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155 Heritage Way • Juneau, AK 99801

MEMORANDUM

DATE: April 14, 2025
TO: Wade Bryson, Chair, Lands, Housing, and Economic Development Committee
FROM: Joseph Meyers, AICP, Senior Planner, Housing & Land Use Specialist
SUBJECT: Juneau Affordable Housing Fund Annual Update

Background

In 2010 the City & Borough of Juneau created the Juneau Affordable Housing Fund (JAHF) to provide gap funding to developers that build housing that is affordable to low- and middle-income residents of Juneau. Establishment of the fund allowed the City & Borough of Juneau to diversify its programming to support housing development and some limited home-ownership opportunities.

The following is an update on the fund, a summary of all approved projects, and the latest projects approved through the Round 4 competitive round.

Juneau Affordable Housing Fund

Overview

All projects approved for funding through the Juneau Affordable Housing Fund (JAHF) are listed on the [Juneau Affordable Housing Fund Dashboard](#). A requirement of the JAHF is that funding recipients provide an annual update to staff on project status by March 31, of the year after receipt of funding.

Notices were sent to funding recipients on January 14, 2025, requesting submittal of project updates.

A full list of funding recipients is available in Attachment A of your packet. The full progress update memos are in Attachment B of your packet. Below are the submitted project summaries.

- **Ridgeview** – Ridgeview completed 24 units of housing in October 2024. According to the developer, “The favorable terms of the loan (a) helped us to secure financing with FNBA since we had a lower LTV than usual and (b) saved debt service costs”. However, they indicate that, “due to the misinformation in the community, we would not pursue this loan again and have indefinitely delayed any further progress on future buildings”.
- **THRHA** – Kowee Phase 1, (aka Séet Kanax Dutéen subdivision). This project is seeking to develop ten, 2–4-bedroom homes for purchase which will serve Native Alaskan families who make 80% or less of median family income. They have completed their Environmental

Review and are in the process of early engineering and a traffic impact analysis (TIA) for the site. A subdivision application (SMP2024 0001) is scheduled for a public hearing at the planning commission on April 22, 2025.

- **Gastineau Lodge Apartments** – This project was awarded \$700,000 by the Assembly for construction of Gastineau Lodge Apartments, a six-story, 72-unit apartment building on Gastineau Avenue. \$242,000 in invoices have been paid to the developer to date. The project received a conditional use permit (USE2023 0008) in December 2023 from the Planning Commission. This permit has several conditions. One requirement, “Prior to issuance of a Building Permit, an agreement shall be reached with Capital City Fire and Rescue (CCFR) to satisfy emergency response requirements”. As of the deadline for reporting (March 31, 2025), the awardee has yet to submit their mandatory annual compliance report and has not met the conditions of their conditional use permit.
- **AWARE** –This project was completed and began serving the community in September of 2023 with seven new units of affordable housing for survivors of domestic violence. The applicant has fulfilled the requirements of the grant program, and no future reporting is required unless the applicant applies for and is awarded an additional round of grant funding in the future.
- **Juneau Housing First Collaborative dba The Glory Hall** –
 - 247 S. Franklin (formerly the Glory Hall): The applicant has expended all CBJ funding. A Certificate of Occupancy was issued in June 2024 with occupancy occurring shortly after for seven permanently affordable units.
 - Forget-Me-Not Manor Phase 3: The applicant has expended nearly all granted CBJ dollars and anticipate project completion in May 2025. According to the developer, “CBJ funding made our project possible. There would not be any way we could have raised over 4.5 million in additional funding without the CBJ dollars being granted to us first. The funding was critical!”
- **St. Vincent de Paul** – Funding from the JAHF helped SVdP to complete life safety improvements on its Teal Street facilities. These upgrades include replacement of fire escapes and fire suppression systems. This funding had a direct impact on ensuring the sustainability of 55- housing units for at-risk, low-income, members of the community. This project has been completed. The applicant has fulfilled the requirements of the grant program, and no future reporting is required unless the applicant applies for and is awarded an additional round of grant funding.
- **Chilkat Vistas, LLC** – three, 16-unit apartment buildings with a total of 48 units. According to the applicant, “two out of three buildings are up and dried in with interior work at various stages of completion. Foundation work has begun for the final building.” When asked about the benefits of JAHF funding the applicant said the following, “JAHF funding has reduced our financing costs and given us flexibility in our procurement strategy. Without this program it would not make business sense to develop a rental project at this time.” For the full report, please review attachments following this memo.

Awarded projects from the Round 4:

- **220 Front Street** – \$1.1 million – BroKo Holdings, LLC, for renovation of the historic Gross Theater building at 220 Front Street into 22 apartments (20 of which will be affordable for households making 80% AMI or below). Applicant recently secured ownership of the building on April 1st and is working with staff on finalizing a contract.
- **Creekside Apartments** – \$3 million – Tower Legacy II, LLC for construction of 60 units, with 21 units held affordable. Applicant is working with staff on finalizing a contract.

Recommendations

1. Continue to aggressively use the [Affordable Housing Fund](#) to provide gap financing to projects. As of today, there are 377 projected units in various stages of development with 189 of these units being available at 80% area median income (AMI). *See Attachment B for HUD income breakouts for the most recent year.*
2. Keep all projects within an established process in order to provide a sustainable and predictable process for all applicants and to ensure a transparent and efficient program.
3. Review the JAHF program guidelines annually to ensure that it is actively meeting community and Assembly goals. The JAHF priorities are use of capital to provide gap financing, downtown housing, and long-term affordability.

Attachments	Item description
Attachment A	Annual Recipient Progress Reports
Attachment B	2025 HUD Incomes and Rents

Attachment A

1. **Project Name:** Juneau Housing First Collaborative Phase 3
2. **Summary of your project:** Project adds 28 apartments to the existing 64 apartments at FMNM. All units are set aside for adults experiencing chronic homelessness, poverty, and trauma impacts.
3. **Progress Update:** Project is going great. The building is all sided and interior work is ongoing now. On time completion anticipated. (May 2025)
4. **Budget Status:** All CBJ funds are very close to spent.
5. **How funding from the JAHF has benefitted your project:** CBJ funding made our project possible. There would not be anyway we could have raised over 4.5 million in additional funding without the CBJ dollars being granted to us first. The funding was critical!
6. **Program Feedback:**

Séet Kanax̌ Dutéen (Kowee Phase 1)

Scope of Project:

The project is a response to the immediate need for more housing units in the Juneau community for young families. The housing to be constructed will be ten (10) two (2) to four (4) bedroom homes constructed within three (3) years of the grant award (5/25/2023). The target population for these homes is Juneau residents earning less than eighty per cent (80%) of Median Family Income. Some of the funding sources for this project restrict housing to Native Americans. This proposed project is only the first phase of the planned subdivision, and it is THRHA's intention for this subdivision ultimately to serve a mixed-income population.

Progress Update:

- Tree cutting will commence on March 1, 2025, but will pause on April 15, 2025, due to migratory bird regulations, and will resume after July 15, 2025.
- We have received quotes for the compensatory mitigation of wetlands required by the Army Corp of Engineering. These quotes are as high as \$425,000. We are waiting for final paperwork from the approved wetlands mitigation bank and are currently working on finalizing paperwork with the Army Corp of Engineering.
- The road engineering is 30% done.
- We have met all City Planning and Engineering requirements and are now waiting to be scheduled for a Planning Commission meeting for approval of the Major Subdivision. This is a very long process. It is not clear what is still needed to be allowed to be scheduled for the Planning Commission meeting.
- Once the Planning Commission approves the project, engineering can be completed.
- After the engineering is completed, we will need to get DEC approval for the Water, Sewer and Stormwater systems. This will take several months.
- We will also apply for the City Grading Permit and the ROW (Public Facilities Transmission) permits.
- We will also need to develop a SWPPP plan and get the amount of the required bond from the City Engineering department.
- Once all that is done, we can start hiring contractors for the road construction.
- After the road construction, we survey the lots and will complete the Development Permit Application and the Subdivision Application for Final Plat.
- This will need to go to the Planning Commission for approval.
- Then, we can start building houses.

Project Budget Status:

2024	CBJ AHF	THRHA FUNDS
Land Acquisition	\$0	\$1,214,117.91
Environmental Review	\$0	\$19,993.48
Design	\$0	\$3,463.63*
Engineering	\$0	\$105,445.51
Construction	\$0	\$48,000.00
Other	\$259.50	\$13,237.52
TOTAL Funds Expended	\$259.50	\$1,404,258.05

This report reflects our commitment to transparency and keeping all stakeholders informed about the progress of the THRHA New Housing Construction Project. We look forward to the successful completion of this project, which will significantly contribute to addressing the housing needs in the Juneau community.



Jacqueline Pata
President/CEO
Tlingit Haida Regional Housing Authority

2.28.2025

Date

Attachment A

1. **Project Name:** Chilkat Vistas Tract A3 Apartments
2. **Project summary:** 48 Studio Apartment Units
3. **Progress Update:** The project is well underway. Two out of three buildings are up and dried in with interior work at various stages of completion. Foundation work has begun for the final building.
4. **Budget Status:** As of YE2024 just over \$1.1M in cash expenditures had been made and the project was running slightly under budget. We were able to enter firm pricing arrangements for ~80% of the project's non-direct labor costs prior to year end. The current business environment has become increasingly uncertain, but we expect that we will remain on budget as we complete the project in the 2nd half of this year.
5. **How funding from the JAHF has benefitted your project:** JAHF funding has reduced our financing costs and given us flexibility in our procurement strategy. Without this program it would not make business sense to develop a rental project at this time.
6. **Program feedback:** The program is an effective tool in that it stimulates construction of apartments, but in the long run it will distort the market. Assuming that some day the money runs out and this program ends, we would be very cautious about sanctioning additional rental projects until most of the subsidized loans have matured. We would not want to compete with subsidized projects. I'd expect that this also brings a chill to anyone considering purchasing a rental project that is unable to qualify for this subsidy. This program is great for those of us who can qualify for this funding, but it puts everyone else at a serious disadvantage. I think relaxing code and allowing increased density in existing developments along with tweaked JAHF programs that work better for adding units to existing properties would be a more equitable solution. If we could find a way to convert parking space to living space and create more walkable neighborhoods we would all be much better off in the long run.

Ridgeview Subdivision

JAHF Loan Annual Report

Executive Summary

Glacier Heights, LLC was awarded a \$1,200,000 loan based on Building A containing twenty-four (24) dwelling units. The loan was funded on August 4, 2023. Construction is expected to be completed mid-June 2024. The following is included in this report.

1. Budget and amounts Paid to Date.
2. Brochure with List Pricing (applicable to units that will be sold).
3. Loan benefits to the project.
4. Feedback.

Construction of Building A would have been incredibly difficult to move forward without the city's loan given the tough lending constraints due to higher interest rates and other specific challenges unique to the Juneau area. Therefore, the additional inventory will certainly help with the "stuck" housing market and provide options to improve housing.

Budget vs. Paid to Date

Attachment A provides the current project budget and amounts paid to date per line item.

List Pricing

Attachment B is the sales brochure with list prices per unit. These sales prices apply to the units that will be sold.

Loan Benefits

The inherent risks to developing housing are reasons to hesitate on any development; but the Juneau area present several additional risks that likely would have not been justified with the added risk of higher interest rates. The JAHF loan provided a reasonable buffer to these risks that justified moving the project forward. We likely would have hit pause or even cancelled the project without the loan.

Attachment A

Feedback

Our concerns and thoughts on how to improve the program largely hinge on the challenges and delays due to this loan being the first one granted to a for-profit developer. These concerns are likely no longer relevant since the terms and conditions of the contract have been set.

Attachment A

	ITEM	REVISED BUDGET Feb.	TOTAL PAID TO DATE	% COMP	BALANCE REMAINING
	CBJ GRANT				
	Land Purchase	\$3,500,000.00	3,500,000.00	100%	
(01)	General Conditions	\$1,025,000.00	911,200.00	89%	\$113,800.00
(01)	Airfair	\$113,270.00	110,896.98	98%	\$2,373.02
(01)	Housing	\$196,535.00	193,956.26	99%	\$2,578.74
(01)	Rental Car	\$0.00	482.66		(\$482.66)
(01)	Per Diem	\$57,800.00	35,339.44	61%	\$22,460.56
(01)	Shipping	\$230,000.00	206,061.70	90%	\$23,938.30
(01)	Equip/Scaffolding/Small Tools/Supplies ETC	\$601,700.00	528,904.81	88%	\$72,795.19
(02)	Timber Cruiser	\$12,240.00	12,240.00	100%	\$0.00
(03)	Concrete & Rebar	\$152,266.81	152,266.81	100%	\$0.00
(04)	Masonry Labor	\$95,744.15	71,956.94	75%	\$23,787.21
(05)	Metals Material	\$160,371.80	76,156.43	47%	\$84,215.37
(06)	Woods & Plastics Rough Carpentry	\$1,238,619.38	1,136,175.97	92%	\$102,443.41
(07)	Roofing, Siding Soffit & Fascia, Insulation	\$469,559.27	364,489.30	78%	\$105,069.97
(08)	Doors & Windows, Hardware	\$175,557.16	142,187.94	81%	\$33,369.22
(09)	Drywall, Paint, Flooring, Ceramic Tile	\$623,600.00	127,641.54	20%	\$495,958.46
(10)	Bathroom Accessories, Mailboxes, Signage	\$143,738.59	78,896.64	55%	\$64,841.95
(11)	Equipment Appliances, Janitor, Etc.	\$84,720.00	-	0%	\$84,720.00
(12)	Furniture, Artwork, Countertops	\$123,800.00	69,482.40	56%	\$54,317.60
(21)	Fire Suppression Labor/Materials	\$129,120.00	118,695.24	92%	\$10,424.76
(22)	Plumbing Labor/Materials	\$510,000.00	200,431.83	39%	\$309,568.17
(23)	HVAC Labor/Materials	\$385,542.00	287,247.75	75%	\$98,294.25
(26)	Electrical Labor/Materials	\$309,200.00	211,197.00	68%	\$98,003.00
(28)	Electronic Safety & Security Labor/Materials	\$88,129.61	-	0%	\$88,129.61
(31)	Earthwork	\$700,000.00	695,474.69	99%	\$4,525.31
(32)	Site Improvements	\$455,200.00	8,474.67	2%	\$446,725.33
(33)	Utilities	\$96,046.02	96,046.02	100%	\$0.00
	Construction Contingency	\$116,922.21	-	84%	\$116,922.21
	CM/GC Overhead	\$374,000.00	325,000.00	87%	\$49,000.00
	A&E Design Fees	\$203,000.00	174,935.45	86%	\$28,064.55
	Due Diligence Cost	\$0.00	25,000.00		(\$25,000.00)
	Enviromental TIA&MA	\$63,300.00	53,342.11	84%	\$9,957.89
	Insurance and Bonding	\$122,219.00	115,218.25	94%	\$7,000.75
	Permits	\$121,479.00	95,892.10	79%	\$25,586.90
	Developer Fee	\$361,000.00	332,000.00	92%	\$29,000.00
	Legal & Marketing	\$70,000.00	58,067.16	83%	\$11,932.84
	Property Taxes	\$17,320.00	4,372.66	25%	\$12,947.34
	Soft Cost Contingency	\$0.00	-		\$0.00
	Financing Cost (Lender Fees, Interest Reserve)	\$363,000.00	209,609.46	58%	\$153,390.54
	Construction Draw Fee		400.00		(\$400.00)
	Subtotal	13,490,000.00	10,729,740.21	80%	\$2,760,259.79



PROPERTY OVERVIEW

Discover the future of luxury living at **Ridgeview**. Nestled in the heart of Juneau, this **exciting** project is well underway, featuring **Impeccable craftsmanship, stunning design, and breathtaking natural surroundings**. Join us in creating a new chapter of elevated living in this vibrant community, where every detail reflects our commitment to excellence. Welcome to Ridgeview Alaska, where the future of your dream home awaits!

Location Details

- Schools:**
- Harborview Elementary School
 - Dzantik'i-Heeni-Middle-School
 - Thunder Mountain High School

- Hospital:**
- Bartlett Hospital

- Airport:**
- Juneau International Airport

DRIVING DISTANCE

- Airport - **2min**
- Bartlett Hospital - **10min**
- Mendenhall Glacier - **10min**
- Downtown Juneau - **10min**
- Alaska State Capitol - **10min**
- Auke Bay - **10min**
- Fred Meyer - **1min**
- Eaglecrest Ski Resort - **25min**
- Mendenhall Golf Course - **5min**

AREA HIGHLIGHTS

- ✓ Bartlett Hospital
- ✓ Mendenhall Glacier
- ✓ Eaglecrest Ski Resort
- ✓ Whale Watching
- ✓ Fine Dining
- ✓ Downtown Juneau
- ✓ World-Class Fishing
- ✓ Access to Public Transport





1 BEDROOM UNITS

Discover the upscale charm of our 1-bedroom units, where high ceilings and sleek quartz countertops blend to create a luxurious living experience. Enjoy stunning views of the ocean and mountains that frame your everyday scenery, with the added benefit of being just a stone's throw away from all that Juneau has to offer. Our 1-bedroom units are equipped with top-tier amenities like tankless water heaters and commercial-grade A/C, and are bathed in natural light from large windows, situating you in a vibrant and ideally located community.

Overview



1

Bedroom



1

Bathrooms



Open Concept

Kitchen/Living



Optional

Garage



623

Sq Ft.



2024

Year Built

Additional Features

Premium Features

- Elevated Ceilings for an Expansive Feel
- Naviant Tankless Water Heaters
- Energy Saving A/C and Heater
- Luxury Vinyl Plank Waterproof Flooring
- Sleek Quartz Countertops
- Smart WiFi-Enabled Entry Locks
- Expansive, Light-Filled Windows
- LED Recessed Lighting for a Modern Glow
- Premium Tyvarian Shower Surrounds
- Exclusive Upper-Level Private Decks
- Designer-Selected Doors and Cabinetry

Kitchen (Electrolux Frigidaire):

- State-of-the-Art Electrolux Appliances
- Refrigerator with Integrated Ice Maker
- Sleek, Efficient Dishwasher
- Gourmet Gas Stovetop
- Precision Gas Oven
- Streamlined Above-Range Microwave
- Washer/Dryer Hookups (Electric?)

Noise Control:

- Advanced Triple-Layer Floor System
- Dual-Layer Soundproof Sheetrock
- Dedicated Sound Channeling
- Enhanced Insulation for Optimal Quietness

Other:

- Stylish Raised Bar Behind Sinks
- Pre-wiring for Elegant Bedroom Fans
- Bidet-Ready Toilet Wiring
- Under-Cabinet Ambient Lighting
- Integrated Fire Suppression System
- Solid-Core Security Entry Door
- Spacious Walk-In Master Closet
- Energy-Efficient Dual Pane Low-E Windows
 - Horizontal Slide with latch
- Convenient Garbage Disposal
- Optional Dedicated Private Garage
- Optional Secure Personal Storage Space



STARTING AT

\$375K

See price sheet for individual breakdowns



2 BEDROOM UNITS

Discover the expansive elegance of our 2-bedroom condos, where additional space meets modern sophistication. Ideal for those who require more room to breathe, these condos offer a perfect blend of luxury and practicality. Their generous layout provides ample space for living, working, and relaxing, making them an exceptional choice for a richer, more comfortable lifestyle. With stunning views and a prime location near Juneau's attractions, these condos are not just a residence, but a gateway to a life of style and convenience.

Overview



2

Bedroom



2

Bathrooms



Open Concept

Kitchen/Living



Optional

Garage



923

Sq. Ft.



2024

Year Built

Additional Features

Premium Features

- Elevated Ceilings for an Expansive Feel
- Naviant Tankless Water Heater
- Energy Saving A/C and Heater
- Luxury Vinyl Plank Waterproof Flooring
- Sleek Quartz Countertops
- Smart WiFi-Enabled Entry Locks
- Expansive, Light-Filled Windows
- LED Recessed Lighting for a Modern Glow
- Premium Tyvarian Shower Surrounds
- Exclusive Upper-Level Private Decks
- Designer-Selected Doors and Cabinetry

Kitchen (Electrolux Frigidaire):

- State-of-the-Art Electrolux Appliances
- Refrigerator with Integrated Ice Maker
- Sleek, Efficient Dishwasher
- Gourmet Gas Stovetop
- Precision Gas Oven
- Streamlined Above-Range Microwave
- Washer/Dryer Hookups (Electric)

Noise Control:

- Advanced Triple-Layer Floor System
- Dual-Layer Soundproof Sheetrock
- Dedicated Sound Channeling
- Enhanced Insulation for Optimal Quietness

Other:

- Stylish Raised Bar Behind Sinks
- Pre-wiring for Elegant Bedroom Fans
- Bidet-Ready Toilet Wiring
- Under-Cabinet Ambient Lighting
- Integrated Fire Suppression System
- Solid-Core Security Entry Door
- Spacious Walk-In Master Closet
- Energy-Efficient Dual Pane Low-E Windows
 - Horizontal Slide with latch
- Convenient Garbage Disposal
- Optional Dedicated Private Garage
- Optional Secure Personal Storage Space



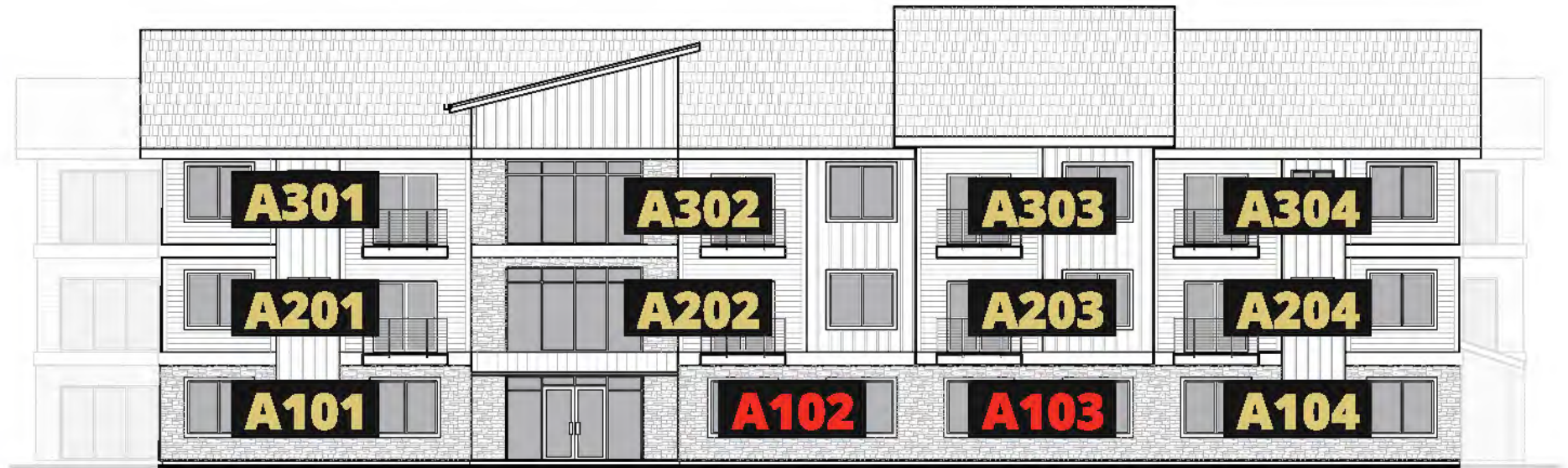
STARTING AT

\$495K

See price sheet for individual breakdowns

AVAILABLE UNITS

FRONT ELEVATION
OCEAN VIEW



CALL OR TEXT
907.885.0290

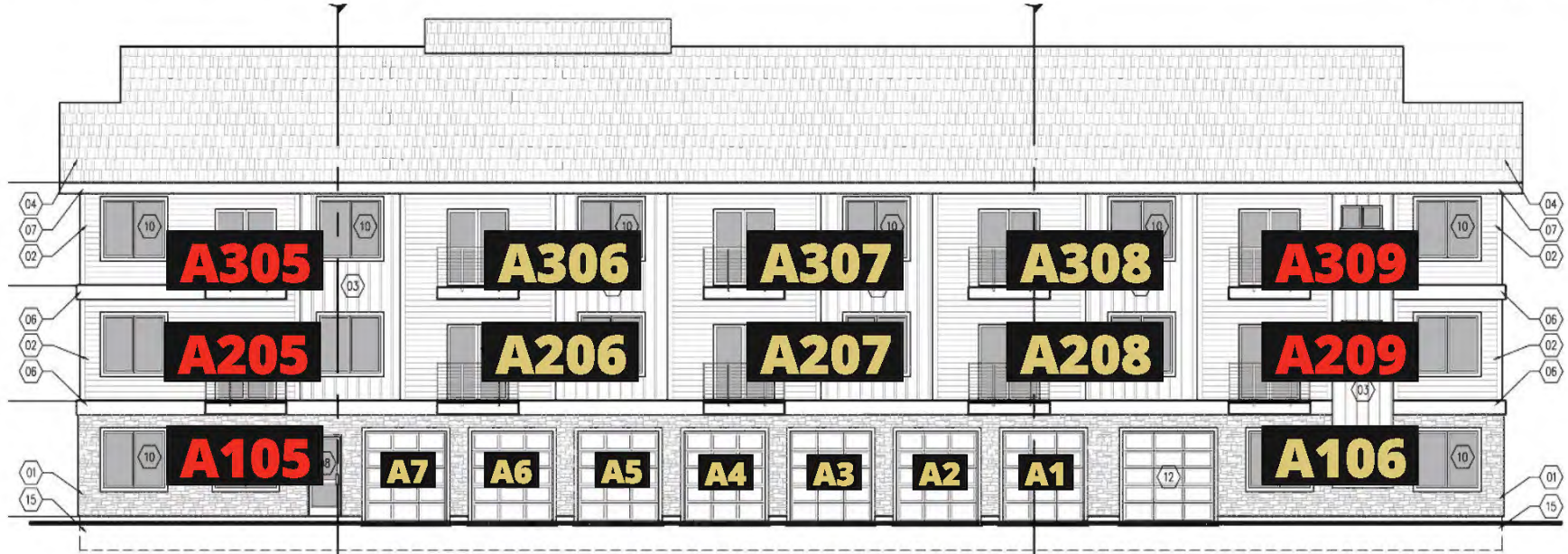
**PENDING
SOLD**

UNIT #	LOCATION	BEDROOM LAYOUT	AREA	UNIT PRICE
A101	SW CORNER	2 BEDROOM	911 SF	\$ 495,500
A102	SOUTH/WEST/LOBBY	1 BEDROOM	697 SF	\$ 386,800
A103	SOUTH/EAST	1 BEDROOM	697 SF	\$ 375,200
A104	SE CORNER	2 BEDROOM	911 SF	\$ 495,500
A201	SW CORNER	2 BEDROOM	911 SF	\$ 505,600
A202	SOUTH/WEST	1 BEDROOM	1,006 SF	\$ 530,400
A203	SOUTH/EAST	1 BEDROOM	742 SF	\$ 395,300
A204	SE CORNER	2 BEDROOM	911 SF	\$ 505,600
A301	SW CORNER	2 BEDROOM	911 SF	\$ 520,800
A302	SOUTH/WEST	1 BEDROOM	1,006 SF	\$ 569,500
A303	SOUTH/EAST	1 BEDROOM	742 SF	\$ 415,900
A304	SE CORNER	2 BEDROOM	911 SF	\$ 520,800

Pricing and availability are subject to change.

Attachment A AVAILABLE UNITS

REAR ELEVATION
FOREST VIEW



CALL OR TEXT
907.885.0290

SOLD

SOLD

SOLD

SOLD

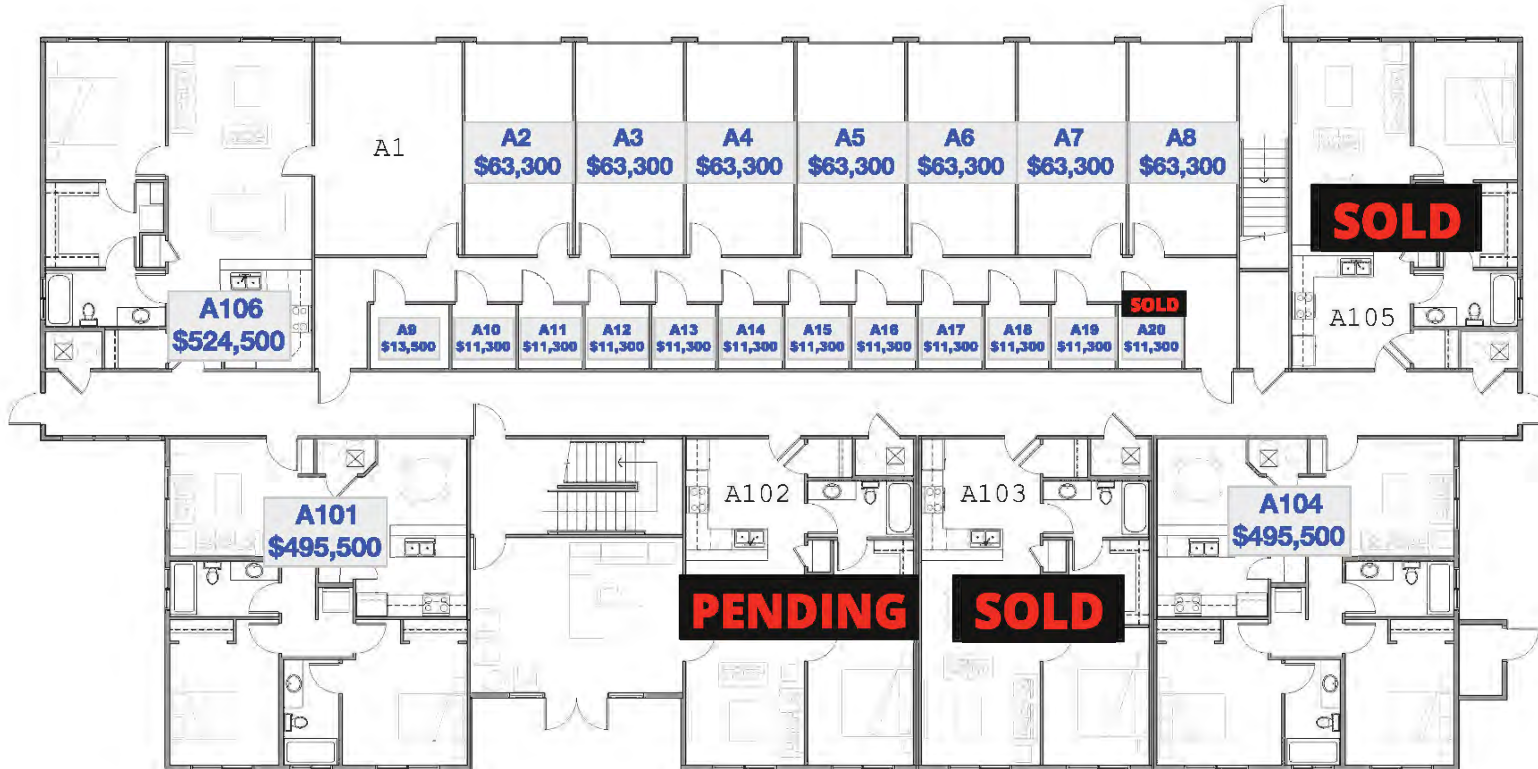
SOLD

UNIT #	LOCATION	BEDROOM LAYOUT	AREA	UNIT PRICE
A105	NE CORNER	1 BEDROOM	697 SF	\$ 379,100
A106	NW CORNER W/GARAGE	1 BEDROOM	819 SF	\$ 524,500
A205	NE CORNER	1 BEDROOM	827 SF	\$ 459,000
A206	NORTH/EAST	1 BEDROOM	819 SF	\$ 422,700
A207	NORTH/CENTER	1 BEDROOM	819 SF	\$ 422,700
A208	NORTH/WEST	1 BEDROOM	819 SF	\$ 422,700
A209	NW CORNER	2 BEDROOM	1,011 SF	\$ 561,100
A305	NE CORNER	1 BEDROOM	827 SF	\$ 468,200
A306	NORTH/EAST	1 BEDROOM	819 SF	\$ 459,100
A307	NORTH/CENTER	1 BEDROOM	819 SF	\$ 459,100
A308	NORTH/WEST	1 BEDROOM	819 SF	\$ 459,100
A309	NW CORNER	2 BEDROOM	1,011 SF	\$ 577,900

Pricing and availability are subject to change.

Attachment A PRICE LIST

1ST FLOOR



A MAIN LEVEL FLOOR PLAN



SCHOLZ ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
681 WEST 54TH AVENUE, SUITE 200, JUNEAU, AK 99801
BUS: 907.586.2300 FAX: 907.586.2300



RIDGEVIEW ONE - TYPE B
ALASKA
JUNEAU
MAIN LEVEL FLOOR PLAN

NOTES:
1. 3/15/23
2. March 7, 2023
3. 22-016
4. A11_RV_FPI

REVISION	DATE
1. REVISED R1	3/15/23
2. REVISED R2	3/15/23
3. REVISED R3	3/15/23
4. REVISED R4	3/15/23



Attachment A PRICE LIST

2ND FLOOR



SECOND LEVEL FLOOR PLAN



SCHOLZ ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
681 WEST 5TH AVENUE, SUITE 200, JUNEAU, ALASKA 99801
PHONE: 907.586.2300 FAX: 907.586.2300



RIDGEVIEW ONE - TYPE B
JUNEAU, ALASKA
SECOND LEVEL FLOOR PLAN

NOTES:
1. 3/15/23
2. March 7, 2023
3. 22-016
4. A12_RV_FPD

REVISION	DATE
REVISION #1	3/15/23
REVISION #2	3/15/23
REVISION #3	3/15/23
REVISION #4	3/15/23





THIRD LEVEL FLOOR PLAN



SCHOLZ ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
681 WEST 54TH AVENUE, SUITE 200, ANCHORAGE, ALASKA 99503
PHONE: 907.562.3300 FAX: 907.562.3300



RIDGEVIEW ONE - TYPE B
JUNEAU
ALASKA
THIRD LEVEL FLOOR PLAN

NOTES:
1. 3/15/21-1-0
2. March 7, 2023
3. 22-016
4. A13_RV_FFP3

REVISION	DATE
REVISION #1	3/22/23
REVISION #2	3/22/23
REVISION #3	3/22/23
REVISION #4	3/22/23



**PENDING
SOLD**

SOLD

SOLD

SOLD

SOLD

SOLD

UNIT #	LOCATION	BEDROOM LAYOUT	AREA	UNIT PRICE
A101	SW CORNER	2 BEDROOM	911 SF	\$ 495,500
A102	SOUTH/WEST/LOBBY	1 BEDROOM	697 SF	\$ 386,800
A103	SOUTH/EAST	1 BEDROOM	697 SF	\$ 375,200
A104	SE CORNER	2 BEDROOM	911 SF	\$ 495,500
A105	NE CORNER	1 BEDROOM	697 SF	\$ 379,100
A106	NW CORNER W/GARAGE	1 BEDROOM	819 SF	\$ 524,500
A201	SW CORNER	2 BEDROOM	911 SF	\$ 505,600
A202	SOUTH/WEST	1 BEDROOM	1,006 SF	\$ 530,400
A203	SOUTH/EAST	1 BEDROOM	742 SF	\$ 395,300
A204	SE CORNER	2 BEDROOM	911 SF	\$ 505,600
A205	NE CORNER	1 BEDROOM	827 SF	\$ 459,000
A206	NORTH/EAST	1 BEDROOM	819 SF	\$ 422,700
A207	NORTH/CENTER	1 BEDROOM	819 SF	\$ 422,700
A208	NORTH/WEST	1 BEDROOM	819 SF	\$ 422,700
A209	NW CORNER	2 BEDROOM	1,011 SF	\$ 561,100
A301	SW CORNER	2 BEDROOM	911 SF	\$ 520,800
A302	SOUTH/WEST	1 BEDROOM	1,006 SF	\$ 569,500
A303	SOUTH/EAST	1 BEDROOM	742 SF	\$ 415,900
A304	SE CORNER	2 BEDROOM	911 SF	\$ 520,800
A305	NE CORNER	1 BEDROOM	827 SF	\$ 468,200
A306	NORTH/EAST	1 BEDROOM	819 SF	\$ 459,100
A307	NORTH/CENTER	1 BEDROOM	819 SF	\$ 459,100
A308	NORTH/WEST	1 BEDROOM	819 SF	\$ 459,100
A309	NW CORNER	2 BEDROOM	1,011 SF	\$ 577,900
1 - 7	GARAGE UNITS		211 SF	\$ 63,300
1 - 12	STORAGE UNITS		38 SF	\$ 11,300

Pricing and availability are subject to change.

Attachment B: FY2025 Income Limits and Rental Limits

City and Borough of Juneau Income Limits for 2025 (effective 4/1/25)

4-person AMI \$128,700

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	\$27,030	\$30,900	\$34,740	\$38,610	\$41,700	\$44,790	\$47,880	\$50,970
60% AMI	\$54,060	\$61,800	\$69,480	\$77,220	\$83,400	\$89,580	\$95,760	\$101,940
80% AMI	\$72,080	\$82,400	\$92,640	\$102,960	\$111,200	\$119,400	\$127,600	\$135,920
100% AMI	\$90,100	\$103,000	\$115,800	\$128,700	\$139,000	\$149,300	\$159,600	\$169,900
120% AMI	\$108,120	\$123,600	\$138,960	\$154,440	\$166,800	\$179,160	\$191,520	\$203,880

Source: HUD User Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html

City and Borough of Juneau Rental Limits for 2025 (effective 4/1/25)

Bedrooms (People)	Fair Market Rent	30% AMI	60% AMI	80% AMI	100% AMI	120% AMI
Efficiency	\$1,202	\$675	\$1,351	\$1,802	\$2,252	\$2,703
1 Bedroom	\$1,336	\$724	\$1,448	\$1,931	\$2,412	\$2,896
2 Bedrooms	\$1,753	\$868	\$1,737	\$2,316	\$2,894	\$3,474
3 Bedrooms	\$2,456	\$1,003	\$2,007	\$2,677	\$3,346	\$4,015
4 Bedrooms	\$2,544	\$1,119	\$2,239	\$2,986	\$3,732	\$4,479

Source: HUD User Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html