neighborhood in the community in order to develop an ongoing program of housing improvement, and maintenance of neighborhood integrity and environmental quality.
- Develop and implement a systematic housing code enforcement program as soon as adequate replacement housing makes this feasible without hardship to the residents.
- Review and re-evaluate housing needs and problems annually, and assess progress toward meeting the housing goal.

B. PROGRAM IMPLEMENTATION

The federal government through the Federal Housing Administration, Urban Renewal, Farmers Home Administration and other programs has been actively engaged for over 40 years in low rent public housing projects, rent supplement programs, and other assistance projects to help house our nation's citizens. The State, through the Alaska State Housing Authority, Veteran's Loan Program and the Alaska Housing Finance Corporation, has assisted many Alaskans in achieving their housing goals...but a precise role for local government in addressing community housing problems has never been made clear.

Through the requirements of the Community Development (CD) Program, however, the U. S. Department of Housing and Urban Development has made it known that it expects these funds to contribute to the welfare of a community's disadvantaged citizens through programs of neighborhood, facility, public services, and housing improvements.

The following recommendations are offered as a positive program that the City and Borough of Juneau can pursue in an effort to meet the objectives of this housing study, and to improve the quality of life in Juneau with respect to housing quality and quantity.

- Identification and Improvement of Marginal and Substandard Housing

In connection with the areawide land use mapping program, "windshield surveys" should be conducted of all housing units in the community, and the precise legal description noted of all units which appear from this cursory investigation to be in the marginal or substandard category. Ownership of these units can then be determined from the Assessor's records, and more detailed inspection carried out by a qualified housing inspector. Documentation of ownership should include rental data, minority occupancy, and other applicable facts necessary to evaluate the problem of substandard housing in the context of local and HUD community development objectives. This procedure can supply the facts and figures needed to institute a "neighborhood-by-neighborhood" or a "worst first" program of housing code enforcement.

Although Alaska law precludes giving "tax incentives" to those who voluntarily rehabilitate marginal housing, the City and Borough Attorney should be asked to opine on the legality of the City/Borough using CD funds to offer a two year "tax forgiveness" for those owners that either replace housing found to be substandard, or rehabilitate housing found to be marginal to the standards of the Housing Code for existing housing.

- Making Land With Residential Potential Available Through Land Selection

The Fairbanks North Star Borough has made some land available for housing that it acquired through the State-Borough Land Selection process. Juneau does not have a great potential for land selection, and it is likely that those lands that are selected may have their "highest and best use" in other than residential utilization. In the proposed study of land selection policies, however, the sale of land to bonafide subdividers and developers for immediate subdivision development should be

seriously investigated as a way to make more residential land available in the community.

- Indemnification Act - Research and Improvement

The City and Borough should continue to work closely with Juneau area legislators to clarify and improve the terms of the Juneau Indemnification Act, to assure that housing construction following January 1, 1978 will be covered by the terms of the Act.

- Water and Sewer Utility Improvements

The Planning Department should work closely with the City and Borough Public Works Department to assure that water and sewer system improvements and extensions will continue to open up areas suitable for housing construction.

- Tlingit-Haida Housing Authority

The Tlingit-Haida Housing Authority will be the agency with the greatest potential for implementing the plans for improvement of the Indian Village area accomplished in 1972 by the Auke Tribe Council, Inc. The Housing Authority can also be of great assistance in developing further multiple-family housing in the Harborview Urban Renewal area. It is recommended that the City and Borough take every possible action to enthusiastically support the Housing Authority in their grant applications with respect to these important projects.

- Neighborhood Improvement Studies

In connection with the program of marginal and substandard housing identification and improvement, a series of "neighborhood studies" is recommended that will, in addition to specific housing information, identify those improvements (water/sewer, street paving, sidewalks, street lighting, playgrounds, drainage, etc.) that the City and Borough can make which will serve to generally improve the living environment of the neighborhoods and the community.

- Development of "Housing Rehabilitation Industry"

Concurrently with the program of Housing Code Enforcement, meetings should be held with finance agencies in the community, and with those in the construction industry who indicate interest in pursuing rehabilitation of housing as a principal occupation. Every possible encouragement should be investigated that will induce competent contractors to seriously enter this profitable and helpful market.

• Liaison with HUD Officials

It is recommended that the Planning Department coordinate closely with the appropriate HUD officials in the implementation of the projects outlined in this section in order to assure an overall housing development and rehabilitation program that will be in compliance with HUD's CD criteria, and will have the maximum beneficial impact on the community's low income housing problems.

* * * *

APPENDIX A

LETTER AND QUESTIONNAIRE USED IN THE HOUSING SURVEY FOR THIS HOUSING STUDY

R. W. PAVITT AND ASSOCIATES, INC.
PLANNING CONSULTANTS

(-33-)

January, 1977

Dear Juneauite:

Our firm is under contract with the City and Borough of Juneau to conduct a study designed to develop factual information with regard to the area's chronic shortage of available housing.

While the study itself will obviously do nothing to relieve the tight housing situation that has traditionally existed in the Capital community, it will provide facts to the Planning Commission and to the City/Borough Assembly so that those bodies may make knowledgeable decisions and set meaningful priorities regarding Juneau's housing needs.

While much of the data needed to complete the study is available from governmental and private sector research sources, it was felt that a sample of Juneau residents should be polled in order to get a truer picture of the housing situation than could be achieved by the dry statistics alone. We hope that you will help to identify the community's housing needs by completing the enclosed questionnaire.

The questionnaire is being distributed to 450 households in the Juneau area. These "sample households" have been selected at random in each of the 8 service areas of the City and Borough. Your response to the survey will be anonymous, and will be used only in developing a statistical sample of housing-related needs and desires.

Thank you in advance for taking a few minutes to complete and mail the questionnaire. We wish you a happy, prosperous and peaceful 1977.

Sincerely,

Bob Pavitt

R. W. Pavitt, AIP
President

RWP/bp

enclosures: questionnaire
stamped, addressed envelope

QUESTIONNAIRE

To assure confidentiality, we are not requesting your street address. To complete our statistical profile, however, we ask that you furnish the name of the street on which your residence is located:

Street Name

1. What kind of dwelling unit do you live in?

_____ Cabin

_____ Single-family house (_____ bedrooms)

_____ Apartment in duplex (_____ bedrooms)

_____ Apartment in multiple-family dwelling (3 or more units)

_____ bedrooms in apartment; _____ total units in building

_____ Mobile-home on private lot (_____ bedrooms)

_____ Mobile-home in mobile-home park (_____ bedrooms)

2. How many persons are in your household? _____ 1; _____ 2; _____ 3;
_____ 4; _____ 5; _____ 6; _____ 7 or more

3. How long have you lived in Juneau? _____ less than 1 year;
_____ 1-3 years; _____ 4-6 years; _____ over six years.

4. Do you _____ OWN, or _____ RENT your dwelling unit?
If you OWN the dwelling, please state year purchased 19 _____, and
purchase price \$ _____.

If you RENT the dwelling, please state year occupied 19 _____, and
monthly rental \$ _____.

Rental cost includes _____ water; _____ sewer; _____ electric;
 _____ heating fuel; _____ garbage/trash pickup; _____ telephone;
 _____ NO UTILITIES.

5. If you have moved since living in Juneau, please indicate the reason for the move:

_____ found cheaper rent; _____ needed more room; _____ previously rented, wanted to own; _____ found dwelling in better neighborhood;
 _____ other (please state) _____

6. Remember that this questionnaire is anonymous. If, however, you consider the following series to be "nosy questions", feel free to leave this section out.

The head of this household is _____ employed; _____ self-employed; _____ unemployed. If employed, employment is:
 _____ Uniformed Coast Guard personnel on active duty
 _____ Government (_____ Federal; _____ State; _____ Local)
 _____ Private sector (_____ trade; _____ service; _____ transportation; _____ other sector)

Annual family income is: _____ 0-\$3,000; _____ \$3,000 - \$6,000;
 _____ \$6,000 - \$10,000; _____ \$10,000 - \$15,000; _____ \$15,000 - \$25,000;
 _____ over \$25,000.

7. Are you generally satisfied with your present housing situation?

_____ YES _____ NO

If NOT SATISFIED, what is the principal reason?

- ___ unit too small for family
- ___ rent too high
- ___ would like to own (rather than rent)
- ___ don't like neighborhood
- ___ other (please state) _____
- _____
- _____
-

8. If you are presently looking for other housing, what type of unit would you prefer?

- ___ rental apartment (___ number of bedrooms)
- ___ condominium unit (___ number of bedrooms)
- ___ RENT single-family house (___ number of bedrooms)
- ___ BUY single-family house (___ number of bedrooms)
- ___ mobile-home on private lot (___ number of bedrooms)
- ___ mobile-home in mobile-home park (___ number of bedrooms)

9. If you would care to add anything to the areas of housing concern covered in the questionnaire; or if you have had a particular problem concerning housing in Juneau, your comments below will be helpful. (If additional space is needed, use back of page).

Please slip the questionnaire in the envelope provided, and mail it back to us. Thanks again for your help in this survey effort.

APPENDIX B

SUMMARY OF SURVEY COMMENTS

APPENDIX B

Question 9 of the housing survey invited respondents to comment on particular problems that they may have experienced with respect to housing in Juneau, or to add anything to the areas of housing concern covered in the questionnaire. Following are the comments received that are felt to be pertinent to the broad issue of housing in the Juneau area.

SCARCITY OF HOUSING

- I have just moved into this house after looking for someplace I could suitably move my children into since September. I know that housing is scarce in Juneau.
- Just to re-emphasize that single family rentals are simply not available and that current house prices are absurd for the (lack of) quality and size.
- I believe the lack of available land for private development is a significant factor in the tight market.
- Housing in Juneau isn't short in comparison to many other towns in Alaska. The price of housing and rentals is seasonal. I have lived in towns in Alaska that really did have a shortage of housing.
- Lack of choice in decent, affordable housing! Attitude of community landlords and Assembly. They have discouraged competition. No wonder about 40% of Juneau wants the capital moved.
- Housing in Juneau is in too short a supply; too expensive, rentals impossible to find. Believe this situation was helped in being created by the Planning Commission making it difficult for subdivision development and contractors to build. Less bureaucracy and more free enterprise will help this situation.
- I do think that more public housing is needed in the Juneau area, mostly in the area of apartment complex type units for rent, not condominiums. There is an obvious lack of these types of living quarters.
- Scarcity of housing and cost seem to be a shock of ice water to people moving into Juneau. We waited for three months before finding a place to rent.
- It is very difficult to rent a place if you have children, even if you can furnish good references.

CAPITAL MOVE AND INDEMNIFICATION CONCERNS

- I hope your survey reached individuals like myself, since it took me a full five months to find this apartment after moving to Juneau. I was not a total stranger to Juneau, since I had lived here before, but when it takes five months to find housing, and there is nothing extraordinary about my apartment, there is something dreadfully wrong. During the time I was looking (February-June, 1976) there were exactly two apartments advertised in the Empire; however, there was an average of 3-4 ads per week in the paper seeking housing, many of them offering a reward.

Accessibility is one of Juneau's problems, housing is another, particularly to those individuals who do not travel extensively, and thus are not confronted with getting in and out of Juneau all the time. Juneau has always (long before the capital move initiative passed) feared that the capital would move someday, and reacted by not building new housing or maintaining existing housing. Undoubtedly it will be a valid accusation as pro-capital movers point the finger at Juneau's inadequate housing.

Thank you for allowing me to comment. I only hope the City/Borough of Juneau Assembly gets the point!

- We had extreme difficulty in locating housing when we originally came to Juneau. Now we hesitate to purchase a house because of the likelihood that, with a capital move, a great deal of housing will become available and houses will be very difficult to sell - in spite of the recently passed indemnification legislation.
- Because of the capital move threat, we will stay indefinitely in our small home. We feel any substantial financial investment in Juneau area property is very risky. We invest in rental units Outside only.
- With limited housing, the landlords can set any price desired, rules, etc. before a new leasee takes over. The \$70,000 to \$100,000 market, and \$15,000 down prevents many people from being able to buy that come up from down south. I have spent three tours in Juneau and the last being 1970. I found houses I watched being built for \$23,000 now going for \$65,000, eight years later. I can't believe as a taxpayer here that I am going to sit back and pay for people's profits again if the capital moves and the state starts to buy land and estates for 95% of their worth value.
- One of the real problems right now, especially for State employees, is whether to buy or if already bought a home, the uncertainty of selling it upon the move of the capital.
- It would be insane to take action to alleviate the housing shortage on the eve of the capital move.

- I have had difficulty in hiring new employees who are hesitant to move to Juneau due to tight housing and the impending capital move.
- It appears that rental units are becoming increasingly scarce and consequently higher-priced, again placing undue financial burden on retired people and lower income people. I believe the Borough should hold informational meetings on the Indemnification Act. There are some gray areas that need to be explained to homeowners; i.e., are there any provisions for appreciation for valuation on homes? It appears that inflationary trends will continue for everything else - are Juneau's homeowners to be stuck with the 1976 valuation?
- Seems to me the capital move makes projections, studies, etc. academic. I know the State will "buy" the property of those who sell and can't get a good price, but what will the State do with the property? Rent it? Abandon it to vandals? Auction it off? Give it away? Any one of these things will really screw those who stay here.

COMMENTS ON RENTAL COSTS, LANDLORDS, ETC.

- I do believe adequate housing is hard to find. We were lucky to be in the right place at the right time. We also have a very considerate landlord (free washer and dryer usage) who is very prompt with repairs which is why we have stayed in our same apartment.
- Rentals are in such short supply that landlords charge whatever rental they please. In 18 months, our rent was raised twice with no improvements.
- Our rent was raised because the Gastineau has been getting this and more, but we taxpayers are picking up the tab for that too; or, part of that.
- The apartment we now occupy has mice, leaky plumbing, a poor furnace, and costs \$242 a month. It is a one bedroom and we feel fortunate to have it. We have been looking for a small house to buy in town. We don't like suburban living and we do love Juneau. Much of the intown housing that once existed has been torn down by urban renewal or to provide parking space for out-the-road people while they are working in town. Most of these people from the valley are commuters and I feel that a commuter transit system should have been built rather than the outer drive. This would have alleviated the razing of so much in-town housing and thus made it a little easier to live in Juneau.

The banks seem to only finance fairly expensive housing and/or housing that has road access and a lot area like you would find in the wide open spaces rather than Juneau. There is no bank providing loans for houses that are up staircases, as are many homes in Juneau. We would have bought one otherwise.

(continued)

In short, between the Borough rules and regulations; the banks; and urban renewal; the income or medium income urban Juneauite has been done in. I have no intention of living in a trailer. I could go on much longer. We also need better tenant protection laws to keep the landlords sane. Good Luck!!

- Lack of low income housing. If the landlord raises the rent (as mine has twice in 1-1/2 years) there's no alternative but to pay it, as there's no cheaper place to move to.
- Landlords do not care. Charge whatever and no service at all. Dirty halls, leaky sinks, etc. No place to complain to or move to! We are charged for value not received and no place or office to call and complaints of the "rentee" are ignored anyway.
- Small children who are noisy and destructive are a problem here. Being single and a "senior citizen", I would prefer a place where no children were allowed.
- The rent can be practically whatever the landlord wants to make it, and when it's raised too high and you need to move, there is no housing to move to. We need more housing in the Juneau-Douglas area. There simply are not enough places to rent. Also, there should be a better (or at least an effective) type of rent review board set up, or give the tenants a chance to stand up for their rights without being in violation of the law. Thank you!
- Because our landlord violated zoning laws, we were evicted with absolutely no recourse at a time when housing is critical and during the winter season. Situations in this area seem to get progressively worse!
- Landlord is totally irresponsible - will not fix anything. Landlords have way too much power over people's lives in Juneau.
- Improper plumbing - no soundproofing between apartments. The type of housing for the cost is poor. We stay where we are because of the convenient location and the high cost of improving quality of housing.
- In the living room there is an oil stove heater - would prefer centralized heat. It would be nice to have each rental unit separate from the other occupants on each side of me; like spaced with a one-car garage so to limit the noise in the other occupant's walls and mine.
- Unit is old, low stairwells, and not adequate in arrangement. Seems to be landlord's market.
- Landlords do not care to repair or make any improvements on their rentals ...as long as they can collect their rent every month.

- Landlord very slow to correct health and safety conditions. Serious violations of health and zoning. Authorities are likewise slow to require former elected Borough officials to comply with regulations. There are more rentals available in Hawaii than for Juneau.

GENERAL COMMENTS, COMPLAINTS, SUGGESTIONS, ETC.

- Too often families like ours are forced to buy what and where they don't particularly wish to at inflated prices due to the lack of time and number of available houses.
- We find mobile home living very satisfactory. Greatest need in the area is for a mobilehome park suitable for campers and smaller, less permanent trailers.
- Unless prices have changed drastically in the past 2-1/2 years, Juneau housing is considerably higher than in Anchorage. I had to pay approximately \$5,000 more for my Juneau home than for a comparable Anchorage home.
- The cost of housing is so expensive that if we were out of work, we'd probably have to sell immediately.
- The law of supply and demand has forced the price of rent and housing higher than seems reasonable for anyone except a government employee.
- We are in dire need of a building inspector that will properly inspect houses during period of construction.
- Lending agencies are too restrictive to allow many families to purchase their own home. Particular problem areas are second-hand mobilehomes, and duplexes.
- I would rather have a house instead of a trailer. Don't like paying \$106 per month rental space.
- "Undesirables" given preference in senior housing rentals.
- Nearing retirement, and would prefer not to have the upkeep of a house if a suitable condominium were available.
- Starr Hill is a near perfect neighborhood; small, people know each other. People from all walks of life and variety of races. People keep an eye on each others houses. There is no thru traffic and relatively safe for small children playing on streets; has the "Chicken Yard" - a well used playground. It has Mt. Roberts in its back yard, and yet town is within walking distance.

- Believe our town could use more 2+ bedroom facilities for families.
- Since my husband and I just recently moved, we are presently very satisfied with our living situation, with the exception that we would have preferred buying a house (too high for our budget) or moving the mobilehome on a private lot (also too expensive at present). The accelerating cost of housing makes it impossible for a young couple to buy a house, even an older home with, say, two bedrooms. Also, the down payment required by the banks is impossible without the financial help of well-off relatives.
- We feel extremely fortunate in having purchased a home when we did. Housing has been a serious problem for many of our friends. The most serious has been lack of housing for large families in the low/middle income group; and for single friends. Alternative forms of housing with planned spaces between units would be helpful.
- City/Borough Planning Commission should give priority to a water system in Auke Bay - University complex; fire hydrants, good water and sewage.
- Senior citizen housing should only be one story high. With possible easy entrance for wheel chairs in some.
- Remodeling and adding on costs more than the original purchase price.
- The Planning Commission needs some authority. The Assembly too often over-rules them. The Building Official/Inspectors must be qualified and numerous enough to do a quality job.
- 1976 was a very good year in housing construction, and 1977 will be even much better.
- The cost of housing in this town is highest for what we receive. I feel that prices are further elevated by the high assessment by the Borough on the homes.
- There is low and high income housing available. There is not much for middle income earners.
- Well satisfied. I am retiring on 30 June 1977 and plan to remain in Juneau.
- The price of rent is outrageous. The cost of a single-family house is extremely high.
- We lived in an apartment that was falling apart for four years before we finally found our home.
- If we had to rent and pay the outrageous prices, I don't see how we could make it.

- We are very lucky to have a good deal on our renting situation. We are quite a minority in Juneau!
- One of Juneau's best offerings in our opinion is its pleasant, convenient downtown residential life, which includes a variety of incomes, ages and occupations - makes a lovely old-fashioned community. I see the need for more housing in downtown area - most possible now in urban renewal area.
- Need for efficiency apartments at reasonable cost for singles. Units should be close to public transportation to minimize need for private autos.
- We are very vehemently opposed to the mobile homes that are multiplying so rapidly up here. They are a bad compromise to more and better homes, permanently constructed.
- I would like to see additional housing made available closer to people's work place or places people work spread out so there would be possibilities for living near the work place...all of this so that one doesn't have to spend time and energy, beyond what is necessary, commuting, and less of society's resources are spent on cars, roads, parking lots and such.
- I work with children, most of whom are from single parent homes, the parents working in the downtown area. There is a great need for an apartment complex catering to this group, to especially include safe play areas for children, within walking distance of office and business areas.
- You omitted buying multi-family property!! That's the only way to get ahead in the Juneau market.
- I feel there is great need in Juneau for additional low to middle income housing.
- Paved streets would be very nice.
- I have been in and out of Juneau over the past five years and although housing is considered tight now, it is in much better shape than it was in 1971. What makes things really sad is that we must stand for the terrible RIP-OFF prevailed upon us by local firms selling homes far above our supposed 121% over Seattle statistic.
- I personally feel that although prices for a home are lower than Anchorage somewhat - I also feel what you get for your money considering city improvements and utility costs; prices seem to be higher.
- No more government financed housing - let free enterprise survive.
- I think housing costs more than it is worth. I don't think it is fair to pay almost double what an equal house or apartment in the lower 48 is going for.

- We're glad we bought when we did. We couldn't afford a home at the prices and interest rate charged today. There is little or no low cost housing available today, which forces people to live in trailers who should be able to afford a modestly priced home of their own. We pay one half of our take-home pay for a place to live and utilities, which is ridiculous.
- I would like to see landlords put out their total expenses and reason why rent is so high; so people could judge for themselves if rent in this town should be so high.
- Juneau needs low rent housing for lower income families and individuals.
- Inflated prices due to shortage of houses.
- Aesthetic standards and quality of construction are much lower than necessary, and overall planning of developments is poor.
- Would like to buy a house, but can't see paying \$50-60 or more grand for what should sell for around \$35,000. (That's a lot of money!)
- The house we bought was very poorly constructed. We do not have adequate fire protection as there are no fire hydrants to supply water. We have had expense of putting in our own well and sewer treatment plant. We have had to replace the roof, the foundations and furnace and wiring.
- Zoning is a problem in the developing of quality housing.
- I think a nonprofit organization should provide information to people on how to go about buying or building a house. We probably could be buying or building now if we had the know-how.
- There is a critical need for municipal water and sewage in most areas. Home owners developing property outside of service limits incur great costs in developing their own water and sewage.
- I like the Juneau area very much. I think there should be some really low income housing for the older people. There isn't any of my friends living in rented housing that are low income.
- We had a rather difficult time arranging for financing on our home. Our credit references and so on were in order; however, we found the banks to be very slow and uncooperative.
- Prices too high in general.
- Lack of available medium priced housing is our greatest concern. General lack of housing increases substantially the selling price of houses on the market.

- Only problem I am encountering is finding a house that I can afford, not only the down payment, but also the monthly payments.
- We just recently purchased our home. Although we really like it, it is entirely too much money. We bought a three bedroom modular for \$51,900. That is a ridiculous price. We have rented in Juneau before buying, and that is just as bad. We rented a three bedroom trailer for \$400 a month, plus we had to pay our own utilities. By the end of the month we were putting out well over \$600 a month. How long are people going to have to put up with this kind of foolishness?
- This is a very nice Trailer Court; nice water and sewer system. Only complaint is the streets - "Rough".
- The cost of buying is out of sight, the average buyer at this time would be house-poor with taxes and high payments.
- Would like to buy a three bedroom home, but prices are too high for value received.
- Mobilehome living is an acceptable alternative to house living and more quality parks like Switzer should be built and lousy parks forced to update.
- We also own a cabin not available for rent. Why not a central office for house-sitters for seasonal residents and vacationers - not at the Chamber but at the Borough.
- Lack of zoning - mixing house value - types. Poor street maintenance.
- Property taxes too high. We paid \$12,000 for our mobile home (bought and shipped up from Seattle ourselves), but are being taxed on \$17,000 (Juneau prices). Our home has a tip-out, which we weren't taxed on last year. This year, the form has a special box that specifically mentions "size of tipout", so now we will possibly have more tax to pay because of that fact. "A room for our couch to sit in!!" This is ridiculous - what will be dreamed up next? There; I got it off my chest...I feel better.
- It would be nice to move somewhere nicely put together and not just thrown together, for a reasonable price, also in nice surroundings, and, if in a house, one that doesn't take all your earnings put in to fix it up or all your earnings just to pay for it.
- Would like a reasonably priced home with 2-3 acres of bare space. Have been looking diligently for four years. Need R 12 or R 40 zoning. Cannot afford to own land before building a home - would build if I could finance in one package. Present prices too high for one income.

- The price of homes and mobilehomes in and around the Juneau area is just to damn high!!!
- Would be interested in a high quality condominium in central business area.
- A single-family home and yard is the ideal physical and social situation, in terms of space and privacy for raising a healthy family. However, legal and economic conditions in Alaska are such that most young and struggling families have the hardest time purchasing such homes. This situation is caused by criminally inflated land costs and excessive government regulation and taxation. The hardship this causes for Alaskan families (and especially Alaskan children) is evidenced by the serious social problems afflicting Alaska now and in the future.
- Would like to see more high-rise apartments with rent based on income, to accommodate those wishing to remain in Juneau vicinity - not in the valley.
- There is a need for low-cost housing for the large family.
- Lower cost housing is needed, not only for older people, but young people just starting out.
- I'm slightly concerned about the area the Juneau housing is covering. Are there ways to prevent the mild case of "urban sprawl"? Would building on some of our steeper yet safe slopes help to alleviate this problem?
- Housing prices are ridiculously high.
- Some residents have let their property get run down and have not made needed repairs and yard work. This detracts from the whole subdivision.
- Not enough room and area is too noisy. (Jet noise from airport). I think Juneau is a housing disgrace. Juneau needs more Forest Service land to expand, and realistic financing.

N.B. Some of the comments reported in this Appendix are taken from questionnaires returned too late to be tabulated. The final tally of surveys returned shows a net response of 61.8% (278/450), and a gross return of 63.8% (303/475).