

Action #	Implementing Actions (How do we get there?)	Status	Completed	Comments	Relevant documents
Goal A: Continue aggressive use of the Affordable Housing Fund, tax abatement, and other incentives					
Summary: Providing financial options for developers of housing to stimulate housing development and increase the housing supply					
A1	JAHF: Determine whether priorities/criteria need adjusting	75%	Ongoing	Round Three open. There have been some minor refinements to the application criteria including a 25-page limit to support an efficient review process. Other changes can be made at conclusion of funding round in preparation for Round IV	
A2	JAHF: Determine if loan terms for private developers should be clarified in guidelines.	0%		Seeking to move this forward for a Round IV competition	
A3.1	JAHF suggestions: a) Pre-development loan: add funding cap of \$250K; \$500K w/acceptable collateral determined (that includes x,y,z)	50%		10% funding cap exists on renovation projects; assess other funding caps for Round IV	
A3.2	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.	0%		Assess for Round IV	JAHF Program Description and Guidelines
A5	JAHF – Identify dedicated revenue sources	0%		Current: 1% tax allocation, Assembly allocation; Potential: bed tax, STR license fees?	
A6	Assess Accessory Apartment Grant Program, Mobile Home Down Payment Assistance Program and determine if kept, modified, or eliminated	50%		ADU Grant Program is undergoing changes; may discontinue the Mobile Home Down Payment Assistance Program	
A7	Accessory Apartment Incentive Grant Program (ends June 30, 2023): ADU Grant Program in approval process	75%		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: Additional discussion on Tier 2 PENDING	CDD – Services – Grants – Accessory Dwelling Unit Grant Program – City and Borough of
A8	Mobile Home Loan Down Payment Assistance Program	0%		Evaluate with True North FCU changes to encourage more program usage. (Increase loan amount to deal with rise in cost of manufactured homes)	Mobile Home Down Payment Website
A9	Tax-abatement: Monitor the impact of senior assisted living, downtown, and high-density tax abatement programs and consider expanding to other targets	0%	Ongoing	Riverview Senior Living to be receiving tax abatement Jan. 1, 2024 for 12-years. Interest indicated for future projects.	ORD2022-042
A10	Downtown Rehabilitation loan program	0%		Still under consideration	
A11	Public-Private-Partnerships	0%		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	
A13	JAHF – Determine Round Four funding amount	0%		April/May 2024 during the CBJ budget process	
A14	Loan Program for roads at sale of property	0%		Chamber of Commerce committee looking into the concept	
A12	JAHF: Determine if competition should remain annually or semiannually	100%		Running annually; round 3 started August 7, 2023; would be difficult to run more than once a year.	
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					
B1.2	Telephone Hill: Engage in planning to answer these questions: What is the vision? What kind of housing/use provides the maximum public good?	50%	In progress	Kick-off meeting for consultants and City, Community engagement meeting at JACC in August, COW in September	
B2.1	Pederson Hill: Determine cost estimates for "moving up the hill"	0%			
B3.1	Second/Franklin: Acquire 2nd and Gold parking garage	25%	6/26/2023	CBJ has applied for acquisition of this parcel	
B3.2	Second/Franklin: Apply similar process to Vintage Park: Decide what should go there and then RFP	25%		Need Assembly direction on whether to continue waiting for the SOA to respond to the application to acquire the adjacent property.	
B4	Pursue Public-Private Partnerships (RFP/competitive bid packages): Land Banking strategy of purchasing property and or units for redevelopment of workforce housing	0%			
B5	Community land trusts: Learn more about and engage community in developing these	0%		Further vet and prioritize these suggested ideas for other "lands" projects:	
B6	Analyze state and vacant lands / subdivisions for acquisition	25%		Further vet and prioritize these suggested ideas for other "lands" projects: City land Subdivisions/rezones/ management re-designation	2006 Buildable Lands Study
B7	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	
B8	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	
B2.3	Pederson Hill: Potential rezone	100%		CBJ property adjacent to Pederson Hill phase 1 has been rezoned.	

B1.1	Telephone Hill: Hire project manager for land redevelopment study	100%	Hired: First 40 Feet	RFP E23-197
B1.3	Telephone Hill: Potential rezone	100%	This property is already properly zoned	
B2.2	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	
B2.3	Pederson Hill: Potential rezone	100%	CBJ property adjacent to Pederson Hill phase 1 has been rezoned.	

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

C1	Title 49: Chapter 35 Short-term fixes	50%	Chapter 35 updates: Planning Commission on 8/22/23 ; Bungalow lot standards: 8/22/23	ORD2022-50; AME2023-0003
C3	Hazard mapping and regulations	50%	CDD wrapping up memo/staff report; law has drafted ordinance; CDD needs to review. 3/14 @ 5:30pm T49 Committee sitting as COW. 4/11 PC public hearing regular meeting	
C4	Accessory Apartments Ordinance	25%	CDD and Law working on draft; discussed at last T49 committee meeting 8/17/2023	ORD2021-21 (draft), AME2018-01
C5	Eliminate SF zoning / and create inclusionary zoning or "Transformative Zoning Reform"/middle-housing focus	0%		
C6	Add more flexibility to the table of dimensional standards, including floating setbacks and relaxation of minimum lot sizes and maximum heights	0%	Discussed at T49 09/2022 & 10/2022	
C7	Increase density wherever possible by setting minimums and rewarding maximums	0%		
C8	Consider making CBJ 49.35 - Public and Private Improvements variable	0%		Chapter 49.35
C9.2	Update land use code to facilitate better regulation of STR's	0%	STR tracking software and registration program has begun	
C10	Incentivize tiny homes/manufactured home villages/senior 1-story housing	0%		
C11	Customize or eliminate pieces of ICC for Juneau	0%		
C12	Creation of a modified building code for historic downtown area to allow housing to return to upstairs units of historic building w/consideration for the age/limitations of the buildings	0%		
C13	Consider decreasing road standards and changing LID code (so that roads built past houses aren't primarily paid for by CBJ)	0%	Could help City-owned property also	
C9.1	STR: Register and define short-term rental policy; Create a STR permit to gather more data	100%	City now has access to Harmari tools to access STR listings. STR registration program created 7/10/23; STR registrations due October 1, 2023	ORD2022-06(b)(B) ;
C2	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

D1	Evaluate options/cost to bring on more lands staff	0%		2006 CBJ Lands Buildable Sites Criteria and Results
D2	Evaluate LHED committee staffing (should more departments help staff these meetings)	0%		
D3	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	0%	CDD has three programs to "fast-track" 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
D4	Explore streamlined alternatives to make changes to Title 49 with the idea of lightening loads, not removing authority	0%		

Goal E: Reduce barriers to downtown housing development

Summary: There are a number of properties downtown that are suitable for additional dwelling units

E3	Develop and implement Upstairs Downtown program	25%	Research phase	
E5.1	Second/Franklin: Approach state about acquiring 2nd and Gold	50%	CBJ has applied for acquisition of this parcel	

E5.2	Second/Franklin: Apply similar process to Vintage Park: Decide what should go there and then RFP	0%		Determine if CBJ wants to apply for the State's parking garage adjacent to this	
E6	Purchase properties to put into competitive bid process to get concessions that further housing goals: Similar to Riverview assisted living	0%			
E4	Developed the JAHF to provide funding for projects downtown	100%	6/28/2010		ORD2010-11(G)(b)
E1	Reduction or elimination of parking requirements downtown	100%	4/25/2022		ORD2022-01(b)
E2	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.

F2	Update housing needs assessment and housing plan metrics	0%		10/2022 JEDC Report to COW; Housing Action Plan updates https://juneau.org/community-development/grants-housing-action-plan	
F3	Evaluate Tax Increment Financing (TIF) districts	0%			
F5	CBJ requirement to register rental property and have 24-7 reachable point of contact	0%			
F6	Make a downtown area plan and set a goal for number of residential units desired downtown	95%		Blueprint Downtown being prepared for Planning Commission; Downtown Housing Inventory Storymap created 2019.	
F8	Properties transferred incrementally to developers	50%	Ongoing	Lena Point, Renninger, Pederson Hill	
F9	Establish policies that stipulate CBJ does not have to spend money on infrastructure unless for workforce senior housing	0%			
F14	Create an annual Housing Report Card	0%		CBJ Housing Progress Tracker v.2	
F1	Consider tax abatement programs	100%		Downtown, High-density Residential, Subdivision, Subdivision, and Senior Assisted Living Tax Abatement	
F4	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
F10	Adopt Housing Action Plan	100%	12/19/2016		Resolution 2780
F11	Create a Housing Trust Fund	100%	7/19/2010	Created using a non-code ordinance	ORD2010-11(G)(b)
F12	Full-time housing staff	100%	8/15/2022		N/A
F13	Parking minimum reduction and elimination downtown	100%	4/25/2022		ORD2022-04(b)