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May 2, 2024

MEMO

To: Chair Hale & the Committee of the Whole
Through: Katie Koester, City Manager
From: Joseph Meyers, Housing & Land Use Specialist

RE: Juneau Affordable Housing Fund Guidelines

The Juneau Affordable Housing Fund resolution was discussed at the following meetings:

- At the COW on [January 29, 2024](#), staff were directed to bring forward a resolution that would formalize the JAHF guidelines;
- At the Lands, Housing, & Economic Development Committee on [March 11, 2024](#), the resolution was introduced. The LHED committee forwarded to the COW with two conceptual amendments to ensure specific priorities are included in the guidelines.

Priorities: The Lands, Housing & Economic Development committee wanted to make sure that the following two priorities were included in the final resolution:

1. Prioritize housing in Downtown Juneau; and
2. Prioritize low-income, permanently affordable projects over workforce housing projects.

Each of these priorities has been included in the Juneau Affordable Housing Fund guidelines since 2018 and utilized during project review by the committee. (Attachment A: Scoresheet). Specific language on these priorities has been added to the resolution to make these priorities clearer.

Recommendation: Forward Resolution 3022 with recommended changes from the Lands Housing and Economic Development Committee to the Assembly for introduction.ⁱ

ⁱ 2024 JAHF Timeline (tentative for Round 4)

April 15, 2024: CDD staff presented update on program and awards to LHED

June 3, 2024: Assembly passes budget (AHF currently funded at \$2.64M in manager's budget)

July 15, 2024: Application period opens; public information meeting held for interested applicants in July

August 26, 2024: Application period closes

September 16 – October 7, 2024: Committee review and ranking of projects

November 4, 2024: Committee reports on projects recommended for funding to LHED

December 2, 2024: Full Assembly approves essential terms and conditions of loan agreements to borrowers

January 2025: Assembly approval of ordinances created for grants and loans

January to April 2025: Staff to put in place grant and loan agreements with awardees