



**DATE:** June 6, 2022  
**TO:** Chair Maria Gladziszewski, Committee of the Whole  
**BY:** Scott Ciambor, CDD Planning Manager  
**Re:** Housing Action Plan Update

**Housing Action Plan**

The Housing Action Plan was adopted by resolution on December 19, 2016. ([Juneau Housing Action Plan – Final](#)). 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.

The Assembly has prioritized strategies in the Plan, most recently at the September 9, 2021 LHED Committee meeting. Below is an update to those HAP priorities:

Housing Action Plan Priorities 09.2021		
Short	Activity	Status
	Implement downtown tax abatement	Complete
	Address downtown parking	Complete
	Implement Juneau Affordable Housing Fund	Complete
	Pederson Hill Land disposal strategy	Phase I complete
	Evaluate and address barriers to homeownership	Ongoing
	Accessory Apartment Incentive Grant Program Review	Complete
	Riverview Senior Assisted Living	Under Construction
<b>Medium</b>	Develop Upstairs Downstairs loan program for rehabilitation and code compliance upgrades	Ongoing
	Strategies for short-term rental units/impact on housing stock	Current
	Small Area/Neighborhood Plans: Blueprint Downtown & Downtown Douglas West Juneau Plan	In Process
	Housing Data and Housing Action Plan Updates	Ongoing
<b>New</b>	Housing Development Taskforce Recommendations	
	Pre-Application Meeting Ordinance	In Review

**Appendix A** summarizes additional CBJ Housing Activity by listing by year 1) funding for housing, 2) land assets used for housing, and 3) planning, zoning, and policy changes adopted.

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**City and Borough of Juneau Housing Programs Update**

**CBJ Accessory Apartment Grant Incentive Program**

In February 2018, the CBJ Assembly appropriated \$480,000 to the CBJ Accessory Apartment Incentive Grant Program. This incentive program provides \$6,000 in grant funding for homeowners that add an accessory apartment to their home. An analysis of the program was provided [in a memo to the August 30, 2021 Lands, Housing, and Economic Development Committee](#). *There are 6 approved applications pending.*

CBJ Accessory Apartment Incentive Grant	# of grants	CBJ Funding
2022	5	\$30,000
2021	2	\$12,000
2020 Covid delays, many extensions	10	\$60,000
2019	7	\$42,000
2018	6	\$36,000
2017 Program Review & Additional Funding	0	\$0
2016 Pilot Program	12	\$72,000
Program Totals	42	\$252,000

**Juneau Affordable Housing Fund**

The Juneau Affordable Housing Fund Round One competition took place in October 2021. There were six applications fielded --- with awards made to four projects totaling \$750,000. One additional application by Gastineau Lodges Apartments for a predevelopment loan has been submitted to CBJ with agreements and collateral documentation under review.

Juneau Affordable Housing Fund				
Project Name	Project Location	Funding Use	Approved Award	Housing Types
<b>2022</b>				
AWARE	201 Cordova	Construction	\$150,000	SRO's
Glory Hall	127 S.Franklin	Construction	\$350,000	SRO's, 1-bedroom
St. Vincent's - Channelview	317 Gastineau Ave.	Rehabilitation	\$50,000	multi-family apartments
St. Vincent's - Teal Street	8617 Teal Street	Rehabilitation	\$100,000	shelter/multi-family
<b>2017</b>				
Mobile Home Downpayment Assistance Program	Borough-wide	up to \$10,000 loans	\$100,000	Manufactured Homes
Accessory Apartment Incentive Grant Program (Renewal for 2017-23)	Borough-wide	\$6000 grants	\$480,000	Accessory Apartments
<b>2015</b>				
Housing Action Plan	Borough-wide	Planning Grant	\$72,242	
Accessory Apartment Incentive Grant Program	Borough-wide	\$6000 grants	\$72,000	Accessory Apartments
<b>2011</b>				
Home Run Project	8617 Teal Street	Predevelopment grant	\$13,000	SRO's
Total			\$1,387,242	

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### Tax Abatement Programs

CBJ has three tax abatement program currently in place: Subdivision Property Tax Abatement (2016), Downtown Tax Abatement (2021), and Senior Assisted Living Tax Abatement (2020).

#### Subdivision Tax Abatement

Subdivision Property Tax Abatement - Project Name	Reduction in Assessed Value	Taxes Abated	Housing Type
<b>2022 (If mil rate stays at 10.56)</b>			
Ocean View Drive subdivision (Thatcher - 3 parcels)	\$101,600	\$1,073	fair market single-family home
Delta Drive subdivision (Bicknell - 14 parcels)	\$962,844	\$10,168	fair market single-family home
<b>2021</b>			
Ocean View Drive subdivision (Thatcher)	eligible but didn't apply	\$0	fair market single-family home
Chilkat Vistas subdivision (Heumann - 15 parcels)	\$1,536,898	\$16,230	fair market single-family home
<b>2020</b>			
Ocean View Drive subdivision (Thatcher - 3 parcels)	\$101,600	\$1,073	fair market single-family home
<b>2019</b>			
Merritt subdivision (Hayden - 3 parcels)	\$849,700	\$9,057.81	fair market single family home
<b>Totals</b>	<b>\$3,552,642</b>	<b>\$37,601</b>	

Downtown Tax Abatement and Assisted Living Tax Abatement have not been utilized to-date. However, the Riverview Assisted Project submitted an application to use the program after construction is complete and there have been a number of inquiries about future use in the eligible downtown area.

#### CBJ Mobile Home Down Payment Assistance Loan Program

The CBJ Mobile Home Loan Down Payment Assistance Loan Program continues to be an option for homeowners with partner True North Federal Credit Union. Staff has scheduled check-in meeting with TNFCU staff to discuss updates and next steps.

Loan Date	Amount	Loan Date	Amount
<b>2020</b>		<b>2017</b>	
7/7/2020	\$10,000	1/12/2017	\$7,700
<b>2019</b>		1/19/2017	\$4,600
1/17/2019	\$9,500	4/19/2017	\$4,290
3/21/2019	\$6,250	5/4/2017	\$4,875
9/4/2019	\$4,400	9/1/2017	\$6,300
11/5/2019	\$3,600	9/13/2017	\$7,650
<b>2018</b>		Total Loans	\$79,315
6/8/2018	\$7,150		
9/7/2018	\$3,000		

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**Other Items of Note**

- Riverview Assisted Living (Torrey Pines Development): Construction is on schedule with opening target of 2023. Torrey Pines Development reports 55 down payments have already been received. Concern for the project is the availability of workforce housing because the project will be filling roughly 50+ positions in the next few years.
- CDD currently has two planner positions open, one for Housing and Land Use Specialist to help continue to address Assembly and Housing Action Plan Goals.
- New Housing Units Permitted Data: The Housing Action Plan notes hitting a target of 66 new housing units created per year for 30 years. Below is updated permits information.

2017-2022 New Housing Units Permitted						
	Total New Units	Single-Family Homes	Condos/ Multi Family	Accessory Apartments	Other	
2022	43	34	6	3	0	
2021	68	56	5	7	0	
2020	59	47	0	12	0	
2019	153	52	90	11	0	
2018	77	54	13	10	0	
2017	80	63	9	7	1	
5-Year Totals	480	306	123	50	1	

**Appendix A: Accomplishments Spreadsheet**

In the packet is an update to a spreadsheet summarizing CBJ actions in three main categories outlined in the Housing Action Plan.

- a. Planning, Zoning, Policy Changes
- b. Land Use
- c. Funding: for Housing