CBJ Assembly Retreat: Housing next steps

Assembly implementing action: Continue aggressive use of the Affordable Housing Fund, tax abatement, and other loan and grant programs

Make decisions about future of current programs:
- Accessory Apartment Grant Program – Continue as is; modify to address short-term rental use or more workforce development options; or end.
- Mobile home loan program – Continue as is; modify loan amount; or end.
- JAHF – Decide on Round Three funding amount; decide if priorities/criteria need adjusting; decide if annual cycle is sufficient or whether bi-annual or rolling would be better; decide if loan terms need to be reassessed; and/or identify a dedicated revenue source
- Tax abatement – Decide whether to expand to other targets (e.g., first time home buyers)

Further vet and prioritize these suggested "new" ideas:
- Loan program for roads at sale of property
- New Public-Private partnerships (RFP/competitive bid packages)
- Downtown Rehabilitation loan program

Assembly implementing action: Evaluate and revise current CBJ systems associated with managing land and revising Title 49 in order to get big things done fast

Explore these ideas for improving pace/scale of lands-related actions:
- Evaluate easement code and low-value transactions to remove from committee process
- Evaluate options / cost to bring on more lands staff
- Evaluate LHED committee staffing (i.e., not just lands staff staffing given it is broader than lands)
- Evaluate permit prioritization to institute a "cut the line" program to prioritize CDD staff resources and permits to development of housing projects that include affordability component

Explore these ideas for improving pace/scale of Title-49 changes:
- Explore alternatives to current "flow" for Title-49 changes (with idea to lighten loads, not remove authority)

Assembly implementing action: Continue planning and implementation of (re)development of Telephone Hill, Peterson Hill, and 2nd and Franklin property

Telephone Hill next steps:
- Engage in planning to answer these questions: What is the vision? What kind of housing / use provides the maximum public good?

Pederson Hill next steps:
- Determine cost estimates for "moving up the hill"
- Determine vision for what community/assembly wants to see there
- Potential re-zone

2nd and Franklin next steps:
- Approach state about acquiring 2nd and Gold
- Apply similar process to vintage park: Decide what should go there and then RFP

Further vet and prioritize these suggested ideas for other "lands" projects:
- Learn more about and engage community in developing community land trusts
- Analyze state and vacant lands / sub-divisions for acquisition
- Develop process to use CBJ land for USCG housing
- Further "CBJ develop and sell" efforts

Assembly implementing action: ***Revise and improve Title 49 to facilitate housing***

Further vet and prioritize these suggested ideas:
- Add more flexibility to table of dimensional standards, including floating setbacks and relaxation of minimum lot sizes and maximum heights
- Allow for extra accessory apartments
- Increase density wherever possible by setting minimums and rewarding maximums
- Consider making CH35 variable
- Consider decreasing road standards and changing LID code (so that roads built past houses aren't 90% paid for by CBJ)
- Regulate short-term rentals
- Customize or eliminate pieces of ICC for Juneau
- Incentivize tiny homes / manu home villages / senior 1-story housing
- Eliminate SF zoning / and create inclusionary zoning or "Transformative Zoning Reform"
- Creation of a modified building code for historic downtown area to allow for housing to return to upstairs units of historic building with consideration for the age/limitations of the buildings (Examine alternatives to fire suppression systems, varied ceiling height, etc.)

Assembly implementing action: ***Continue to monitor and track progress towards advancing the goals of the Housing Action Plan***

Continue with updates on metrics and progress