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**August 26, 2022**

**MEMO**

**From:** Joseph Meyers, Housing & Land Use Specialist, CDD  
**To:** Lands, Housing, and Economic Development Committee  
**Parcel No.:** 4B2201010103

**Legal Description:** PEDERSON HILL II LOT 2B

**RE: Tlingit Haida Regional Housing Authority (THRHA), Pederson Hill Phase 1B & 1C**

According to the 2016 Housing Action Plan (HAP), there is a need to create a new framework for housing policy in the CBJ. Recommendations within this framework recommend three overarching ideas for doing this:

- Elevation of housing as a priority
- Re-thinking of resource priorities
- Creation of stronger partnerships with non-profit and for-profit developers

The HAP encourages the CBJ to foster stronger relationships with developers, through creation of incentives to reduce developer risk – with the benefit to the CBJ of creating new affordable housing. The proposed development of this land by THRHA is an opportunity to incentivize creation of affordable housing in the Borough.

In exchange for low-cost land resources, the THRHA will create energy-efficient, affordable and middle-income housing while employing tribal citizens from within our community.

Providing this land resource to THRHA, through a negotiated sale (CBJ 53.09.260) or through disposal for a public purpose (CBJ 53.09.270), would be a strategic investment in affordable housing and the local economy. Additionally, this type of disposal is supported by Planning Commission and Assembly adopted plans, including the 2013 Comprehensive Plan (Policy 17.2) and the 2016 Lands Management Plan (Goal 1 & 2).