

Action #	Implementing Actions (How do we get there?)	Status	Completed	Comments	Relevant documents
Goal A: Continue aggressive use of the Affordable Housing Fund, tax abatement, and other incentives					
Summary: Providing financial options for developers of housing to stimulate housing development and increase the housing supply					
A1	JAHF – Determine Round Three funding amount	0%			
A1	JAHF: Determine whether priorities/criteria need adjusting	0%			
A2	JAHF: Determine if loan terms for private developers should be clarified in guidelines.	0%			
A3.1	JAHF suggestions: a) Pre-development loan: add funding cap of \$250K; \$500K w/acceptable collateral determined (that includes x,y,z)	0%			
A3.2	JAHF suggestions: Construction loan: add details such as: up to 15 year loan w/monthly payments to start with CO or six months after CO. Loan to be in second position if coupled with construction loan.	0%			JAHF Program Description and Guidelines
A5	JAHF – Identify a dedicated revenue source	0%			
A6	Assess Accessory Apartment Grant Program, Mobile Home Down Payment Assistance Program and determine if kept, modified, or eliminated	0%			
A7	Accessory Apartment Incentive Grant Program (ends June 30, 2023)	0%		Continue as is, modify with new terms, or end. One option: Increase grant award to \$50,000, require homeowner to keep rental rates at 80%AMI (affordable) for ten years and do not operate as short-term rental	Accessory Apartment Grant Program
A8	Mobile Home Loan Down Payment Assistance Program	0%		Evaluate with True North FCU changes to encourage more program usage. (Increase loan amount to deal with rise in cost of manufactured homes)	Mobile Home Down Payment Website
A9.1	Tax-abatement: Monitor the impact of senior assisted living, downtown, and high-density tax abatement programs	100%	10/24/2022		ORD2022-042
A9.2	Tax abatement – Decide whether to expand to other targets (e.g., first time home buyers)	0%			
A10	Downtown Rehabilitation loan program	0%			
A11	Pursue Public-Private Partnerships (RFP/competitive bid packages)	0%		Housing Action Plan suggests multiple PPP attempts per year and tracking them; USCG, Bartlett Regional Hospital, Tourism, and Housing Developers, and State of Alaska as potential partners	
A12	JAHF: Determine if competition should remain annually or semiannually	50%		Currently running annually; some discussion has occurred about making a shift	
A13	Loan Program for roads at sale of property	0%		Chamber of Commerce committee looking into the concept	
Goal B: Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, and Second/Franklin Properties					
Summary: The CBJ has the opportunity to leverage land resources to create more housing through new and infill development					
B1.1	Telephone Hill: Hire project manager for land redevelopment study	50%	Pending		RFP E23-197
B1.2	Telephone Hill: Engage in planning to answer these questions: What is the vision? What kind of housing/use provides the maximum public good?	0%			
B1.3	Telephone Hill: Potential rezone	0%			
B2.1	Pederson Hill: Determine cost estimates for "moving up the hill"	0%			
B2.2	Pederson Hill: Determine vision for what community/assembly wants to see there	0%			
B2.3	Pederson Hill: Potential rezone	50%			
B3.1	Second/Franklin: Approach state about acquiring 2nd and Gold	0%		CBJ could formally apply to DNR to acquire the property.	
B3.2	Second/Franklin: Apply similar process to Vintage Park: Decide what should go there and then RFP	0%		Determine if CBJ wants to apply for the State's parking garage adjacent to this	
B4	Pursue Public-Private Partnerships (RFP/competitive bid packages): Land Banking strategy of purchasing property and or units for redevelopment of workforce housing	0%			
B5	Community land trusts: Learn more about and engage community in developing these	0%		Further vet and prioritize these suggested ideas for other "lands" projects:	
B6	Analyze state and vacant lands / subdivisions for acquisition	0%		Further vet and prioritize these suggested ideas for other "lands" projects: City land Subdivisions/rezones/ management re-designation	2006 Buildable Lands Study
B7	Develop process to use CBJ land for housing for potential partners; USCG, Bartlett Regional Hospital, Tourism, Housing Developers, and State of Alaska	0%		Further vet and prioritize these suggested ideas for other "lands" projects: RFP's for Development/Subdivision	

B8	Further "CBI develop and sell" efforts	0%		Further vet and prioritize these suggested ideas for other "lands" projects: Update Implementation plan	
Goal C: Revise and improve Title 49 to facilitate housing					
Summary: There are areas of Title 49 that can be modified to allow more flexibility to create additional housing units					
C1	Title 49: Chapter 35 Short-term fixes	0%		Short term fixes: 2/24 T49 Committee meeting to discuss LHEDC PSA ord. (2022-50; AME23-03); 3/16 remainder of Ch. 35 proposed fixes	ORD2022-50; AME2023-0003
C2	Streams ordinance (anadromous waterbodies)	75%		Staff is finishing the draft ordinance; 2/28 Planning Commission public hearing	ORD2022-46; AME17-01
C3	Hazard mapping and regulations	50%		CDD wrapping up memo/staff report; law has drafted ordinance; CDD needs to review. 3/14 @ 5:30pm T49 Committee sitting as COW. 4/11 PC public hearing regular meeting	
C4	Accessory Apartments Ordinance	25%		Allow for extra accessory apartments, eligible in industrial zones, etc. CDD and Law working on draft	ORD2021-21 (draft), AME2018-01
C5	Eliminate SF zoning / and create inclusionary zoning or "Transformative Zoning Reform"/middle-housing focus	0%			
C6	Add more flexibility to the table of dimensional standards, including floating setbacks and relaxation of minimum lot sizes and maximum heights	0%		Discussed at T49 09/2022 & 10/2022	
C7	Increase density wherever possible by setting minimums and rewarding maximums	0%			
C8	Consider making CBI 49.35 - Public and Private Improvements variable	0%			Chapter 49.35
C9.1	STR: Regulate short-term rentals	25%		City now has access to Harmari tools to access STR listings. Staff discussed potential next steps on 2/9/23	ORD2022-06(b)(B)
C9.2	STR: Create a STR permit to gather more data	0%		Rental owner/contact information, number of rentals by owner (vs. multiple on one tax ID number), improve understanding of impacts on long-term rental supply, etc.	
C9.3	STR: Develop a survey for current operators to understand their motivations for offering STR's	0%		Visiting family, moderate-term rentals (for example legislative housing, seasonal workers, other), better understanding of how we can tailor potential legislation to meet the needs of the community	
C9.4	Update land use code to facilitate better regulation of STR's	0%			
C10	Incentivize tiny homes/manufactured home villages/senior 1-story housing	0%			
C11	Customize or eliminate pieces of ICC for Juneau	0%			
C12	Creation of a modified building code for historic downtown area to allow housing to return to upstairs units of historic building w/consideration for the age/limitations of the buildings (Examine alternatives to fire suppression systems, varied ceiling height, etc)	0%			
C13	Consider decreasing road standards and changing LID code (so that roads built past houses aren't primarily paid for by CBI)	0%		Could help City-owned property also	
Goal D: Evaluate and revise current CBI systems associated with managing land and revising Title 49 in order to get big things done fast					
Summary: Process has many layers and no deadline to move through the Title 49 Committee					
D1	Evaluate options/cost to bring on more lands staff	0%			2006 CBI Lands Buildable Sites Criteria and Results
D2	Evaluate LHED committee staffing (should more departments help staff these meetings)	0%			
D3	Evaluate permit prioritization to institute a "cut the line" (fast track) program to prioritize CDD staff resources and permits to development of housing projects that include affordability	0%		CDD has three programs to "fast-track" permits, however none have an affordability component	Outline document on request
D4	Evaluate "easement code" and low-value transactions to remove from committee process	0%			
D5	Explore streamlined alternatives to make changes to Title 49 with the idea of lightening loads, not removing authority	0%			
Goal E: Reduce barriers to downtown housing development					
Summary: There are a number of properties downtown that are suitable for additional dwelling units					
E1	Reduction or elimination of parking requirements downtown	100%	4/25/2022		ORD2022-01(b)
E2	Created downtown tax abatement program	100%	3/1/2021		ORD2021-01(c)(am)
E3	Develop and implement Upstairs Downtown program	25%		Research phase	
E4	Developed the JAHF to provide funding for projects downtown	100%	6/28/2010		ORD2010-11(G)(b)
E5.1	Second/Franklin: Approach state about acquiring 2nd and Gold	0%		CBI could formally apply to DNR to acquire the property.	

E5.2	Second/Franklin: Apply similar process to Vintage Park: Decide what should go there and then RFP	0%		Determine if CBJ wants to apply for the State's parking garage adjacent to this	
E6	Purchase properties to put into competitive bid process to get concessions that further housing goals: Similar to Riverview assisted living	0%			
Goal F: Continue to monitor and track progress toward advancing the goals of the Housing Action Plan					
Summary: The Housing Action Plan is a road-map that identifies and attempts to correct Juneau's "stuck" housing market through strategic policy interventions. This plan has already facilitated the creation of tax abatement, JAHF, a housing role, zoning changes, etc.					
F1	Consider tax abatement programs	100%		Downtown, High-density Residential, Subdivision, and Senior Assisted Living Tax Abatement	
F2	Update housing needs assessment and housing plan metrics	0%		10/2022 JEDC Report to COW; Housing Action Plan updates https://juneau.org/community-development/grants-housing-action-plan	
F3	Evaluate Tax Increment Financing (TIF) districts	0%			
F4	Reinstate code enforcement officer	100%			
F5	CBJ requirement to register rental property and have 24-7 reachable point of contact	0%			
F6	Make a downtown area plan and set a goal for number of residential units desired downtown	75%		Blueprint Downtown being prepared for Planning Commission Spring 2023; Downtown Housing Inventory Storymap created 2019.	
F7	Finalize land management plan to include inventory of buildable land	100%		2006 Buildable Lands Inventory	https://cbj-gis.maps.arcgis.com/apps/webappviewer/index.html?id
F8	Properties transferred incrementally to developers	25%		Lena Point, Renninger, Pederson Hill	
F9	Establish policies that stipulate CBJ does not have to spend money on infrastructure unless for workforce senior housing	0%			
F10	Adopt Housing Action Plan	100%	12/19/2016		Resolution 2780
F11	Create a Housing Trust Fund	100%	7/19/2010	Created using a non-code ordinance	ORD2010-11(G)(b)
F12	Full-time housing staff	100%	8/14/2022		N/A
F13	Parking minimum reduction and elimination downtown	100%	4/25/2022		ORD2022-04(b)
F14	Create an annual or biennial Housing Report Card	0%		Depends on staff capacity and the level of detail requested	