

Goal A: Continue aggressive use of the Affordable Housing Fund, tax abatement, and other incentives

Summary: By providing financial options for developers of housing to stimulate housing development and increase the housing supply

| Action # | Implementing Actions (How do we get there?) | Status | Completed | Summary | Relevant documents |
|----------|---|---------|----------------|--|--|
| A1 | JAHF – Determine Round Five funding amount | Ongoing | Annual process | Determine the Round 5 funding amount in April/May 2025 during the CBJ budget process; Round 4 requests were \$5.8, Round 3: \$6.3 million. | |
| A2 | Address Rehabilitation Program Opportunities for downtown, borough-wide | Ongoing | | A few targets have been identified. At least one property Downtown will receive funding to rehabilitate the structure and create housing (220 Front Street; Round 4 of the JAHF). Bergmann Hotel has expressed interest in JAHF funding and will be applying for Round 5 of the Juneau Affordable Housing Fund in 2025 | |
| A3 | Tax-abatement: Monitor the impact of senior assisted living, downtown, and high-density tax abatement programs and consider expanding to other targets | Ongoing | | Riverview Senior Living to begin receiving tax abatement Jan. 1, 2023, for 12-years. Interest indicated for future projects. | ORD2022-042 |
| A4 | Public-Private-Partnerships | Ongoing | | Housing Action Plan suggests multiple PPP attempts per year and tracking them; Riverview Senior Living project is operating; Pederson Hill land agreement with Tlingit-Haida Regional Housing Authority; Much discussion of community land trusts as an affordable way to allow people to enter the housing market; would like to see a proposal to the housing fund for something like this | |
| A5 | JAHF – Identify dedicated revenue sources | Ongoing | | Current: 1% tax allocation, Assembly allocation; Hotel-bed taxes included, repayment of loans and interest where applicable; Ridgeview repayment began in January 2025 | |
| A6 | JAHF: Determine whether priorities/criteria need adjusting | Ongoing | | Round Four is wrapped up; worked with manager, law, risk, CDD, and Finance to streamline the process; loans are on track for disbursement; currently in contract phase; Adjustment to guidelines is possible | |
| A7 | 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. | 100% | | Guidelines and terms of loans were discussed with staff working group in early 2024. All loans are templates with standard terms; cannot be changed unless overridden by manager or Assembly. Standard terms include 20% of units affordable at 80% AMI for ten years or the life of the loan. Applications not meeting this criteria will not be accepted. | JAHF Program Description and Guidelines |
| A8 | Accessory Apartment Incentive Grant Program (ends June 30, 2023): ADU Grant Program in approval process (Now called the ADU Grant Program) | 100% | | Two-tier program recommended at LHEDC on 04/24/2023 and COW on 05/22/2023 and 06/26/2023: Tier 1: approved on 08/21/2023. Tier 2: Not approved. Staff believes that the entire program should issue grants of \$50k per unit in exchange for not renting as an STR; CBJ has tools to track STRs | CDD – Services – Grants – Accessory Dwelling Unit Grant Program – City and Borough of Juneau |
| A9 | Mobile Home Loan Down Payment Assistance Program | 100% | | Updated in August 2024. \$20,000 match and tiered income limits; renamed Manufactured Home Down Payment Assistance program | Mobile Home Down Payment Website |
| A10 | JAHF: Determine if competition should remain annually or semiannually | 100% | | Running annually; round 4 is concluding December 2024. No staff capacity to run more than once a year. To prepare and execute funding round takes approximately 6 months with an additional 2-3 months in preparation and guideline review/update, contract negotiation, and payment. | |

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

| Action # | Implementing Actions (How do we get there?) | Status | Completed | Summary | Relevant documents |
|----------|---|---------|-----------|--|--|
| B1 | Pederson Hill: Determine cost estimates for "moving up the hill" | 35% | | Lands & Engineering hired a consultant to design and provide cost estimates to connect Karl Reishus Blvd to Hamilton Street. Over the next year the Assembly will review options for this development | |
| B2 | Pursue Public-Private Partnerships (RFP/competitive bid packages): Land Banking strategy of purchasing property and or units for redevelopment of workforce housing | Ongoing | | Public-Private Partnership and land disposal to JG Construction is underway and the Assembly has required housing units be built within a certain timeframe. Over the next year this will be finalized and used as a template for future partnerships and disposals. | |
| B3 | Community land trusts: Learn more about and engage community in developing these | Ongoing | | Further vet and prioritize these suggested ideas for other "lands" projects. A community land trust could apply for funding through the JAHF; there has been public outreach regarding these types of housing trusts with minimal success | |
| B4 | 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. CBJ recently completed the rezone of seven parcels of land for potential housing; no plans are currently underway to develop these parcels | |
| B5 | Analyze state and vacant lands / subdivisions for acquisition | 75% | | CBJ recently rezoned 300+ acres of land to increase potential for disposal | 2006 Buildable Lands Study |
| B6 | Second/Franklin: Apply similar process to Vintage Park: Decide what should go there and then RFP | 50% | | The State of Alaska will not sell adjacent parking lot; staff should begin RFP process to develop a mixed-use project on site without the adjacent lot | |

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| Further “CBJ develop and sell” efforts | | 50% | | Further vet and prioritize these suggested ideas for other “lands” projects: Update Implementation plan. Project Manager for Auke Bay property and access study funding; Ord adopted to dispose of Pederson Hill Phase 1B and 1C to the THRHA, over the next year the Assembly will receive progress reports from THRHA on their progress and the Assembly will review potential alignments for connection of Pederson Hill to Hamilton street. | |
| B7 | | | | | |
| B8 | Telephone Hill: Engage in planning to answer these questions: What is the vision? What kind of housing/use provides the maximum public good? | 100% | | This phase of the Telephone Hill project is complete. Over the next year the Assembly will determine the next steps to take in order to redevelop Telephone Hill. In the next few weeks an RFI will be published with the intention of providing the assembly with more data and options for how to proceed. data will include potential subsidies that are needed to facilitate redevelopment. | |
| B9 | Pederson Hill: Rezone | 100% | | Property was rezoned to D10 at the Regular Assembly Meeting on January 6, 2025. | |
| B10 | Telephone Hill: Hire project manager for land redevelopment study | 100% | | Hired: First 40 Feet, they completed their portion of the work | |
| B11 | Telephone Hill: Potential rezone | 100% | | This property is already properly zoned for desired development | |
| B12 | Pederson Hill: Determine vision for what community/assembly wants to see there | 100% | | Assembly adopted Ordinance to dispose of Pederson Hill Phase 1B and 1C to THRHA for housing | |
| 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 | |
| Action # | Implementing Actions (How do we get there?) | Status | Completed | Summary | Relevant documents |
| C1 | Incentivize tiny homes/manufactured home villages/senior 1-story housing | 0% | | A project like this could apply for the Juneau Affordable Housing Fund Ord 2025-15 which includes a rewrite of the ADU code was introduced by Assembly on 3FEB25, discussed by Planning Commission on 25FEB25, expected to return to the Assembly for consideration of adoption in April | ORD2021-21 (draft), AME2018-01 |
| C2 | Accessory Dwelling Unit Ordinance | 50% | | | |
| C3 | Increase density wherever possible by setting minimums and rewarding maximums | 50% | | Ord 2025-15 does not increase density but has an element that “unlocks” available buildable area by increasing the number of multifamily units that can be built without a conditional use permit (whether this is no limit, or a specific number limit is yet to be seen...); Ord 2025-15 also proposes a mechanism that allows for a ministerial upzoning of transition (T) zoned parcels which greatly streamlines the density increase in predetermined areas when water and sewer resources are extended to serve the them. | Chapter 49.35 ORD2022-50; AME2023-0003 |
| C4 | Consider making CBJ 49.35 - Public and Private Improvements variable | 50% | Pending | | |
| C5 | Title 49: Chapter 35 Short-term fixes | 50% | Pending | Ord 2025-15 consists of short term fixes related to housing, permitting, and interpretation. A second wave of amendments is under development. At the same time, staff is working on a full technical rewrite of Title 49 that will restructure the document to make it more user friendly | |
| C6 | Update land use code to facilitate better regulation of STR's | 50% | | | |
| C7 | Hazard mapping and regulations | 100% | | ORD2023-18(am) adopted December 11, 2023. Not directly applicable, but the update of the Hazard Mitigation Plan began in January 2025 in collaboration with T&H. We are aiming to complete the plan in July/August timeframe. Avalanche zones are currently regulated by Title 49 | ORD2023-18(am) |
| C8 | STR: Register and define short-term rental policy; Create a STR permit to gather more data | 100% | | See C6 | ORD2022-06(b)(B); |
| C9 | Streams ordinance (anadromous waterbodies) | 100% | | Adopted July 10, 2023: ORD2023 0029 | ORD2023-29; AME17-01 |
| Goal D: Evaluate and revise current CBJ 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 | |
| Action # | Implementing Actions (How do we get there?) | Status | Completed | Summary | Relevant documents |
| D1 | Evaluate options/cost to bring on more lands staff | 100% | | Deputy Lands and Resources Manager position has been vacant since 2020. Brought to 11/2/2024 LHED Meeting. Position posted on Feb. 12, 2025 and is open until filled | 2006 CBJ Lands Buildable Sites Criteria and Results |
| D2 | Explore streamlined alternatives to make changes to Title 49 with the idea of lightening loads, not removing authority | 50% | | Ord 2025-15 contains some initial streamlining measures that rely on existing rules and development standards while reevaluating thresholds for conditional use permits | |
| D3 | Purchase and implement new Permitting software | 75% | | In progress; tentative launch in September 2025. | RFP #24-139 |

| D4 | 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 component | 100% | | CDD has three programs to "fast-track" building permits, however none have an affordability component; it is difficult to fast-track large projects because of the large number of inputs and process control required | Outline document on request |
|---|---|---------|----------------|--|---|
| Goal E: Reduce barriers to downtown housing development | | | | Summary: There are a number of properties downtown that are suitable for additional dwelling units | |
| Action # | Implementing Actions (How do we get there?) | Status | Completed | Summary | Relevant documents |
| E1 | Purchase properties to put into competitive bid process to get concessions that further housing goals: Similar to Riverview assisted living | 0% | | Decide what the City would like to be constructed there and then draft an RFP Housing Fund recommendation for Gross Alaska Building downtown | |
| E2 | Second/Franklin: Apply similar process as Vintage Park | 50% | | | |
| E3 | Develop and implement Upstairs Downtown program | 25% | | | |
| E4 | Second/Franklin: Approach state about acquiring 2nd and Gold | 100% | | CBJ will not be acquiring this parcel | |
| E5 | Reduction or elimination of parking requirements downtown | 100% | 4/25/2022 | Ord 2025-15, as currently proposed, would remove parking requirements from virtually all existing downtown residential parcels for ADUs | ORD2022-01(b) |
| E6 | Created downtown tax abatement program | 100% | 3/1/2021 | | ORD2021-01(c)(am) |
| 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. | |
| Action # | Implementing Actions (How do we get there?) | Status | Completed | Summary | Relevant documents |
| F1 | Evaluate Tax Increment Financing (TIF) districts | 15% | | Manager's Office is evaluating for HESCO barrier project; if successful could use for other projects | |
| F2 | CBJ requirement to register rental property and have 24-7 reachable point of contact | 50% | | See C6 | |
| F3 | Properties transferred incrementally to developers | Ongoing | Ongoing | Lena Point, Renninger, Pederson Hill; possibly other lands through recent rezones | |
| F4 | Update housing needs assessment and housing plan metrics | 90% | Ongoing annual | 10/2022 JEDC Report to COW; Housing Action Plan updates https://juneau.org/community-development/grants-housing-action-plan ; 2023 JEDC Economic Indicators | |
| F5 | Make a downtown area plan and set a goal for number of residential units desired downtown | 100% | | Blueprint Downtown adopted into the Comprehensive Plan on 6 January 2025; Downtown Housing Inventory Story map created 2019. Also, upstairs downtown identified possible units: https://cbj-gis.maps.arcgis.com/apps/MapSeries/index.html?appid=ae2e246bac564acd8188a2fa67f30ed3 ; BPDT identifies the possibility for up to 110 additional dwelling units downtown (page 124) excluding MU zoning which has no density maximum, height limit, or setbacks. The number of units that could potentially be developed given this zoning cannot be accurately estimated. | |
| F6 | Reinstate code enforcement officer | 100% | | | |
| 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=ccad49cd1fff4cbaa25dd0dcf5c030fc |
| F8 | Adopt Housing Action Plan | 100% | 12/19/2016 | Adopted as resolution in 2016 | Resolution 2780 |
| F9 | Create a Housing Trust Fund | 100% | 7/19/2010 | Created the Juneau Affordable Housing Fund | ORD2010-11(G)(b) |
| F10 | Full-time housing staff | 100% | 8/15/2022 | One full-time Senior planner with housing and land use specialization; works within CDD on housing issues related to Title 49 as well as planner specific duties not directly related to housing | N/A |
| F11 | Parking minimum reduction and elimination downtown | 100% | 4/25/2022 | See E5 | ORD2022-04(b) |