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## MEMORANDUM

**DATE:** 09/18/2023

**TO:** Alicia Hughes-Skandijs, Chair of the Lands, Housing, and Economic Development Committee

**FROM:** Joseph Meyers, Senior Planner, Housing & Land Use Specialist and Scott Ciambor, Planning Manager

**SUBJECT:** Housing Alaskans Data and Housing Progress Tracker, and Housing Development Background for 2<sup>nd</sup> and Franklin Property

This memo and packet include information on recent housing activities.

### **Housing Alaskans Data**

Housing Alaskans, a statewide public-private partnership that also functions as the state Housing Trust, provided a 2023 Housing Data report prepared by Agnew::Beck Consulting at the recent Alaska Housing Summit.

Findings in the report are comparable to those in the 2016 CBJ Housing Action Plan that noted in regards to housing development that Juneau has a “stuck market” and CBJ would need to utilize its resources to encourage the creation of the housing that it needs.

Staff want to highlight slide #24 of the 2023 Housing Data report that shows *the gap between development cost and rents that prevents new housing from being built*. A similar gap has been well-documented in Juneau over time.

- 1980 Multi-Family Feasibility study;
- 1990’s Multi-Family development loan program;
- 2014 Juneau Economic Development Plan;
- 2016 Housing Action Plan;
- Previous Affordable Housing Commission meetings; and
- 2018 Eagle Rock Ventures testimony on 2<sup>nd</sup> and Franklin proposal

## Housing Progress Tracker Update

To answer the question on how the CBJ has addressed *the gap between development cost and rents* to encourage housing development, the Housing Progress Tracker provides the details. The tracker was introduced at the [February 17, 2023 LHED committee meeting](#).

Key highlights since the last tracker update in February 2023 include:

- Creation of the “[Inventory of Vacant and Underdeveloped Properties within the Urban Service Area](#)” map;
- Accessory Dwelling Unit Grant Program updated to offer greater funding amounts (\$13,500);
- Juneau Affordable Housing Fund Round 3 currently out for competition at \$1.1 million;
- Sale of a portion of Pederson Hill to Tlingit Haida Regional Housing Authority (THRHA);
- Riverview Senior Housing operational and will use tax abatement starting January 1, 2024;
- Short Term Rental registration program and database created to start on October 1, 2023;

## Juneau Affordable Housing Fund Project Update

Round	Project Name	Organization	Description	Status
1	Channelview	Saint Vincent de Paul	\$50,000 grant for repair and preservation of facility fire suppression system	Complete
1	Glory Hall Renovation	The Glory Hall	\$350,000 grant to convert Glory Hall into seven (7) apartments; Six (6) efficiency units and one one-bedroom unit	Building permit issued on 06/06/2023; update due on 3/31/2024
1	Teal Street 1	Saint Vincent de Paul	\$50,000 grant for preservation and rehabilitation of the Teal Street Shelter and Hillview Apartments	Complete
1	Cordova Street Apartments	AWARE	\$150,000 grant: First request for funding. Seven (7) SRO units	Complete; grand opening occurred on 9/8/2023
1	Gastineau Lodge Apartments	Gastineau Lodge Apartments, LLC	\$700,000 loan for a 72-unit apartment building on Gastineau Avenue	Received partial funding; CUP scheduled for Oct. 24 Planning Commission. Update due 3/31/2024
2	Ridgeview	Glacier Heights, LLC dba Glacier Heights Juneau, LLC	\$1.2 million loan for the first 24 units of a potential 444 unit development	Received funding for construction; update due 3/31/2024
2	Kowee Phase 1	THRHA	\$500,000 grant for partial funding toward construction of ten single-family dwelling units reserved for buyers making less than 80% AMI	Funding provided; update due on 3/31/2024
2	Cordova Street Apartments	AWARE	\$200,000 grant: Second request for funding. Seven (7) SRO units	Complete; grand opening occurred on 9/8/2023

2	Teal Street 2	St Vincent de Paul	\$100,000 for Teal Street Shelter modernization and fire escape installation	Funding provided; update due 3/31/2024
2	Forget-Me-Not Manor Phase 3	Housing First	\$1 million for 21 units of permanent supportive housing	Update due 3/31/2024
<b>Round 3 In Progress: Applications Due September 17, 2023</b>				

*Status of the Fund*

In the FY23 budget, the JAHF fund balance is approximately \$1.4 million with \$1.1 million allocated for the Round 3 competition.

Additions to the Fund in FY24 include \$500K/year for the next five years from 1% sales tax collection. Returns from current workforce housing development loans not expected until January 2026. Some payments may resume sooner depending on the progress of each project.

The Assembly will receive a status report on all projects in April 2024 to help with future budget funding decisions and to set the Round 4 competition allocation amount.

**Attachments:**

- Housing Alaskans Data
- Housing Progress Tracker Update
- CBJ Housing Programs Flyer