

**AFFORDABLE HOUSING COMMISSION
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

December 3, 2018 5:15 PM

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. 2018.11.06 AHC minutes

IV. PUBLIC PARTICIPATION

V. AGENDA TOPICS

A. Housing Information

B. AHC Resolution

VI. STAFF REPORTS

VII. NEXT MEETING DATE

VIII. ADJOURNMENT

Note: Agenda packets are available for review online at <http://www.juneau.org>.

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city_clerk@ci.juneau.ak.us

**Minutes Affordable Housing Commission
Tuesday, November 6, 2018, 5:15pm**

JEDC Conference Room
612 W Willoughby Avenue, Juneau, AK 99801

I. Call to Order/Roll Call. The meeting was called to order at 5:20 PM.

Commissioners Present: Dave Hanna; Margaret O'Neal; Wayne Coogan; Kathleen Strasbaugh; Russ MacDougal; Frank Bergstrom, Tamara Rowcroft; Honey Bee Anderson; and Mandy O'Neal Cole

Commissioners Absent: None

Staff Present: Scott Ciambor, Chief Housing Officer, Jill Maclean CDD Director

Assembly Liaison Present: Carole Triem

Public Present: Rich Harris, RH Development and Alan Wilson, Southeast Alaska Building Industry Association board member

II. Approval of Agenda

Honey Bee moved to approve the agenda, Tamara seconded the motion. With no objection, motion passed.

III. Approval of Meeting Minutes

Frank moved to approve the October 2, 2018 regular meeting minutes. Margaret seconded the motion. Wayne asked whether the purpose of Jill Maclean's invitation to attend was to address a range of issues including Title 49 and an update of the Assembly affordable housing taskforce action items, which was not reflected in the minutes. Margaret confirmed that was so. Hearing no objection to approve the minutes, the motion passed.

IV. Public Participation on Non-Agenda Items

Alan presented SEABIA's letter to the assembly and expressed SEABIA's concerns that the Alternative Subdivision ordinance's approval while RH Development's appeal to the CDD's revocation of Certificates of Occupancy for a site condo project was underway was premature, as many of the provisions of the Alternative Subdivision scheme are already included in what's allowed for Condominiums. SEABIA also wants a much more streamlined and impartial appeal process as seven months is a terrible burden for builders who already have high costs and a short building season. Margaret said in her talks with SEABIA members and Rich Harris, it isn't that clear what problem is being fixed. Alan Wilson said that Chuck Spinelli of Spinell Homes in Anchorage told him that when Anchorage added additional regulations to condominiums, that type of development stopped. Alan said that builders react negatively to any new regulation and want to be part of the process early on. They perceive regulation as a cost burden.

V. Agenda Topics

A. Juneau Affordable Housing Fund Changes

Scott reviewed the JAHF changes he is proposing in the CHO report, which came out of a review of program utilization and the matrix of various incentive requests that had been made by various builders/developers over the past few years. It also included recommendations that matched goals of the Economic Plan and Juneau Housing Action Plan. He reviewed the recommended changes for how the fund would be targeted to require for-profit rental projects to include at least 20% of the

units for 80% AMI households for 10 years or the life of the loan and that the maximum loan amount be \$50,000 per qualifying unit (at or below 140% AMI). The changes proposed also include an annual application period and that the review committee, rather than use the Affordable Housing Commission, be comprised of CBJ staff from CDD, Lands & Resources, Public Works, and Finance in addition to the CHO. Scott said staff engagement in approval of applications was necessary to break the silos that impede affordable housing and that over time they would “figure it out.”

Wayne asked that CDD provide monthly updates to residential building permits by unit and occupancy certificates issued. Scott said compiling the info was cumbersome and was usually presented at the annual builders forums but he thought it could be provided quarterly. Jill said she would work with Scott to provide the permit and occupancy certificate updates.

Margaret expressed concern about the general lack or preparedness of applicants seen in the past when there is a short window to apply, and whereas the program was originally designed to provide gap financing for larger projects which would be primarily funded by experienced affordable housing lenders, if the project funding is primarily coming from the CBJ, CBJ staff do not seem to have experience with development and finance of affordable housing projects. This was apparent during her limited involvement with the Eagle Rock Ventures attempted purchase of the 2nd and Franklin lot. She said that Maria Gladizisewski told the Commission the Assembly was looking for the Commission to help it have a method to evaluate proposals and staff recommendations regarding how and when to use incentives for affordable housing.

ACTION: Kathleen moved that the Commission recommend the Assembly support Scott’s recommended JAHF revisions with one change – that the Review Committee also include members of the public, possibly members of the Affordable Housing Commission, who have direct experience operating, developing, building, and financing affordable housing projects. Wayne said without an updated housing inventory including ongoing stats on housing permits and certificates of occupancy, he could not know if the Juneau Affordable Housing Fund or housing incentives are needed. There was discussion and the motion passed with 7 for (Hanna, O’Neal, Strasbaugh, O’Neal-Cole, Rowcroft, MacDougal, and Anderson) and 2 against (Coogan and Bergstrom).

B. Affordable Housing Commission Duties

Dave said that once the changes to the JAHF are adopted the role of the Commission needs to be reviewed. Since we now have a chief housing officer, is there still a need for the Commission and if so, what is it? Mandy said that the lack of consensus among Commissioners about what it should be doing, and the constant questioning about what affordable housing is and whether we need is demoralizing. Margaret asked Scott if he had a preference about what the commission’s role should be. He said that because there has been no plan or action on the agreed activities, the group spends too much time dealing with “issues of the day” and has earned a reputation as a dysfunctional body. Kathleen said the commission still has a role to play as Juneau does not have sufficient affordable housing and it is still impacting employers’ ability to retain staff. Margaret said she thought the Commission should retain a role in reviewing JAHF applications and housing incentives, with a transition out over time. Tamara said the Commission can focus on implementation of the strategies in the Housing Action Plan. Margaret suggested that those who do not believe the Affordable Housing Commission has work to do, should get off the commission because housing costs are still the highest in the state. Dave said the Commission should have a strategic planning session about its role and how often to meet.

C. CDD Director Q&A

Jill Maclean reviewed work on Title 49 and the the Alternative Subdivision Ordinance. Russ asked why it needed to be 16 pages, which is atypical for zoning ordinances. Jill said CDD did do outreach to developers and invited them to the Title 49 committee meetings, which were well publicized in advance. She said CDD's approach was to look at some of the existing development rules that weren't working for Juneau through a Juneau lense and update them to reflect land characteristics and availability of buildable land. She discussed changes to reduce ratios of sizes of parent logs and open space and buffers that would allow denser development within existing residential and commercial zones. She said the Alternative Subdivision ordinance would allow tiny home development and make PUD's with their lesser infrastructure more workable. She described some of the density bonuses for stream buffers, LEED construction, senior housing, affordable housing and pedestrian pathways. Margaret asked whether site condos needed to be part of this ordinance. Jill said Alaska hasn't adopted site condos within existing condo regulations and that condo regulations don't include any land that is not commonly owned. Jill said she'd met most with Travis Arndt when developing the Alternative Subdivision Ordinance but did receive other positive input from builders and also the Planning Commission, which includes builders. Honey Bee said PUDs and Condos both have associations required.

Dave asked about the streamside setback ordinance. Jill said it was taken to the Title 49 committee in September or October and language had been referred to CBJ Law. She expected it back to the COW or Title 49 Committee in December. She said the streamside setbacks will be a conditional use permit with two tiers, one to be approved by staff and one by the planning commission.

Dave asked about the panhandle or shared access ordinance that requires developers to provide access to CBJ property at the back of subdivisions. Jill said she felt the ordinance was not interpreted well in the past, and should not to apply to land CBJ owns which is undevelopable (too steep, avalanche prone, bad soil, wetlands, etc.)

Dave asked about the stub street requirement. Jill said the idea was if part of the work on streets was done by an early developer, it would be an incentive to develop adjacent property, but it has deterred development because it requires developers to set aside land for future road that may never be built. She said the idea now is instead of requiring the early developer to develop or bond for 5 years stub streets that may never happen, they will only be required to plat that access.

VI. Staff Report

A. October 2018 CHO report.

Scott had already reviewed most of it in his discussion of his proposed changes to the Juneau Affordable Housing Fund. He referred the commission to the updated stats on accessory apartment grants, mobile home down payment assistance loans and rental listings. He also referred to a graphic he prepared for the Assembly which showed all the different ways CBJ was supporting housing across the need continuum and said that the Juneau Affordable Housing Fund could be utilized for all of those supports.

VII. Next meeting – December 4, 2018 at JEDC's Conference Room

VIII. Adjournment: 6:55 pm

Wayne Coogan email
11/10/2018

Scott, I ask the the following language be added to the minutes.

Wayne explained his request for unit counts was to track numerical goals of the housing action plan. He also mentioned having discussed need for this data tracking plan in past meetings. It was mentioned by others the information may be only available annually.

Kathleen Strasbaugh: Comments on AHC
11/13/2018
A few comments:

1. The request for a commission member or member of the public to be included in the review of proposals for funds from the Housing Trust Fund is consistent with these passages from our enabling resolution:

WHEREAS, affordable housing is not an isolated issue and should be considered in many aspects of the community and its municipal government; and
WHEREAS, there is expertise in the community willing to volunteer to work on these important issues; and
WHEREAS, the Assembly would like to tap that expertise and put it to work to identify and pursue public and private funding opportunities, advise the Assembly, and identify and advocate for regulatory, procedural and legal action in support of affordable housing; . . .
This is not a departure from our mission.

2. On information, permits and certificates of occupancy would be interesting. It isn't really true that we haven't been provided with information. I You and planning have previously provided us with the type of data requested. See examples, attached. We just need to be updated periodically - we can discuss a reasonable interval. One thing we asked for and didn't get was a ball park figure on the number of properties with potential code violations since upgrading blighted properties is something we've been looking at as a source of new units.

3. On the issue of the validity the AKDoL's recently issued vacancy rates and affordability of Juneau housing, it is a measurement that is year over year, and may lag as an indicator. But that remains to be seen. In the mean time, it would not be appropriate to declare victory and end our programs without waiting to see whether it holds, and even then, the market is not providing enough of what people need or want, according to the data collected for the HAP. Telling people the data says

there's enough housing won't change what they want and need - that's how the market works.

3. With respect to dysfunction, the commission shepherded through the Housing Action Plan, so I would have to assume that the criticism is based on the last year - 18 months, which has featured repeated revisiting of matters we have all agreed we must move on with, and the arguments that result. Arguments about policy differences should be aired, though. They exist in the community and need discussion. Conflict does bother some, but there will be some from time to time. Because we have a housing office, staff is carrying out the housing action plan, and we need to revisit our role and the frequency of our meetings. But the Assembly does seem to find citizen boards useful for advice and there is a role there.

Assembly Goals 2018

Assembly Goals set at
 December 2, 2017 retreat

1. Housing - Assure adequate and affordable housing for all CBJ residents

AA*	Implementing Actions	Responsibility	Status Update - December 1, 2018
A	P/F Increase affordable and workforce housing availability through identifying and implementing strategies from the housing action plan.	Assembly, Manager, Chief Housing Officer, CDD, Lands	Assembly funded \$2M from 1% sales tax for the Affordable Housing Fund. Assembly has been considering development incentives and other strategies to facilitate housing development. Staff is drafting policy regarding nuisance and derelict prosperities for Assembly consideration.
B	O Area Plans: Complete Downtown Area plan, followed by Douglas and Valley area plans.	CDD, Planning Commission, Manager, Assembly	Downtown Blueprint project has kicked off. Tentative completion date is Winter 2020.
C	O Finish development of Pederson Hill and begin disposal process.	Assembly Housing Committee, Staff, PC, Assembly	Construction of the first phase of Pederson Hill subdivision is underway. Lot disposal for phase one will fund Phase Two development. Disposal is tentatively scheduled for Spring of 2019.
D	F/O Update the Comprehensive Plan	Assembly, CDD, Planning Commission, Manager's Office	In Process - Assembly was updated on this issue at the August 29, 2018 COW. CDD is developing a scope of services to hire a consultant.

2. Economic Development - Assure Juneau has a vibrant, diverse local economy

AA*	Implementing Actions	Responsibility	Status Update - December 1, 2018
A	O Solve Current Downtown Parking/Investigate Park and Ride System	Manager, Lands, Engineering/Public Works	Ongoing: Manager has formed an Ad Hoc committee which is moving slowly toward solutions. Park and Ride options are under consideration.
B	P/F/O Implement Juneau Economic Development Plan	Assembly, Manager's Office	Ongoing: Staff have been directed to monitor activities of community partners and update the Assembly on a regular basis. Assembly received update at the August 9, 2018 COW meeting.
C	F Identify route, permit, bid and construct the extension of North Douglas Highway as far as existing funding allows	Engineering	First phase to Middle Creek complete. Additional construction contingent on additional funding.
D	P Continue Mining Ordinance Review: Review and possibly revise mining ordinance, review and revise as needed draft lease agreement, review and revise as needed unit agreement	Manager's Office, Law, Engineering, CDD, Planning Commission, Assembly	Complete.
E	S Juneau Access: Support the construction of a road north out of Juneau	Assembly	Assembly passed resolution in support of Juneau Access
F	P/F Next Generation Workforce: Support continued education funding, and child care with an emphasis on kindergarten readiness.	Assembly	Mayor has created a Childcare Committee to look at specific issues. Assembly considers specific requests at budget time.
G	F/O Downtown Revitalization Action Strategies including Gastineau Apartments	CDD, Engineering/Public Works, Lands, Planning Commission, Manager's Office, Law, Assembly	Gastineau Litigation resolved. Assembly has provided funding to the DBA, staff is working on the Downtown Blueprint area plan, and the Chief Housing Officer is working on a housing index.
H	S Expand Juneau's Position as Research Center	Assembly	Ongoing: JEDC and other community partners continue to work toward expanding Juneau's reputation as a research center of excellence. In addition, the Assembly continues to lobby the US delegation to move existing NOAA fisheries research positions from Washington State to the Juneau.
I	O Identify future industrial land	Lands Office, CDD	Ongoing
J	S Secure the \$22 million of diverted Juneau Access funds for transportation infrastructure projects for the community.	Assembly, Manager's Office	CBJ Lobbyist tracking

*Assembly Action to Move Forward: P = Policy Development, F = Funding, S = Support, O = Operational Issue



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

DATE: November 26, 2018

TO: Mayor Beth Weldon
CBJ Assembly

FROM: Rorie Watt
City Manager

RE: Housing Action Plan Implementing Actions

Background:

In 2017, the CBJ adopted the Housing Action Plan (HAP). There are many concurrent implementation approaches that fit under the goals of the plan. As the two year mark approaches, the Chief Housing Officer is preparing a two year-report with metrics updates for winter 2019.

Some of the many issues that are being worked on, corresponding to the chapters of the Housing Action Plan, include:

1. Adopting the Plan, hiring Housing Officer
2. Juneau Affordable Housing Fund & Other Programs
 - Juneau Affordable Housing Fund Revision & \$2 million available over next five years
 - Fund Restructuring Proposal – COW Fall 2019
 - CBJ Mobile Home Loan Program Down Payment Assistance: 8 loans for \$45,565; \$54,435 available as of Nov. 22, 2018
 - CBJ Homeowner Accessory Apartment Grant Incentive: March-October 2018: 13 grant applications, 4 completed and awarded, 1 expired, 2 in plan review stage, 6 under construction
 - Restructure/Redirect purpose of Affordable Housing Commission
3. Housing Director & Housing and Homeless Coordinator
 - Contact/negotiation with developers (senior, multi-family, affordable housing projects)
 - Collection of Standard Housing Market Indicators & Housing Action Plan 2-year update (winter 2019)
 - Housing First Phase II – Awaiting AHFC Grant decision ~ January 2019.
 - Cold Weather Warming Shelter
 - CBJ Glory Hole work program
4. Create New Workforce Housing, Seniors, and Families
 - Updated CDD permit data 2018
 - Create housing incentives:
 - 1% sales tax funding (\$2 million) to be added to the Juneau Affordable Housing Fund
 - Tax Abatement Discussions with Finance Committee(March 2018), Committee of the Whole (August 2018)
5. Preserve Existing Affordable Housing
6. Develop Policies and Sales Approaches for CBJ Owned Land and Assets
 - Pederson Hill Subdivision – First phase under construction, ongoing

November 26, 2018
Mayor Beth Weldon

- Renninger Subdivision – Some property left for sale
 - Lena Lot Sales
 - Purchase and Sale negotiations with Eagle Rock Ventures for 2nd and Franklin
 - Hurlock Property Sale
 - Sale of Pocket Park property
 - Consideration of disposal of large tracts undeveloped CBJ parcels – Designated as Natural Area Parks in Land Management Plan (after Parks Master Planning)
7. Zoning Code to Promote Housing
- a. ADOD – Douglas & Downtown – Supports infill development in old neighborhoods
 - b. Adopt Alternative Residential Subdivisions
 - c. Non-Conforming Ordinance – Allows existing properties to access conventional financing
 - d. Researching blighted/nuisance property strategies
 - e. Shared Access/Panhandles – Allows infill development
8. Neighborhood Planning
- a. Downtown Strategy
 - i. Blueprint Downtown Strategy - Ongoing
 - ii. Downtown Housing Inventory: CDD, Chief Housing Officer (winter 2019)
 - iii. City Hall Business Case (would free up significant housing)
 - b. Auke Bay Neighborhood Plan and associated zoning
 - c. Lemon Creek Neighborhood Plan

New Dwelling Units Added to Juneau through Permits Issued

	2010	2011	2012	2013	2014	2015	2016	2017	2018 (Jan-Sept)
Single Family*	44	39	28	54	43	58	45	40	37
Multi-Family**	21	11	35	70	158	37	178	30	18
Accessory Apartments	11	12	10	18	14	31	25	12	13
Subtotal	76	62	73	142	215	126	248	82	68
Manufactured Home (RV's), and Caretaker Units	13	5	4	14	10	5	4	2	2
Gross Total	89	67	77	156	225	131	252	84	70
Dwelling Units Demolished	10	11	13	24	17	50	11	4	2
Net Total	79	56	64	132	208	81	241	80	68

*Single Family includes attached homes (townhomes).

**Multi-Family includes duplex, tri-plex, four-plex, condo, and apartment dwelling.

Construction and Housing

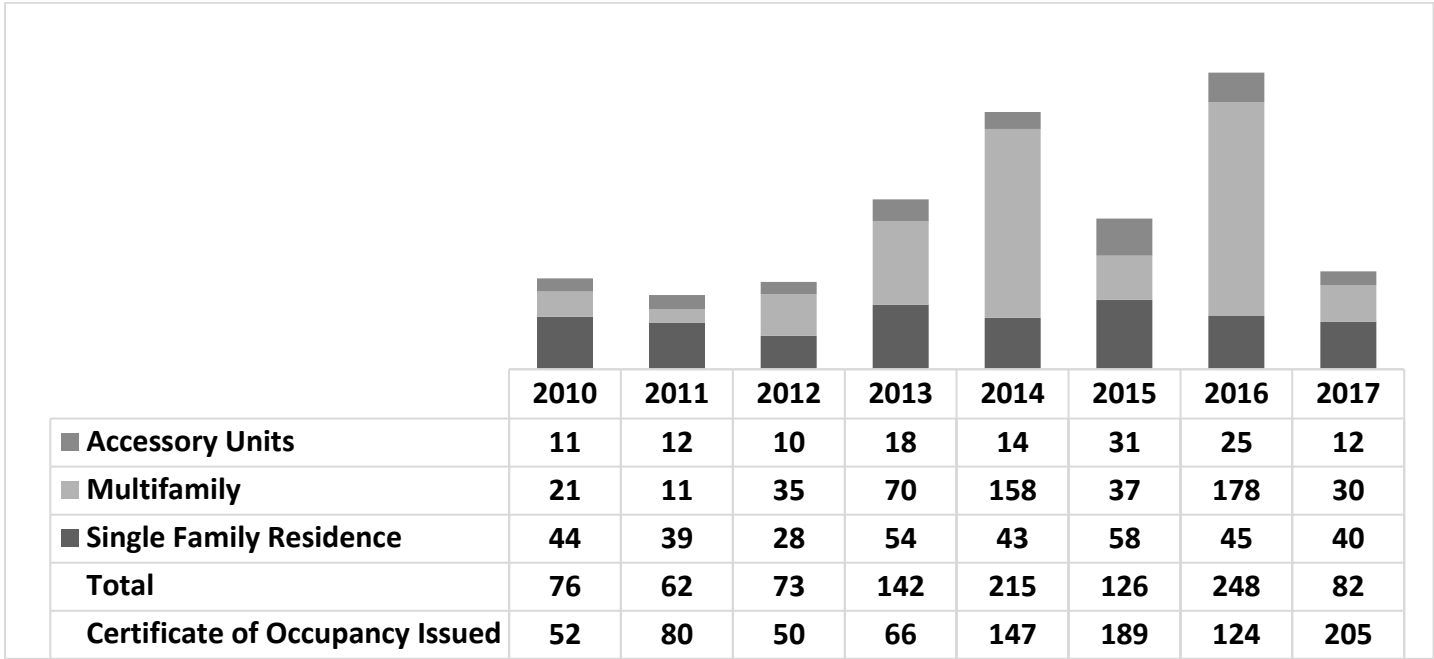
New Construction

Juneau New Housing Permits

In 2017, the volume of multifamily housing construction permitted was back to levels last seen in 2012. Only 30 multifamily units were permitted compared to 178 in the previous year. Single family housing permits and accessory unit permits were also down, for a total of only 82 units permitted.

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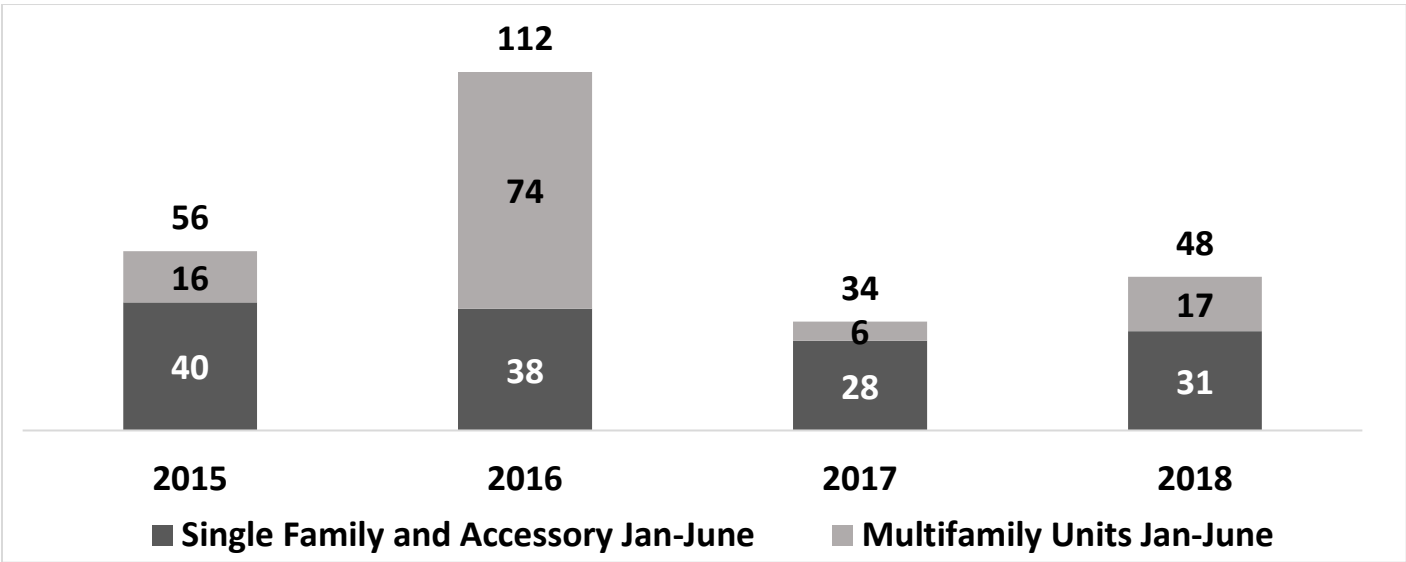
Figure 44: New Residential Housing Permits Issued 2010 to 2017



Source: City & Borough of Juneau Permit Center reports. Note: Multi-family includes properties with two or more dwellings.

The first half of 2018 has improved over the same period last year for both single family units and multifamily units. Like previous years, there are more permits for single family and accessory construction than multifamily units. This trend did not follow in 2016 due to multiple permits for special purpose housing developments.

Figure 45: New Housing Units Permitted to be Built, January – June 2015 to 2018



Source: City & Borough of Juneau Permit Center reports. Note: Multi-family includes properties with two or more dwellings.

Southeast Alaska New Housing Construction

Juneau’s housing stock increase in 2017 of 68 units fell substantially short of the 241 units built in 2016. This was largely due to the return of annual multifamily unit construction to more typical levels, after inflating in 2016 due to the concentration of special purpose housing developments. New single-family homes built decreased for a second straight year. Other communities in Southeast also experienced declines in the number of units built from 2016 to 2017.

Figure 46: New Housing Units Built by Type of Structure, Select Communities 2015 – 2017

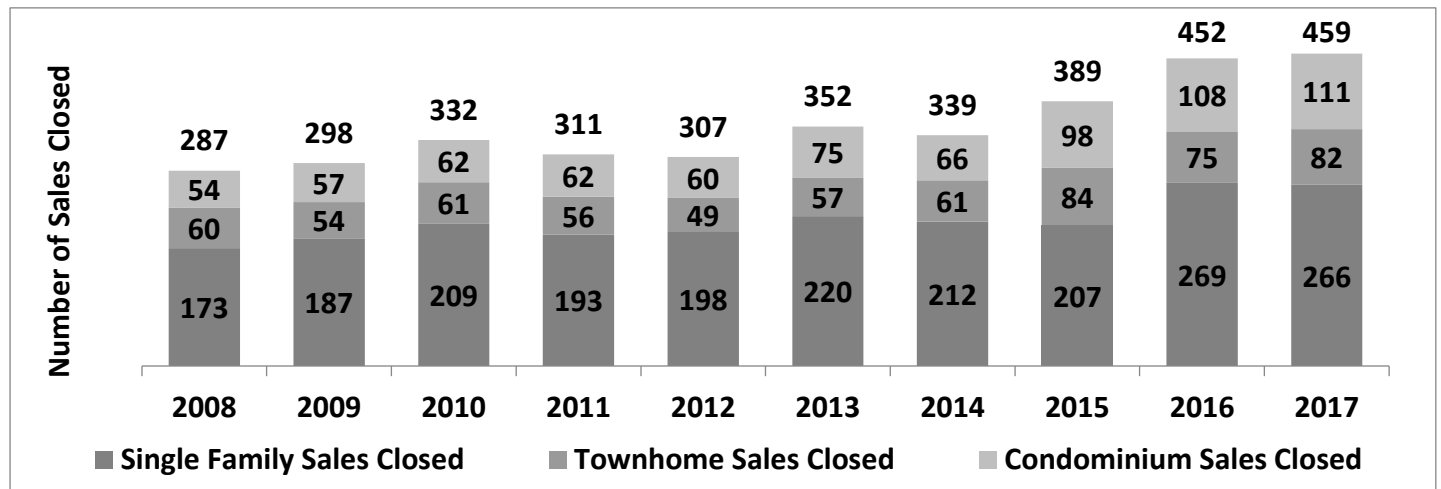
	Total Units 2015	Total Units 2016	Total Units 2017	Single Family 2015	Single Family 2016	Single Family 2017	Multi Family 2015	Multi Family 2016	Multi Family 2017
Craig	2	9	11	0	3	1	2	5	0
Haines	7	10	4	7	9	4	0	0	0
Juneau	96	241	68	76	69	45	20	172	22
Ketchikan Gateway Borough	21	46	30	17	22	17	4	24	13
Petersburg	12	6	0	8	5	0	4	0	0
Sitka Borough	32	28	27	20	12	23	11	12	4
Skagway	8	15	7	6	12	1	2	3	6
Wrangell Borough	13	6	4	6	6	3	7	0	1

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and Alaska Housing Finance Corporation, Alaska Housing Market Indicators, "Quarterly Survey of Lenders" Dataset. Note: Single Family includes attached units; multi-family includes properties with two or more dwellings.

Juneau Home Sales and Prices

Juneau’s home sale market was robust for a second year in 2017, with total transactions reaching a new high for the decade. With more inventory, multifamily home sales were leading the increase, while single family home sales held steady.

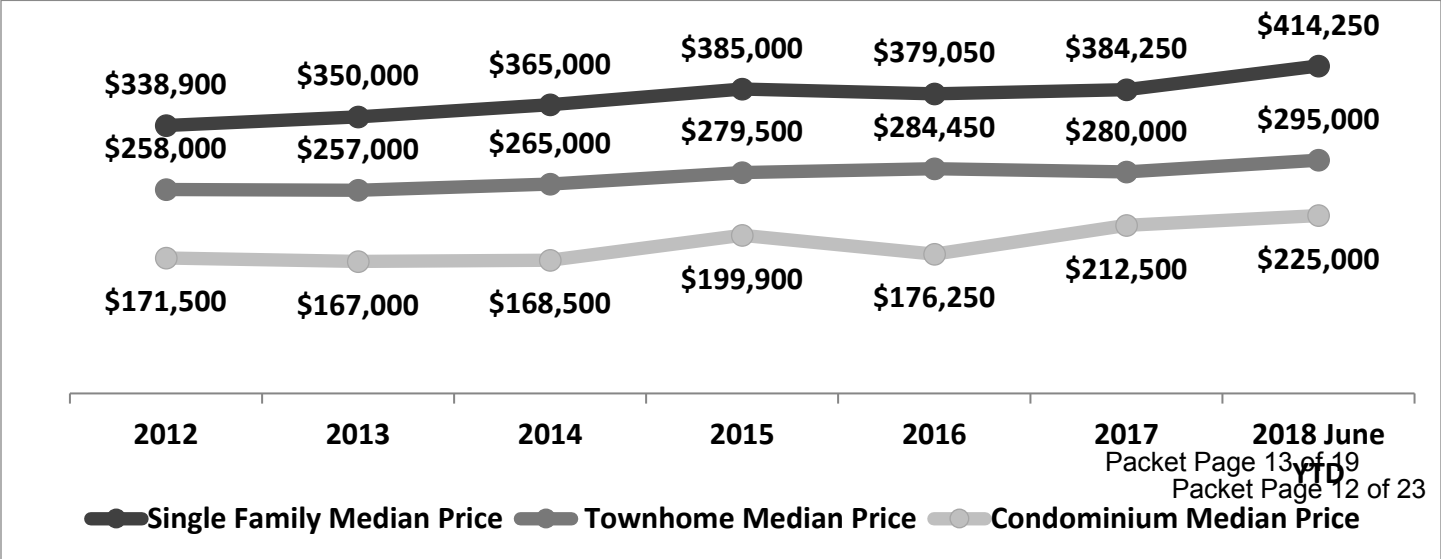
Figure 47: Sales Volume of Single Family, Attached Homes and Condominiums



Source: Southeast Alaska Multiple Listing Service.

The median transaction price of single family homes increased by 1.4 percent from 2016 to 2017, and prices increased again in the first half of 2018 for all categories of housing. The rapid turnover for single family homes, less than 30 days, is an indication of a tight housing market in Juneau. In 2017 the average days on market for all homes was 26 days, and in the first half of 2018 this number fell to 22 days.

Figure 48: Median Price of Single Family, Attached Homes and Condominiums, 2012 – 2018 (YTD June)

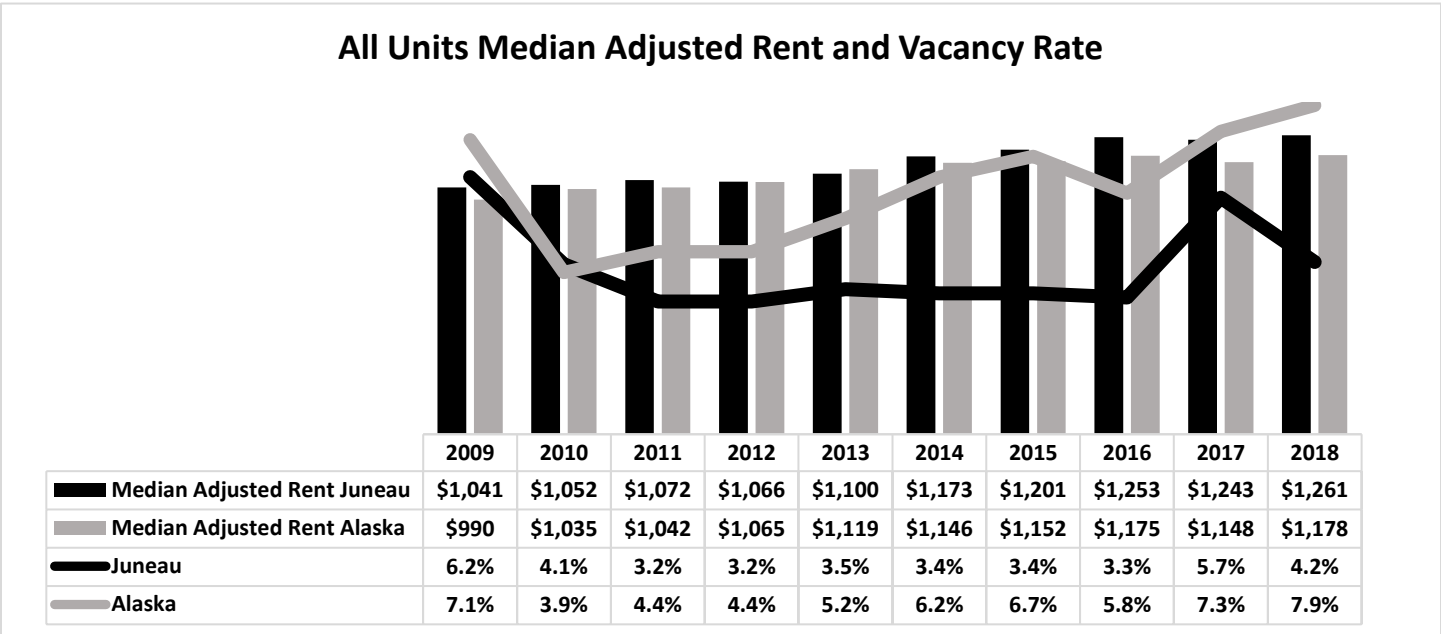


Source: Southeast Alaska Multiple Listing Service.

Monthly Rental Costs (Adjusted Rates) and Vacancy Rates

Every March, the Alaska Department of Labor and Workforce Development surveys Alaska’s landlords for residential rental unit information for the Alaska Housing Finance Corporation. In March 2018, the median rental price for all units in Juneau continued to rise, compensating for the slight dip in 2017, when new inventory came on the market. The vacancy rate was down to 4.2 percent from the more comfortable level of 5.7 percent in 2017.

Figure 49: All Units Median Adjusted Rental Prices and Vacancy Rate 2009-2018



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation, 2018 Rental Market Survey (March); Note: Rental price is adjusted to include heat, light, hot water, water, garbage, sewer and snow removal, if one or more of these utilities is not included in the rent.

As vacancy rates in Alaska continue to rise (currently 7.9%), Juneau’s vacancy rate remains well below the state average. According to the Alaska Department of Labor and Workforce Development, the ideal vacancy rate for a community is between 6 and 7 percent¹, because with more vacancies, renters have some choice in where to live, putting pressure on landlords to keep units in good repair and keep prices competitive.

¹ Wiebold, Karinne. “Alaska’s Rental Market.” *Alaska Economic Trends*, Aug. 2016, pp. 4-7.
Juneau and Southeast Alaska Economic Indicators and Outlook, August 2018

Property Name	Number of units	Asking Rent	Rent Increase/Decrease in 2018	Vacancy Units April 2018	Vacancy July 2018	Vacancy November 2018	Accept Housing Choice Vouchers	Notes
Housing First Forget-Me-Not Manor	32 1-br	\$700	none	0	0	0	Yes	1 vacancy in Oct. due to missing stove part/HUD compliance.
Volunteers of America (LIHTC Tax Credit)	75 units (1br, 2br, 3br)		No, but asking around to other tax credit projects about rates	0	0	6	yes	New staff in July, some recent evictions (non-payment) Slow 2 & 3 bedrooms waitlists. 30 on 1-bedroom waitlist.
Gruening Park Apartments	96 units 1-4 Bdrm.	1-\$950 2-\$1140 3-\$1350 4-\$1500 *These rents include all utilities except electrical For lights and refrigeration only, averages \$42 per month.	Slight decrease	*5	*4	*2	Yes	This property has a mix of units that include 45 Market rate units and 50 project based section 8 units. We accept vouchers in the Market rate units. The rents in our other two properties which do not have any project based rental subsidy are slightly lower
Mendenhall Tower	127 (studio, 1br, 2br)	\$850, \$1095, \$1455 Depends on length of lease LRO system: could change daily	Small increase	N/A	N/A	4%	yes	Vacancy counts whenever tenant provides a notice (Next month, six months) Discounts with longer leases; the legislative staffers who want short lease – typically can't afford their 4

								month rates.
Marine View Center (463-3062) Eddie	64 (1br 2br, 3br) all market rate	\$1000-\$1100; \$1300-\$1400; \$1600-\$1700	Increase annually 3%; not on voucher units	0	0	3 units (2 1-br, 1 2-br)	yes	Typically, 97% occupied year round
Trillium Landing	49(studio, 1-br, 2-br)	Studio \$804 1-br \$827 -\$1024 (60% AMI) 2-br -\$1219 Market rate \$1200 1-br, 2-br 1500	Increase \$14 - \$20	0	0	0	yes	Waitlist from here to heaven; no advertising needed; need more senior tax credit projects (mid to low-income seniors) supportive of adjacent Assisted Living project if developed
Coogan Rentals Island Hills	60 units 52 2-bedroom 6 2b, 2 bathroom 2 -1 bedroom, 1bath	\$1250-\$1450	Increase slightly to get closer to fair market rates – feel that they've hit the price point	0	0	2	no	Used to be concerned in November but learned that rentals pick up in dec. November is slow month – no need to lower rates in a panic
Grants Rental Apartments – Nowell Ave. (844) 760-7974								

CBI quarterly update Indicators			
		CBI Quarterly update	Data for Housing Action Plan Update From January 1, 2017
Single-Family Home	Total Single-Family Homes		
	Sales Price	MLS	
	Days on the market	MLS	
	New construction Total	CDD	Housing Action Plan - Chapter 4
	New construction starter homes	CDD	Housing Action Plan
		mobile home	Housing Action Plan
		community land trust	Housing Action Plan
		construction value between \$100K-\$200k	Housing Action Plan
	CBI Survey of relators	Housing Office	
Multi-family	Total Number	CDD/census	
	New multi-family (CBI definition - duplex, tri-plex, four-plex, condo, and apartment dwelling)	CDD	
	New multi-family apartments	CDD	Housing Action Plan
	Rental Vacancy Rates	AHFC Annual Market Survey	
	Rental Vacancy Rates - local survey, narrative	CDD/Housing Department	
	Rental Costs	DOL & NLIHC Annual Report	
	Rental Costs - local survey, narrative	CDD/Housing Department	
	Rental and Utility Affordability Index	DOL	
	Air BNB rentals	Assessor's/Finance	
Mobile Homes	New construction units	CDD	Housing Action Plan
	Mobile Home Loan Program	CDD	Housing Action Plan
Affordable Housing	New construction	CDD permits	
		Low Income Housing Tax Credit	Housing Office
		Public Housing Voucher & Waitlist	AHFC
Senior Housing	Total Units		
		New Construction	CDD
		New Independent Living	CDD
		New Assisted Living	CDD
Homeless Continuum of Care Housing Inventory Chart			
		Institute for Community Alliances -	
		Emergency Shelters	Alaska Dashboard
		Transitional Housing	
		Permanent Supportive Housing	
Rehabilitation Permits	Total Number of Permits	CDD	Housing Action Plan
		property and location of permits	CDD/GIS
		scope and scale of rehabilitation	CDD
Energy Efficiency Upgrades Blighted Properties Loss/Demolition			
	Total Number of Energy Upgrades	CDD? AHFC?	Housing Action Plan
	Number of blighted properties		
	Number of properties threatened		
Lands and Assests			
	# of RFP's for CBI-Owned Land		Housing Action Plan - Chapter 5
	# of proposals returned		Housing Action Plan
	Contracts		Housing Action Plan
		# of units built, tenure, and price	Housing Action Plan
Properties Acquired Through Foreclosure			
	# of properties		Housing Action Plan - Chapter 6
	# of foreclosures slated for affordable housing (80% ami and below)		Housing Action Plan
	# of foreclosures for senior housing		Housing Action Plan
Develop Inclusionary Zoning Ordinance			
	# of units built with inclusionary zoning		Housing Action Plan
	Developers taking advantage of points for affordable housing		Housing Action Plan
In-fill units			
	Number of infill units (new units without new infrastructure)	CDD/Housing Department: Need to define	Housing Action Plan
	Return on investment on new water/sewar/road financed by public		Housing Action Plan

Presented by: The Manager
Introduced: 06/07/2010
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2530

A Resolution Reestablishing the Juneau Affordable Housing Commission for the Purpose of Adding the Review of Funding Proposals To Its Charge, and Repealing Resolution 2506.

WHEREAS, there is a public need for affordable housing in Juneau; and

WHEREAS, there is a public need to reduce or eliminate homelessness; and

WHEREAS, the Assembly acknowledges the continued work of the Juneau Affordable Housing Commission and the Juneau Homeless Coalition; and

WHEREAS, there is expertise in the community willing to volunteer to work on these important issues; and

WHEREAS, the Assembly would like to tap that expertise to identify and pursue public and private funding opportunities, advise the Assembly, and identify and advocate for regulatory, procedural, and legal action in support of affordable housing; and

WHEREAS, the City and Borough Assembly from time to time makes funds available for affordable housing grants and loans; and

WHEREAS, the Assembly intends that these funds be allocated among various organizations which provide and promote affordable housing in Juneau; and

WHEREAS, the Assembly believes the most appropriate way to allocate these funds among various community groups is to maintain a citizen board to accept and evaluate proposals, and make recommendations for support.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Juneau Affordable Housing Commission Reestablished. There is hereby reestablished the Juneau Affordable Housing Commission.

Section 2. Membership Qualifications. (a) The Commission shall consist of nine members appointed by the Assembly to serve for three-year staggered terms.

The Commission membership shall be drawn from the public, with appropriate expertise including, but not limited to, homelessness issues, land management, real estate, construction, financial, taxation, permitting, and energy and environmental efficiency, to be appointed by the Assembly based on the recommendations of the Human Resources Committee.

The Commission may also include non-voting members from the Juneau Homeless Coalition and other agencies of similar expertise, as needed.

(b) Board members serving at the time of the adoption of this resolution shall serve out their terms. Nominations for appointment shall be made by the Assembly Human Resources Committee.

Section 3. Juneau Affordable Housing Commission Purpose. The purpose of the Commission is as follows:

- (a) To make recommendations to the Assembly on all aspects of affordable housing;
- (b) To prepare a Request for Proposals at least annually for providing and promoting affordable housing;
- (c) To adopt procedures for evaluating proposals received for providing and promoting affordable housing; and
- (d) With the assistance of staff as assigned by the Manager, to evaluate the use of the funds by each organization and to report annually to the Assembly on the expenditure of those funds:
 - (1) Establishing criteria for allocations of available funding among applicants based on an assessment of need in the community;
 - (2) Advising the Manager on the content of the Request for Proposals;
 - (3) Reviewing and evaluating grant and loan applications;
 - (4) Recommending approval of appropriate applications to the Assembly Finance Committee; and

- (5) Reviewing grantees' quarterly narratives and financial reports, and monitoring progress toward goals and objectives stated in grantees' applications for funds.

Section 4. Procedure. The Commission shall operate pursuant to the Advisory Board Rules of Procedure, as such may be amended from time to time.

Section 5. Officers, Meetings, Quorum. In accordance with the Advisory Board Rules of Procedure, the Commission shall select its own officers, and shall hold regular meetings on a schedule established by the Commission, as well as such special meetings as required to conduct business.

Section 6. Staff Liaison. The Manager shall designate a staff liaison to the Commission.

Section 7. Repeal of Resolution. Resolution 2506 is hereby repealed.

Section 8. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 7th day of June, 2010.


Bruce Botelho, Mayor

Attest:


Laurie J. Sica, Clerk