

# Assembly Goals 2025

Assembly Goals-Approved at the  
MM/DD/2025 Assembly Meeting

## 1. Housing - Assure adequate and affordable housing for all CBJ residents

| AA* | Implementing Actions   | Responsibility                           | Notes:  |
|-----|--|--|---|
| A   | <p>After completion of ADU change, begin major T49/Comp Plan re-write project. Include project funding in FY25 budget.</p> <p><b>Recommended change: separate into two implementing actions:</b><br/>                     1) Complete Title 49 rewrite project Phase 1 text amendments and begin public engagement for Phase 2 and 2) Begin Comprehensive Plan re-write and public engagement.</p> | Assembly, Manager's Office, CDD          | <p><i>T49 rewrite, funded in FY25, is underway. Special Projects manager hired in August, Ad hoc committee established in September, Contract Attorney onboarded in October. In November, the Committee reviewed and supported a Phase 1 / Wave 1 text amendment addressing ADUs, permit modifications, equivalent use determinations, major v minor development determinations, transition zone upzoning, and general rules of interpretation. This amendment will be before the Assembly in January.</i></p>  |
| B   | <p>Continue to monitor and track progress towards advancing the goals of the Housing Action Plan. <b>Recommended change: select a tangible next step from the Housing Action Plan to prioritize for 2024 OR remove goal to reflect the fact that advancing the goals of the Housing Action Plan is encompassed in goal #1.</b></p>   | Assembly, Manager's Office               | <p><i>Ongoing. All of the implementing actions in this section are encompassed in the Housing Action Plan.</i></p>  |
| C   | <p>Continue aggressive use of the Affordable Housing Fund, tax abatement, and other loan and grant programs. <b>Recommended addition: review fund guidelines to ensure meeting current housing goals.</b></p>  | Assembly, Manager's Office               | <p><i>Ongoing. The Assembly appropriated \$4.2M to JAHF in 2024 and applied for HD Pro housing grant in 2024 (\$3M).</i></p>  |
| D   | <p>Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, and the 2nd/Franklin property</p> <p><b>Recommended addition: include planning and implementation work associated with CBJ land recently re-zoned to encourage greater density.</b></p>   | Assembly, Manager's Office               | <p><i><u>Telephone Hill</u>: Place guide complete, which will be utilized by developers to respond to an RFI in the next few weeks. The goal of the RFI is to develop an understanding of what is required to facilitate a PPP for development. The Assembly will be asked to provide direction on those specific elements throughout the year as they are identified.</i></p> <p><i><u>Pederson Hill</u>: Assembly sold phase 1b and 1c to THRHA and they have submitted permits to begin sitework in 2025.</i></p> <p><i><u>Lands/EPW</u> consultant hired to design a new ROW to connect Karl Reishus Blvd to Hamilton St, which would open additional CBJ land to development. <u>2nd &amp; Franklin</u>: SOA has assigned an adjudicator to review the CBJ application to acquire the State parking garage adjacent to the CBJ property. <u>NEW</u>: Large tracts of CBJ property have rezoned before the Assembly in Dec/Jan. If successful, the Assembly may consider soliciting partners for development and disposal of one or more of these properties.</i></p> |
| E   | <p>Measure and monitor short-term rental trends and evaluate feasibility of short-term rental regulation</p>   | Assembly, Manager's Office, CDD, Finance | <p><i>STR taskforce established 11/18/24. Scheduling underway.</i></p>  |

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## 2. Economic Development - Assure Juneau has a vibrant, diverse local economy

| AA* | Implementing Actions   | Responsibility                                       | Notes:  |
|-----|--|--|---|
| A   | Negotiate agreements with cruise lines and associated industry to eliminate hot berthing, harmonize fees, and implement reasonable daily and/or ship size limits. Support and implement strategies to manage local tourism impacts. Engage in formal regional tourism planning efforts through AML. <b>Recommended change: Work with industry to eliminate hot berthing and raise dockage fees. Support and implement strategies to manage local tourism impacts. Lead regional tourism planning efforts through Port Communities of Alaska.</b> | Assembly, Manager's Office, Docks & Harbors          | <i>Negotiated agreements with industry to set daily limits. Working to eliminate hot berthing. Formed a regional tourism staff organization through AML, CBJ chairing.</i>              |
| B   | Consider an update to the JEP, expiring in 2025. <b>Recommend removal.</b>   | Assembly, Manager's Office                           | <i>Southeast Alaska 2030 Economic Plan (CEDS) on track for FY25 completion by Southeast Conference.</i>   |
| C   | Explore ways to support the Capital Civic Center   | Assembly, Manager's Office, Finance                  | <i>The Assembly has allocated \$7M in General Fund and \$4M in Marine Passenger Fees.</i>   |
| D   | Support Eaglecrest's objective of becoming self-sufficient <b>Recommended change: Develop funding strategy for the next 3 years of Eaglecrest's capital and operations needs. Shift to goal area 3 (Sustainable Budget and Organization).</b>  | Assembly, Manager's Office, Eaglecrest               | <i>Eaglecrest has a long path ahead before potential self-sufficiency.</i>  |
| E   | Complete design for West Douglas and Channel Crossing, apply for construction funding and appropriate and/or bond for local match  | Assembly, CDD, Planning Commission, Manager's Office | <i>Ongoing</i>  |
| F   | Collaborate with USCG and other partners to clear local hurdles in Icebreaker homeporting efforts  | Assembly, Manager's Office, Docks & Harbors          | <i>Application for US Coast Guard City submitted. Housing, childcare &amp; quality of life are goals CBJ and USCG leadership share and identified needs for Icebreaker homeporting.</i> |

## 3. Sustainable Budget and Organization - Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community

| AA* | Implementing Actions   | Responsibility   | Notes:   |
|-----|--|--|--|
| A   | Develop strategy for fund balance and debt service mill rate <b>Recommend removal.</b>   | Assembly, Manager's Office, Finance  | <i>Ongoing, annual task</i>  |
| B   | Maintain Assembly focus on deferred maintenance including BRH and JSD with emphasis on enhancing building efficiency. <b>Recommended change: Maintain focus on regular operational maintenance. Develop strategy for addressing deferred vs capital maintenance needs.</b> | Assembly, Manager's Office, EPW, all operating departments with facilities | <i>Building maintenance has implemented a system to track energy use, Assembly appropriates \$1M to JSD, \$2-4M for BRH and ~\$2M for CBJ deferred maintenance annually.</i> |
| C   | Examine community grant process and priorities <b>Recommend removal.</b>   | Assembly, Manager's Office   | <i>Complete</i>  |

\*Assembly Action to Move Forward: P = Policy Development, F = Funding, S = Support, O = Operational Issue

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## 4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens

| AA* | Implementing Actions  | Responsibility  | Notes:   |
|-----|---|---|--|
| A   | P/O/S<br>Acknowledge and honor Juneau's indigenous culture and place names. Develop a naming policy. Consider the impacts of recognizing additional and/or replaced holidays, including Elizabeth Peratrovich Day, Indigenous People's Day, and Juneteenth. | Assembly, Manager's Office, Human Resources Committee | <i>HRC evaluated PRAC developed naming policy. Holiday discussions are anticipated to take place during collective bargaining.</i> |
| B   | P/S<br>Explore government to government relations with tribes, working on projects meant to grow effective communication, trust, and partnerships. Create an Assembly liaison to tribal meetings.   | Assembly, Manager's Office                            | <i>Public Safety and Solid Waste MOA amendments signed.</i>  |

## 5. Sustainable Community - Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

| AA* | Implementing Actions  | Responsibility                                 | Notes:   |
|-----|---|--|--|
| A   | P/O<br>Implement a zero waste or waste reduction plan, including development of the Zero Waste Subdivision.   | Assembly, Manager's Office, EPW, Finance       | <i>Waste characterization and solid waste futures (i.e. transfer station, landfill, or incinerator) studies are underway, anticipated reports next year.</i> |
| B   | P/O<br>Identify and prioritize the most cost-effective energy efficiency and electrification upgrades in CBJ facilities. <b>Recommend removal.</b>  | Assembly, Manager's Office, all departments    | <i>Ongoing, multiple grants in process, significant facilities maintenance integration.</i>  |
| C   | P/O/F<br>Implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045<br><b>Recommended change: Identify the next major step to achieving the goal of reliance on 80% of renewable energy sources by 2045.</b>  | Assembly, Manager's Office, all departments    | <i>Incremental progress towards fleet electrification - new vehicle purchases are assessed for EV options.</i>   |
| D   | P/F<br>Develop mitigation and resilience strategies aimed at reducing community risk and helping Juneau adapt to climate-related hazards that have been identified in the 7/22 ACRC Report<br><b>Recommended change: Continue developing GLOF mitigation and resilience strategies with partner agencies.</b> | Assembly, Manager's Office, EPW                |  |
| E   | P/O/F<br>Develop strategy to reduce abandoned/junked vehicles   | Assembly, Manager's Office, EPW, Law, P&R, D&H | <i>Ongoing, code revisions underway.</i>   |

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