

# Juneau Affordable Housing Fund Round 5

*Informational Meeting*

*Monday, July 28, 2025*

## Welcome!

The meeting will start at 3pm

Please submit questions to:

Joseph Meyers, AICP  
*Senior Planner,  
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City & Borough of Juneau  
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(907) 586-0753; x4209

# Juneau Affordable Housing Fund Goals

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- To direct resources toward the creation of affordable (0% to 80% Area Median Income [AMI]) and middle-income (80% to 120% AMI) housing units in the City and Borough of Juneau.
- Funding capital costs of rental and ownership housing;
- Leveraging CBJ investments with other fund sources to maximize the number of quality affordable and middle-income (workforce) housing units that are created or preserved

# Availability of Funds & Funding Terms

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- \$2.5 million is available in the current funding round
- Qualifying projects are eligible for gap-financing in the form of grants and loans up to \$50,000 per affordable or middle-income housing unit created, or for other eligible uses on a similar per unit basis
- For profit-developer projects utilizing JAHF funds for middle-income housing must make 20% of units affordable for residents making 80% or less AMI for at least ten years or the life of the loan

# Eligible Applicants

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- Non-profit organizations
- Tribal governments
- Public and regional housing authorities
- For-profit developers

# Eligible Uses

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- For acquisition, construction, rehabilitation or preservation of affordable or middle-income housing
- Costs incurred by nonprofit organizations to develop or implement a specific affordable housing project

# Priorities

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- Use of capital to develop housing units
- Long-term affordability
- Downtown housing development

# Application Process

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- **July 21, 2025:** JAHF Program Guidelines and application Posted; application period begins.
- **July 28, 2025:** Public Information Meeting at 3:00pm AKDT
- **August 22, 2025:** Housing Project Proposals due at 4:30 pm AKDT; late submissions not accepted
- **September 15, 2025 – October 6, 2025:** Committee Review and Project Ranking Period
- **November 3, 2025:** Committee Report to Lands, Housing, and Economic Development Committee
- **December 1, 2025:** Introduction of ordinances for grant and loan applicants at the Assembly Committee of the Whole
- **Between December 15, 2025, and January 2026:** Assembly approval of grant and loan ordinances
- **January to April 2026 (tentatively):** Staff work with awardees to put grant and loan agreements in place.

# Threshold Reviews

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- Applications will receive a threshold review to ensure that they are complete prior to acceptance. Incomplete applications will not be accepted. Please review the Program Description and Guidelines carefully for application requirements
- Threshold reviews involve:
  - Verification that all outstanding debts to the CBJ, including property taxes, are paid current by the applicant; and
  - The proposed project is feasible under the land use code; and
  - The application contains information about the required affordability component



# Selection Criteria

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- Team Experience
- Population Targeting & JAHF Priority Targeting
- Project Design and Characteristics
- Feasibility
- Readiness to Proceed

**A sample score sheet for the review committee is included in Appendix C of the Program Guidelines**

# Compliance and Monitoring

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- CBJ staff to work with awardees once grant/loan agreements are in place
- Project information will be collected through the affordability period
- The CBJ City Manager may terminate any agreement in an event the project doesn't proceed or fails to abide by terms of the program
- Note: The JAHF program is a public process

# For more information

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**For additional information or to apply please visit:**

[juneau.org/community-development/grants-juneau-affordable-housing-fund](https://juneau.org/community-development/grants-juneau-affordable-housing-fund)

***Application deadline is August 22, 2025, by 4:30pm AKDT***

## **Staff contact:**

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