



JUNEAU COMMISSION ON AGING AGENDA

September 16, 2025 at 3:00 PM

Zoom Only

<https://juneau.zoom.us/j/81491760970?pwd=bkFwWk42Mllmazi0aFdMS3ArTG5qZz09>

Or Call In: 1-253-215-8782 Meeting ID: 814 9176 0970; Passcode:858248

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

F. AGENDA TOPICS

1. Main JCOA Projects & Subcommittee Updates

- i. Housing Subcommittee Updates — Follow Up to August 26 Design for Life Meeting
- ii. Recreation/Fitness Subcommittee Updates — Follow Up with P&R Acting Director Lauren Verrelli: Floyd Dryden Open & Marie Drake scheduled for October
- iii. Age-Friendly Planning Updates - October Review, see below links to AARP Livable Communities, Age-Friendly Plan, & Rain Coast Data Housing Assessment.
 - 1. [AARP Livable Communities](#)
 - 2. [Age-Friendly Plan](#)
 - 3. [Rain Coast Data Housing Assessment](#)

2. JCOA Website

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

H. NEXT MEETING DATES - 3PM VIA ZOOM

3. Upcoming JCOA Regular & Workgroup Meetings

9/23 - JCOA Workgroup Meeting

10/14 - JCOA Workgroup Meeting

10/21 - JCOA Regular Commission Meeting

I. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's office 36 hours prior to any meeting, so arrangements can be made for closed captioning/sign language interpreter services depending on the meeting format. The Clerk's office is 586-5278, e-mail: city.clerk@juneau.gov.



JUNEAU AGE FRIENDLY COMMUNITY ACTION PLAN JUNE 2025

EXECUTIVE SUMMARY

Juneau joined the Age Friendly Network in late 2023 and we are proud to submit our plan. The plan has been prepared as a joint effort of the Juneau AARP Community Action Team and the Juneau Commission on Aging, who engaged many community partners. This plan will be submitted to the City and Borough of Juneau for consideration during their five-year Comprehensive Planning process that began this year. Our goal is to weave senior/elder considerations into all phases of our community planning processes as we implement this Age Friendly Plan.

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Ms. Teresa Holt
AARP Alaska State Director
3601 C Street Suite 1420
Anchorage, Alaska, 99503

June 10, 2025

Dear Ms. Holt,

As Mayor of the City and Borough of Juneau, I am writing to support the Juneau Commission on Aging and AARP Community Action Team's efforts to implement an Age Friendly Community Plan. The City and Borough of Juneau (CBJ) is currently engaged in a community wide Comprehensive Plan, and we welcome these additional efforts to complement and ensure we develop a Comprehensive Plan that is inclusive to all, including our fastest growing age cohort in Alaska: seniors.

Every ten years, the CBJ, in partnership with the Juneau Commission on Aging, completes a Senior Survey to help us better understand our Seniors' status and needs. Our latest Survey, in 2020, affirmed that Seniors are robust, contributing partners in our community but there are several areas in which we could help make our community more Age Friendly. The AARP CAT Team also reached out to the Senior community on multiple occasions to further assess our ongoing needs. These multiple efforts resulted in the attached Plan.

In our effort to be a more livable community, we support efforts to ensure Juneau remains a great place to live for people of all ages. We strive to ensure safe, walkable streets, affordable housing, safe transportation options, access to needed services and opportunities so that residents of all ages can participate in an active, welcoming, supportive and enriching community.

Thank you for the opportunity to join the Age Friendly Network and promote these efforts through the Age Friendly Juneau Community Plan.

Sincerely,

Beth Weldon
Mayor

WELCOME TO JUNEAU

Alaska's capital is a land locked southeast coastal rainforest community located in a unique geographical area surrounded by glaciers, mountains, and tidal waters.

The Tlingit people and their clans were well established and actively trading in Southeast Alaska when European explorers made their first advances into the Gastineau Channel in the 1700s. The A'akw and T'aaiu Kwáan maintained thriving villages in the Juneau, Auke Bay, Douglas and Taku River area for over 750 years.



In the late 1800s rumors of gold findings lured prospectors to the Gastineau Channel and in 1880 and 1881 Juneau and Douglas were founded as townships. Soon Douglas was operating one of the world's largest hard rock gold mines. By the mid-1900s, Juneau was operating three mines and became the capital of the territory. It was also a travel and trading hub in and out of Alaska with regular Canadian Pacific Steamship arrivals and departures. In the 1920s Filipino workers were brought to Juneau to work in the mines, and the canneries and many stayed and married contributing to our community and cultural fabric.



Alaska achieved statehood in 1959 and Juneau became the capital of the 49th state. Today, the City and Borough of Juneau is the second largest (square miles) municipality in the United States and is a vibrant and diverse multicultural city of about 32,000 people. Our Capitol conducts state business and houses the legislature from January-May.

Alaska has always experienced surging economic periods: fur trade, gold, fisheries, military, oil and gas

and now tourism. Over a million summer visitors contribute to the tourism industry and experience our rich wilderness and cultural experiences. Regional and local Native Corporations headquartered in Juneau benefit tribal citizens and share native culture and history. Two productive mines operate outside the city. The University of Alaska Juneau offers advanced education with about 3000 students actively attending classes. Additionally, Juneau has an active parks and recreation program, a robust boating community with four harbors and houses the third largest fishing fleet in Southeast Alaska.

Juneau continues to be home to a diverse community of Alaska Natives, Filipinos, South Pacific Islanders, African Americans, as well as a magnet for young people seeking adventure and has become the home of a high number of active, healthy seniors. Almost 30% of Juneau’s residents are over 55. Juneau’s seniors tend to be homeowners, active in the community and contribute to the community both financially and as volunteers.



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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JUNEAU COMMISSION ON AGING – JCOA

Empowering Juneau's Seniors

JCOA's mandate is to advise the CBJ Assembly on actions and policies that improve the quality of life for seniors. Our mission is to provide CBJ with proactive, coordinated, culturally sensitive and holistic strategies to support Juneau seniors' unique needs as we age in this community we love and call home.

- SENIOR SERVICES IN ALASKA & JUNEAU
- JCOA PRIORITIES
- JUNEAU SENIOR SURVEY
- AGE-FRIENDLY PLANNING
- SENIOR PROFILES
- COMMISSIONERS
- CALENDAR / CONTACT US
- VOLUNTEERS
- ACTIVITIES

Get out and play! Visit a friend!

Aging! So cool, everyone is doing it!

The City and Borough of Juneau reinstated the Juneau Assembly appointed Commission on Aging (JCOA) in 2017 to continue the early work of advocating for Seniors within the community and to provide a dedicated website for disseminating senior-specific news:

<https://juneau.org/clerk/boards-committees/jcoa>

The JCOA also provides monthly updates to the community on the local Public Radio Station, KTOO-FM, during the “Juneau Afternoon” Radio show.

MISSION, VISION AND VALUES



MISSION STATEMENT: Our mission is to support a community where all people live with dignity and purpose and are able to fulfill their goals and dreams in an inclusive, equitable, age- and ability-friendly Juneau.

VISION: Juneau is a livable vibrant community that is safe and accessible, and supports age- and ability-friendly actions by empowering residents, fostering collaboration, and implementing innovative strategies that enhance accessibility, social connection, and quality of life for individuals of all ages and abilities.



VALUE STATEMENTS



Inclusion: We value our community's diversity and strive to create a welcoming environment where all residents, regardless of age or ability, can thrive.

Equity: We are committed to addressing systemic disparities and ensuring that resources, opportunities, and programs are accessible to all, particularly marginalized and underserved groups.

Collaboration: We believe in the power of partnerships and work collectively with residents, organizations, and policymakers to create sustainable solutions.

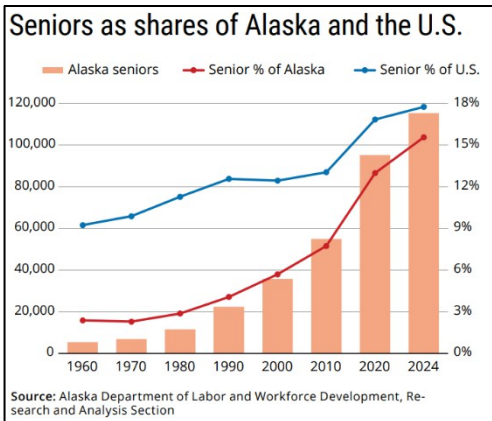
Empowerment: We aim to empower individuals through education, resources, and opportunities, enabling them to lead fulfilling, independent, and connected lives.

Innovation: We embrace creative approaches and adaptive strategies to address the evolving needs of our community.

Sustainability: We prioritize long-term impact and resilience, ensuring the success of age- and ability-friendly initiatives for generations to come.



COMMUNITY PROFILE



The number of Alaskans 65 and older has skyrocketed over the last decade and a half, continuing to rise even as youth and working-age populations have declined. Today, seniors play a bigger role in Alaska than they ever have. Alaska has always been a young state and this shift toward an older population is one of the ways Alaska has begun to look more like the rest of the country. The highest concentration of seniors is in Southeast Alaska and Juneau is the largest Southeast community. Juneau’s Senior population (60+) has steadily grown 39% (3.3% annually) between 2012 and 2021. There are 11,494 seniors 50+ living in Juneau and 3,997 are AARP members.

Juneau Commission on Aging 2020 SENIOR SURVEY FINDINGS

Seniors are healthier and better off than in previous survey years:

- 28.7% of Juneau residents are 55 and older**
- 84% own their own homes and pay taxes
- 80-90% (depending on age) drive their own cars
- 63% volunteer in the community
- 95% over 65 have Medicare Insurance
- 66% over 65 have State of Alaska Retirement
- 40% have Long Term Care Insurance
- 42-46% (depending on age) take continuing education classes (UAS/CS)
- 72 – 84% (depending on age) recreate weekly (walking, hiking, swimming, biking, gyms, skiing)

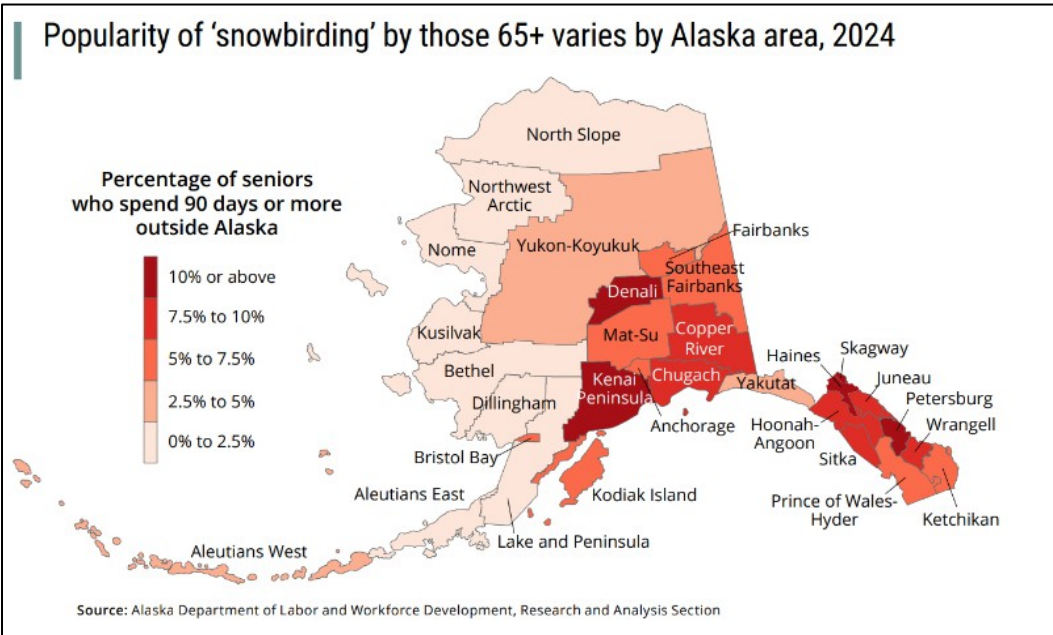
** AKDOL has updated this figure to 30% in 2023



The City and Borough of Juneau facilitates a Senior Survey every decade via the Juneau Commission on Aging. In 2020, the JCOA reached out to a broad swath of the community for the fourth Senior Survey in 40 years and found that seniors are a growing demographic and are doing generally well due to a number of factors.

“It’s a common perception that Alaska retirees move south for warmer weather or the services they can’t get in Alaska. The massive growth in the 65-plus population puts to rest the idea that they all flee after retirement — but given Alaska’s 12-year streak of negative net migration, that raises the

question: How much has the larger elder population contributed to the overall outflow? People relocate less as they get older and while seniors have always been a low percentage of movers, they have increasingly influenced net migration numbers in recent years.” (Alaska DOLWD)

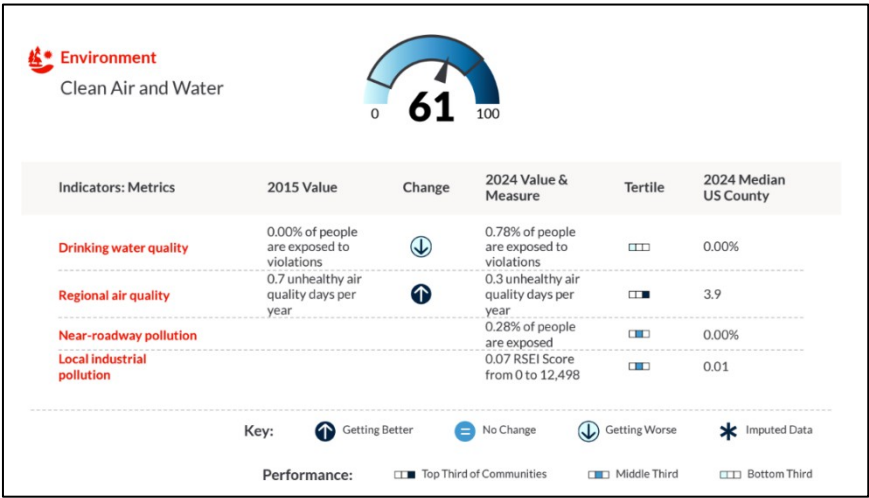


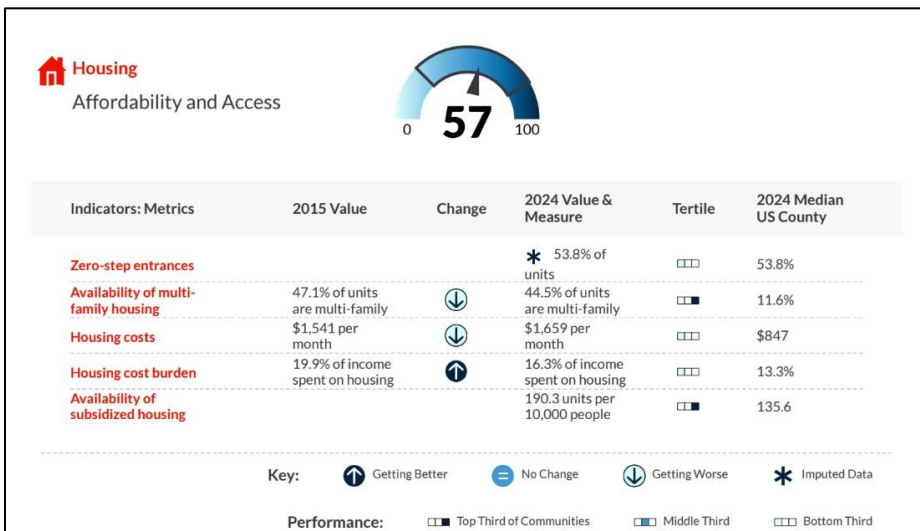
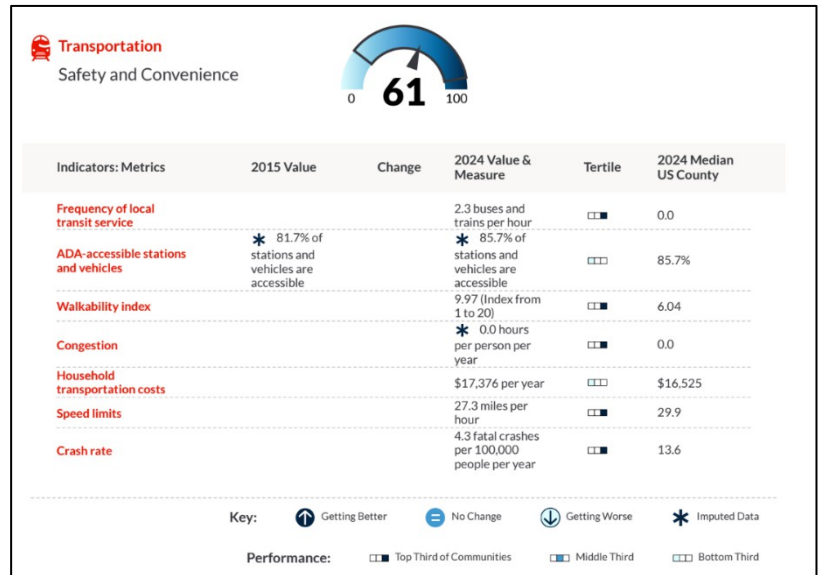
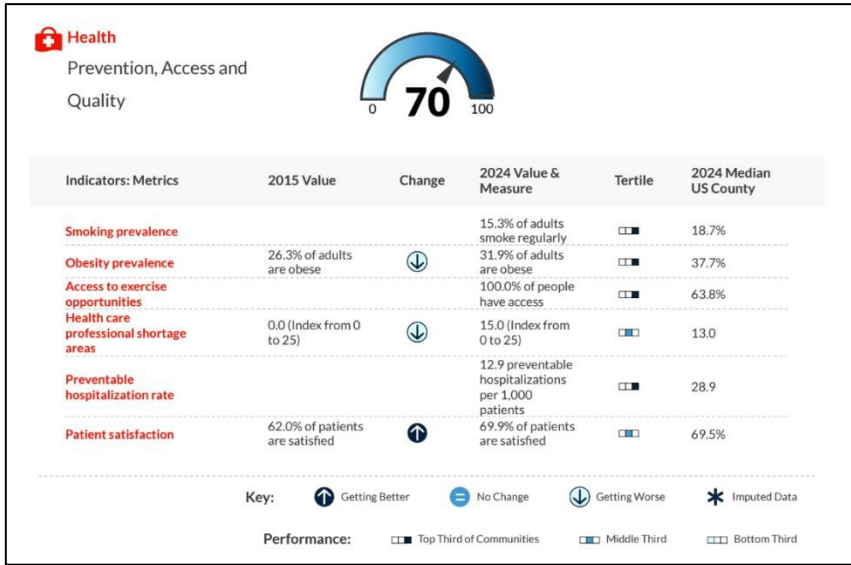
Even though outflow continues to increase, the senior population continues to grow in Alaska, particularly in Southeast but senior outflow has “created an undertow to the state’s migration numbers that didn’t exist before, which has baked in a steady net loss.” Southeast Seniors continue to bring significant value to the region, and especially to Juneau,

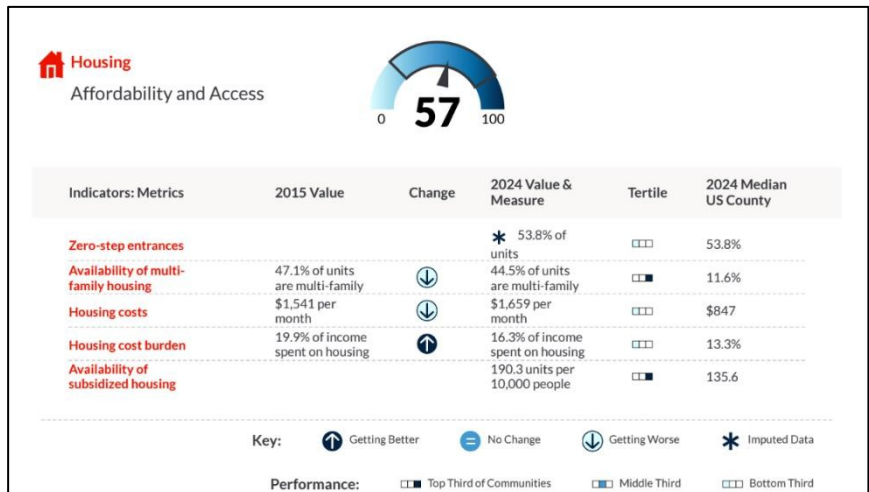
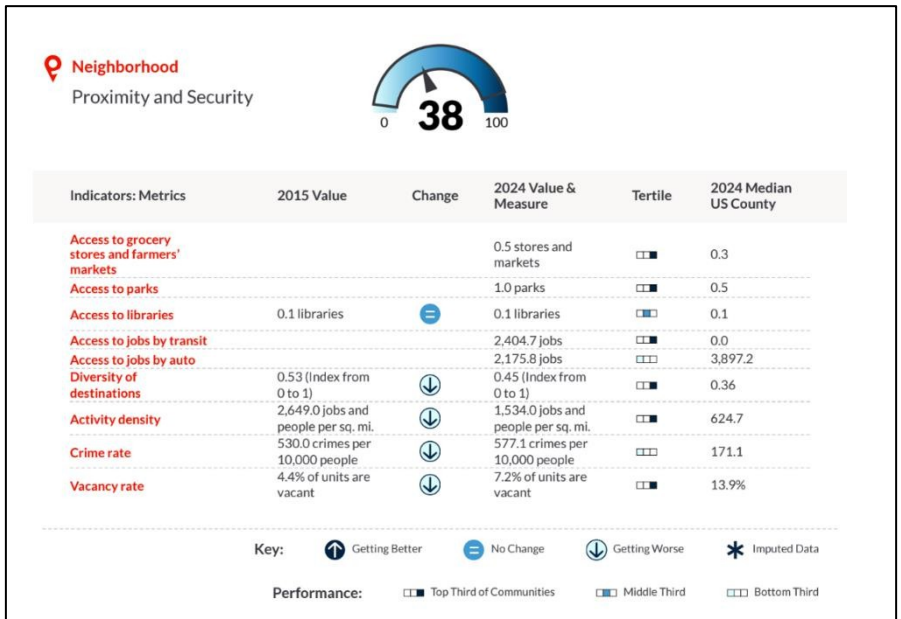
and are a resource that the Juneau Commission on Aging has focused on ensuring that the community recognizes and works to keep Seniors in community. This will be accomplished by ensuring Age Friendly Community values are recognized and promoted.

AARP PUBLIC POLICY INSTITUTE LIVABILITY SCORES FOR JUNEAU AREA

Characteristics of Juneau Borough, Alaska					
Demographics					
Total Population:					
32,108					
Black/African American: 1%			Age 50+: 35%		
Asian American: 7%			Age 65+: 15%		
Hispanic/Latino: 7%			% of the population with a disability: 12%		
White: 64%			Life Expectancy: 81 years old		
American Indian/Alaska Native: 9%			Households Without a Vehicle: 9%		
Hawaiian: 1%			Median Household Income: \$98,191		
Two or More Races: 15%			% of the population with income below poverty: 7%		
Some Other Race: 2%			Upward Mobility : 76		
Climate					
2023 Temperature	January	July	2023 Avg. Precipitation	January	July
Lowest	21°	43°		19"	4"
Average	26°	50°			
Highest	30°	57°			



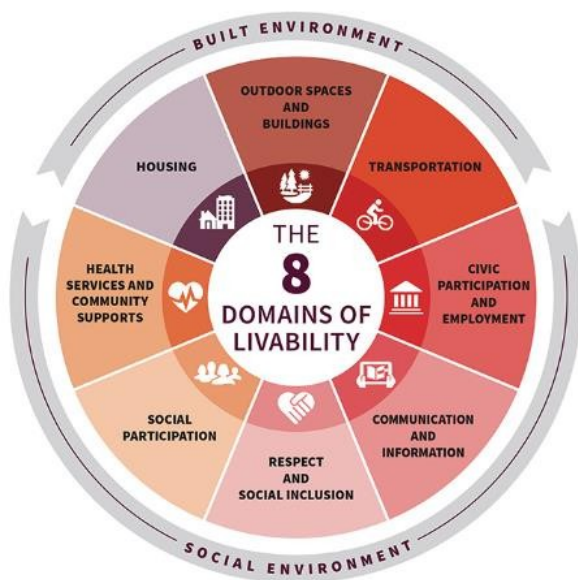




SUMMARY OF COMMUNITY COMMENTS

Survey and Listening Sessions 2023 and 2025

In celebration of National Older Americans Month in **May 2023**, the Juneau AARP Community Action Team (CAT) and the Juneau Commission on Aging (JCOA) co-sponsored three listening sessions to gather information for Age-Friendly Juneau planning. In early 2023 Juneau became the second Age-Friendly community in Alaska. The co-chairs of Age-Friendly Juneau at the time, Dr. Emily Kane (Chair of the Juneau Commission on Aging) and Linda Kruger (Lead for the AARP Juneau CAT), announced the kick-off of Age-Friendly Juneau and the listening sessions on KTOO Radio's Juneau Afternoon program. The listening sessions were held on consecutive Tuesdays at the three local libraries.



Eight flip charts, representing each of the Age-Friendly domains were posted around the room. A ninth flip chart welcomed comments that didn't fit any of the eight categories or applied to more than one. Participants wrote comments and suggestions on post-it notes and posted them on the appropriate flip chart pages. Several participants completed a long questionnaire providing detailed suggestions for improving Juneau for seniors.

In addition to JCOA and CAT members (who had lots of ideas!) around twenty-five members of the public participated in the sessions. Several people who could not attend in person submitted comments by email or completed online surveys.

After a short introduction about the AARP Age-Friendly Network, the AARP-CAT and Juneau COA, there were lively discussions of how Juneau could become more Age-Friendly. Comments and suggestions from the listening sessions, completed questionnaires (hard copies and online), and other comments that were received provided the background for this five-year plan for moving Age-Friendly Juneau forward. Suggestions included: a dedicated senior center for presentations, information (with a navigator), social events, activities and games, and senior exercise classes; transportation to senior events and congregate meals and provision of transportation services out past the ferry terminal; an affordable, pedestrian friendly, small-scale co-housing village for seniors; CBJ support for home modifications to help seniors stay in their homes; more in-person social activities and programs for seniors; an Age-Friendly Community Day; increased Hospice and Homecare services; and additional affordable and accessible senior apartments.

To be more inclusive the Age-Friendly Juneau co-chairs reached out to groups in the community who may not have participated in the listening sessions. Several individuals completed an online or paper questionnaire. The most responses received related to the Age-Friendly Domains of Social Participation, Communication and Information, Outdoor Spaces and Buildings, Civic Participation and Employment, and Health Services and Community Supports. Housing and Transportation, were

close behind, leading us to include all of these domains in our workplan. We decided it is also important to include Respect and Social Inclusion since these are key foundations of whatever is implemented. We also recommend working with other community groups to address Community Emergency Preparedness.

AARP held additional listening sessions in **February of 2025** using a similar model of data gathering. The following represents the input from the 2023 Listening Sessions first, followed by input from the 2025 Listening Sessions.

Outdoor Spaces and Buildings

Concept: Availability of safe, public, recreational facilities.

2023: Community members expressed the continuing need for a Community Senior Activity Center with fitness center/gym and meeting spaces for classes and gatherings in a central location; community gardens – Mendenhall Valley Library; group walks and socials; indoor and outdoor walking opportunities (recovery from surgeries, fitness, socializing); complete the Vintage Park Trail to connect to the Brotherhood Bridge Trail; publish a directory of places people with limited mobility can connect with nature/accessible trails; more trails for seniors and mobility impaired people, and more benches on trails; improve rain canopies (2nd and Seward St., by the courthouse on Seward St.), add lights on walking trails near Thunder Mountain Middle School, Vintage Park – Brotherhood Bridge Trail; add indoor senior walking hours at area schools, walking track downstairs around the turf at Dimond Park – a new elevator will eliminate this need in the future.

2025: Community members expressed interest in the Dimond Park Fieldhouse and use of the Marie Drake Gym, safe and accessible public spaces, especially more covered areas (corner of 2nd and Seward St., next to the Court House, etc., more indoor meeting spaces – (community center), more community gardens (near the Valley Library), more indoor and outdoor walking opportunities for all abilities and completion of the Brotherhood Bridge Trail Loop.

Transportation

Concept: Safe and affordable modes of private and public transportation.

2023 Community members expressed a desire for improved cross walk safety – need more flashing cross walk lights (like at the Egan Drive-- Glacier Ave access to Juneau Seawalk); bus stop needed near Global Credit Union and Petro One gas station; more weatherproof bus shelters; transportation for events such as the Juneau Symphony, Perseverance Theatre, etc.; improve Capital AKcess (Care-A-Van) and bus service for seniors, including past DeHarts and Lena Loop; easier access to obtain a senior pass; Senior Days with bus service to pools, libraries, grocery stores, Bartlett, etc.; Improve sidewalks and crossings, especially around Riverview Senior Living, Trillium Landing and Vintage Park; and help with snow removal on sidewalks and driveways.

2025 Community members expressed interest in: safe and accessible public spaces, especially more covered areas, many crosswalks need flashing lights (like the Egan to Seawalk crossing) – at Four Points Hotel, Cordova and Douglas Highway and others, bus stop is needed near the Global Credit Union and Petro One gas station across from Fred Meyers and transportation to events.

Housing

Concept: Availability of home modification programs for aging in place, as well as range of Age-Friendly housing options.

2023: Community members expressed a desire for: Affordable, first floor senior units; update code to include universal design features; small scale affordable co-housing, tiny homes, cottages, or apartments for seniors, including the unhoused (Riverview is “too expensive for many” and Fireweed Place and Trillium Landing are “too industrial.”); lower property taxes, grandfather in lower tax rates, or have a ceiling for seniors; home modifications are needed – SAIL has done home evaluations for senior safety features; home modification stipends are desired.

2025 Community members emphasized the continuing need for affordable, accessible senior housing.

Social participation

Concept: Access to leisure and cultural activities, including opportunities for older residents to socialize and engage with their peers as well as with younger people.

2023: Community members expressed a desire for: Community Senior Activity Center with movie nights, music nights, game nights, daytime events for seniors who don’t drive at night, card game clubs, senior lunches, transportation to events and book clubs; geocaching, movies for grown-ups, share your love and talents campaign, partner with senior living facilities for events, art classes, music events; JACC hosted senior events; senior movies at Goldtown Theater; tiny homes or cottages that would promote social engagement; AARP driver’s safety and other classes; scheduled activities at public libraries; arts and craft classes, AARP events, community gatherings and celebrations, and counseling services.

2025 Community members expressed interest in: an Office of Aging within CBJ, a Community Senior Activity Center with art classes, exercise, movie nights, card and game nights, music nights and events during the day for seniors who don’t drive at night, free senior lunch programs, book clubs, group walks, multicultural events and celebrations, geocaching for seniors, movies for grownups, share your love and talents campaign, publish (print and online) a directory of places people with mobility challenges can experience nature.

Respect and Inclusion

Concept: Programs that promote ethnic and cultural diversity, as well as multigenerational interaction and dialogue.

Community members expressed a desire for: An Office of Aging within CBJ to promote and advance senior programs, activities, priorities across CBJ departments and an updated webpage with schedules and news for seniors; Community Senior Activity Center open to all (multigenerational) with regular schedule of activities; flowers for homebound residents, like meals on wheels; safe and accessible public spaces for walking and gathering; multi-cultural events and celebrations (Festival of Holi in March, Sons of Norway, Filipino holidays, etc.); Social events; Age-Friendly Days; work across community groups; support prison-release programs to support re-entry.

Communication and Information

Concept: Access to communications technology and other resources so older residents can connect with their community, friends and family.

Community members expressed a desire for: Juneau Seniors Facebook Page; semi-annual senior expo; online senior events calendar, also posted around town; fliers for concerts and other events posted at senior living facilities; share information on seniors' contributions to the community; Age-Friendly Juneau webpage; write articles for Senior Voice and AARP publications; an Emergency Directory.

2025 Community members expressed interest in: Facebook posts for seniors, semi-annual expo highlighting senior oriented information, monthly fliers for concerts, plays, other events (online calendar).

Community and Health Services

Concept: Access to home-based care services, health clinics and programs that promote wellness and active aging.

2023 Community members expressed a desire for: Community Senior Activity Center; group workshops and information sessions; geriatric care (encourage Bartlett to recruit a gerontologist, rheumatologist, cardiologist, gastroenterologist, and neurologist); Meals-on Wheels and congregate meals at Senior activity centers; encourage CAN and nursing programs at UAS; Friends of Seniors – help with small projects like changing smoke alarm batteries, etc.; support Bartlett Home Health and Hospice; develop a directory of Medicare/Medicaid providers; and promote wellness talks and activities (libraries, Bartlett, and senior housing).

2025 Community members expressed interest in: group informational sessions and workshops on health-related topics; flowers for the homebound (like Meals on Wheels).

Work and Civic Engagement

Concept: Paid work and volunteer activities for older residents and opportunities to engage in formulation of policies relevant to their lives.

2023 Community members expressed a desire for: Community Senior Activity Center, financial and home assistance (car maintenance, banking, bill paying, household chores, senior helper, etc.), share information on the Department of Labor "Return to Work Programs" and directory of volunteer opportunities. A matchup service to connect seniors who need assistance with others willing to provide assistance (Friends of Seniors).

ACKNOWLEDGMENTS

AGE FRIENDLY PLANNING TEAM MEMBERS

- Linda Kruger, Jane Lindsey and Jeff Gnass,
AARP Juneau Community Action Team
- Deborah Craig, Chair,
Juneau Commission on Aging
- Barbara Murray and Carol Ende,
Juneau Commission on Aging

AGE FRIENDLY COMMUNITY PARTNERS

1. City and Borough of Juneau
 - a. Juneau Assembly
 - b. Juneau City Manager's Office
 - c. Bartlett Regional Hospital
 - d. Juneau Parks and Recreation
 - e. Juneau Public Libraries
 - f. Juneau Commission on Aging
2. Catholic Community Services – Senior Services Southeast
3. SouthEast Alaska Regional Health Consortium (SEARHC)
4. University of Alaska Southeast
5. Local Community Organizations (KTOO, Rotary, etc.)

DATA SOURCES

Age-Friendly Juneau Data Sources (4/10/2025)

2019-2021 Community Needs Assessment Six Month Update, Rural Alaska Community Action Program, Inc.

Juneau Assembly Goals 2025 (Approved 2/3/2025)

Alaska's Community Capacity Review: 2019 Statewide Public Health System Assessment, Alaska Department of Health and Social Services

<https://livabilityindex.aarp.org/search/Juneau%20Borough,%20Alaska,%20United%20States>

<https://livabilityindex.aarp.org/search/Juneau,%20Juneau%20Borough,%20Alaska,%20United%20States>

<https://livabilityindex.aarp.org/search/99824,%20Douglas,%20Juneau%20Borough,%20Alaska,%20United%20States>

Juneau Surveys and Listening Sessions

2020 Juneau Senior Needs Survey -

<https://juneau.org/wp-content/uploads/2021/05/2020-Juneau-Senior-Survey-Final.pdf>

2023 Listening Sessions: 5/9 Downtown Library; 5/16 Valley Library; 5/23 Douglas Library

Participants and other residents also were encouraged to submit written comments.

2025 Juneau AARP Reception Listening Session 2/25

AGE AND ABILITY FRIENDLY PRIORITY AREA ACTION ITEMS

The following matrices provide input on each of the Eight Domains of Livability. We are focusing on Housing, Outdoor Spaces and Buildings, and Respect and Social Inclusion as our highest priorities.

The Juneau Commission on Aging and the AARP Juneau Community Action Team welcome everyone in the community to join with us as we move these priority action items forward. Becoming an Age-Friendly Community provides an opportunity and a responsibility for each of us to do what we can to promote and move forward with the ideas described in the following pages.

Housing Action Plan Matrix

Vision for this Domain: Assure adequate and affordable housing for all CBJ residents

Objectives/ Actions	By Whom	By When	Resources and Support		Potential barriers or resistance	Outputs	Outcomes – Impact	
			Available	Needed			Short- and Medium-Term	Long-Term
Information packet to CBJ planning staff: AARP HomeFit Guide JCOA-Building Age Friendly Housing in Juneau	Chair Craig Linda Kruger JCOA and AARP CAT	July 2026	Resources developed CBJ Planning Dept Local Builders	Packets made for distribution	Resistance to current practices	Regulation changes	Awareness: Community Assy Planning Comm Realtors Developers Support development of the CBJ Comp Plan	Improved building design and regulations in support of universal age friendly housing
AARP HomeFit Guide distributed to Public	Linda Kruger AARP CAT	July 2026 ongoing	Contact AARP	Need to order additional materials	None	Community Awareness	Community awareness Information for development of CBJ Comprehensive Plan	Support for universal design and age friendly home environs
Develop team of Lifelong Housing Certificate Reviewers Using HomeFit Guide	CBJ JCOA Experienced community members to be trained as reviewers CBJ Office of Aging	April 2026	Affordable Housing Fund Tax Abatement Other loan and grant programs	Experienced Community members to be trained Oversite of the project	Think differently about home design Resources CBJ support	Low, no cost- and cost- effective measures to ensure most homes are accessible for all ages and mobility needs	Certificate holders assess homes to ensure they are free of common barriers to mobility for everyone from toddlers to seniors	Juneau will develop a Lifelong Housing Certificate training program

Explore code/ regulations that could encourage universal, age friendly housing	AARP funded grant, CBJ Assembly, CBJ Planning Commission, Realtors, Designers, Builders, Community	June 2026	Explore current regulations to identify those that can be more age friendly	Collaboration to review and modify regulations	Potential cost Resistance to change	Housing is safe and convenient for everyone of all ages	Collaborative meetings between community, builders, designers and CBJ on regulation changes	Improved senior-friendly housing
Coordinate current 911 support system to support seniors living at home Check Alert One availability	CCS Fire Department Police	April 2026	911 system currently in place	Develop protocol and support for individuals who have mobility issues in their home, frequent users of 911	Cost coordination	With CCS the team identify and assist individuals who call 911 due to in home fall	Identify individuals in need of home modifications to keep them safe from falls	People of all ages can live in their homes safe from falls

Who is responsible for maintaining and updating information: Office of Aging Coordinator in concert with AARP and JCOA
Frequency of Meetings: Standing JCOA Monthly Committee Meeting

Buildings and Outdoor Spaces Action Plan Matrix

Vision for this Domain: Create availability for those over 50 to engage socially, physically and to obtain information.

Objectives/Actions	By Whom	By When	Resources and Support		Potential barriers or resistance	Outputs	Outcomes – Impact	
			Available	Needed			Short- and Medium-Term	Long-Term
Promote development of a Senior Community Center (proposed use of Marie Drake Gym/complex)	CBJ, JCOA, AARP and interested community orgs	FY 2025 - ongoing	CBJ Marie Drake Complex via Parks and Recs	Support to use space – Juneau Empire, KTOO	Support and funding	A Senior Center open for year-round use	Determine availability of space for 2026	Open and usable space
Ensure outreach regarding Outdoor and Indoor Space Availability	JCOA, AARP, CBJ PCR	FY25 Ongoing	CBJ PCR Web and JCOA Web senior specific activities	More resources JCOA Website	Funding	Websites	More opportunity for Senior use of available resources	More Senior use of available resources
Support Thunder Mt Bike Park	CBJ	Trial Mix	Trail Mix	Community support	None	Under Thunder Bike trail	Bike Trail	Bike Trail
Support Pickle Ball Court at Jackie Renninger Park	JCOA, AARP, CBJ PCR	FY25 Ongoing	CBJ PCR, Pickleball Community	Outreach and community understanding of need	Funding	Pickleball Opportunities	More opportunities for Senior use of available resources	More Senior use of available resources
Disc Golf capacity at Sandy Beach	JCOA, AARP, CBJ PCR	FY25 Ongoing	CBJ PCR, Disc Golf Community	Outreach and community understanding of need	Funding	Disc Golf Opportunities	More opportunities for Senior use of available resources	More Senior use of available resources
Indoor Walking Track Availability	National Guard/ UAS Rec Center, Sr Community Center	FY25 Ongoing	Natl Guard and UAS	Natl Guard and UAS	Public Awareness	Additional indoor/ fitness rec opportunities	More opportunities for Senior use of available resources	More Senior use of available resources

Who is responsible for maintaining and updating information: Office of Aging, AARP and JCOA

Frequency of Meetings: Monthly JCOA Meetings Ongoing Agenda Item

Social Participation and Inclusion Action Plan Matrix

Vision for this Domain: Improve Opportunities for and Actual Community Engagement

Objectives/Actions	By Whom	By When	Resources and Support		Potential barriers or resistance	Outputs	Outcomes – Impact	
			Available	Needed			Short, Medium-Term	Long-Term
Increase opportunities for senior engagement and awareness of opportunities	CBJ Office of Aging, JCOA and AARP Juneau	2027	Juneau Public Libraries, Juneau Parks and Recreation, UAS, Community Schools, Cooperative Extension	Community Support Creative ideas	Creativity, facilities	Age Friendly activities	Increased information about senior activities and new offerings	Increased participation in senior activities
Host more senior events – music events, art classes, senior movies, book clubs, walks, arts and crafts classes	CBJ Parks C Recreation, UAS, Community Schools, Cooperative Extension, Juneau Public Libraries, Bartlett Hospital	2025-ongoing	Existing programs, New Programs, Community Members, AARP, UAS/UAF	Community Support and engagement	Competition for time, facilities	Reduction in mortality related to social determinants of health; reduction in isolation	Focused efforts to improve social determinants of health and provide more opportunities for seniors	Reduction in preventable/avoidable mortality and isolation
Coordinate efforts to establish a Community Senior Activity Center <i>See Outdoor Space & Buildings</i>	CBJ Office of Aging, JCOA, AARP Juneau, CBJ, others	2025-ongoing	Enthusiastic support	A physical space and funding	Funding, lack of available space	A location to have movie nights, daytime events, social lunches, music events, classes, physical activities like yoga and Tai Chi	Increased socially engaged, more active seniors	Improved mental and physical health

Reach out to Tlingit and Haida, the Filipino Community and others	CBJ Office of Aging, JCOA, AARP Juneau Riverview Senior Living, Juneau Pioneer Home, others	2025-ongoing	Interest	Interest	Lack of interest, already overcommitted	More inclusive events	More diverse offerings and participants	Greater variety of programming
Partner with senior living facilities and agencies for events and classes		2025-ongoing	Interest in working together with all providers in Juneau	Time and attention, ideas	Funding, ideas for collaboration	More offerings reaching more people in varied locations	Increased activity	Increased services and participation
Establish a Senior Legacy Project	UAS, AARP, JCOA, others	2025-ongoing	Framework and interest	Time, coordination and interest	Fear of the unknown or of working with others	Increased understanding across generations	Increased socializing	Improved mental health, reduced isolation
Increase courses for Seniors at UAS, Coop Extension and Comm Schools	Office of Aging, JCOA, AARP Juneau, UAS, Coop Extension	2025-ongoing	Interest and support for programs	Funding	Funding	Oppty for engagement, social activity and learning	Mental Health Brain health, social cohesion	Improved mental health, reduced isolation

Who is responsible for maintaining and updating information: Office of Aging, AARP and JCOA

Frequency of Meetings: Monthly JCOA Meetings Standing Agenda Item

Transportation Action Plan Matrix

Vision for this Domain: Promote safe and affordable transportation

Objectives/Actions	By Whom	By When	Resources and Support		Potential barriers or resistance	Outputs	Outcomes – Impact	
			Available	Needed			Short- and Medium-Term	Long-Term
Encourage public transportation use	City and Borough of Juneau	ongoing	AARP, federal and state funding	Publicity of available options	Reluctance or lack of knowledge	Increased use of services	More seniors ride buses AKcess	Better services and increased ridership
Additional bus stops and improved facilities	City and Borough	ongoing	Federal, state and local funding	Community engagement	Lack of understanding of what is needed	Improved service	Weatherproof bus stop shelters	Routes convenient to services for seniors
Vintage Park Trail Improvements	Southeast Alaska Land Trust, Trail Mix, local businesses and residents	2026	Community support, willing partners	Funding for purchase of land and trail renovation and development	Funding, permitting, river course changing	2 miles of improved trail	Transfer of land to SEALT and work with Trail Mix to improve the trail	Loop trail is used by all-ages to access local facilities and for recreation
Improve sidewalks, crossings, parking, etc at Vintage Park	Alaska Dept of Trans and CBJ	2025-26	Funding is available, planning is underway	Community Support	River flooding, changing course	Improved traffic flow, parking, pedestrian crossings and sidewalks	Increased, safe pedestrian use of area	Increased pedestrian use of the area and safety for all users
Improved crossings throughout the City and Borough	CBJ and DOT-PF	ongoing	DOT and CBJ have highway/road funds for improvements	Community support to help identify needs	Continued funding	Safe streets	Safe pedestrian and car access	Safe pedestrian and car access

Who is responsible for maintaining and updating information: Office of Aging, AARP and JCOA

Frequency of Meetings: Monthly JCOA Meeting Standing Agenda Item

Health Services and Community Supports Action Plan Matrix

Vision for this Domain: Improve Community Health Opportunities for those over 50

Objectives/Actions	By Whom	By When	Resources and Support		Potential barriers or resistance	Outputs	Outcomes – Impact	
			Available	Needed			Short- and Medium-Term	Long-Term
Establish CBJ Office of Aging with a Coordinator to represent and serve Seniors in Juneau	JCOA and AARP	FY27	CBJ, JCF	Community Support	Funding for office and Coordinator	Oversee advocacy for Seniors and Activities of the Office of Aging	Improved Senior Services and activities	Improved Senior Services and activities
Work toward Age-Friendly status for Bartlett Hospital	Rhonda Ward	2027	Bartlett Board and Staff	Community Support	Time to process	Age Friendly recognition and implementation of processes	Improved senior services and care	Improved Senior Services and care
Reduce preventable/avoidable mortality Measured via State Statistics	CBJ Office of Aging, BRH, SEARHC, ACOA, Local Medical Providers	2028	Bartlett Staff and Community Members	Community Support and engagement	Competition for time	Reduction in mortality related to social determinants of health and lack of community preparedness	Focused efforts: improve awareness of and actions toward improving social determinants of health and community preparedness	Reduction in preventable/avoidable mortality
Provide resources and classes through partnerships	Bartlett Hospital Staff, UAS, AARP, CCS, SEARHC, ACOA, others	2025-ongoing	Bartlett Hospital Staff, AARP Volunteers,	Community support and participation	Lack of imagination for what could be	Educational programs	Improved knowledge and individual and community action	Improved community health and well-being

Encourage recreational, social programs – indoor and outdoor opportunities	CBJ Office of Aging, JCOA, Bartlett Hospital, Juneau Parks and Recreation, AARP, UAS, CCS, SAIL, SEAHRC and others	2025-ongoing	Staff at Bartlett Hospital, Juneau Parks and Rec, AARP, UAS, Juneau Public Libraries, others	Community engagement and dedicated funding	Shortage of creative ideas, lack of adequate facilities and community engagement	Increased cultural and recreational opportunities and programs	Increased participation by older adults	Improved health and longevity
Identify community health risks	CBJ Office of Aging, Bartlett Hospital, JCOA, UAS, AARP, CBJ, CCS, SAIL	2025-ongoing	Bartlett Hospital, AARP, Alaska Public Health, Community Groups	Community Engagement	Lack of understanding, knowledge and commitment	Listing of health risks	Efforts to address risks	Reduced Risk
Fall prevention/ Better Bones and Balance Classes	UAF, community instructors, SEARHC	2025-ongoing	BRH, SEARHC, UAF Cooperative Extension, Juneau Parks and Recreation, community instructors	Community Engagement	Lack of knowledge, interest and funding	Community classes	Reduced injuries from falls	Reduced injuries from falls
Advocate for Home Health Care Workforce enhancements (See previous efforts re SREC)	CBJ Office of Aging, JCOA, Bartlett Hospital, UAS, AARP, AKDOLWD, CCS, SAIL	2025 - ongoing	Systems to support in place	Funding for Recruitment, training and placement of Home Health Providers and Wage Supp	\$2.5Million grant in place (SREC) but not being used for this purpose	“Boots on the ground” – Home health Care providers to ensure elders stay at home as long as possible	Seniors are able to stay at home as long as possible – more cost effective than institution and more desired by elders	Seniors are able to stay at home as long as possible – more cost effective than institution and more desired by elders

Who is responsible for maintaining and updating information: Office of Aging in concert with AARP and JCOA

Frequency of Meetings: Monthly Meetings

Communication and Information Action Plan Matrix

Vision for this Domain: Improve Communication and Information for and about those over 50

“Do the best you can until you know better. Then when you know better, do better.” -Maya Angelou

Objectives/ Actions	By Whom	By When	Resources and Support		Potential barriers or resistance	Outputs	Outcomes – Impact	
			Available	Needed			Short- and Medium-Term	Long-Term
Improve communication of senior events and services	CBJ Office of Aging, JCOA and AARP Juneau	2025-ongoing	Juneau Empire, JCOA Web, KTOO, and other radio stations, postering	Community Support and funding for the Office of Aging	Time to administer efforts	Distribution of information on a regular basis, senior WEBPAGE	Improved access to senior information	Improve access to info important to Seniors resulting in increased engagement
Expand partnerships with organizations and businesses serving seniors	CBJ Office of Aging, JCOA, AARP Juneau	2025-ongoing	Existing groups	Collaboration plans, outreach to define possibilities	Competition for time, lack of understanding of benefits	Focused efforts to improve awareness of information important to seniors	Improved access to senior information and understanding of senior needs	Improved Info/outreach of important info for Seniors and understanding of senior needs
Expand understanding what seniors ad the community	CBJ Office of Aging, JCOA and AARP Juneau	2025-ongoing	JCOA CAARP and other resources	Attention to getting materials out into the community	Competition for funding and time to collect and organize info	Materials to describe benefits seniors contribute	Increased understanding of the benefits seniors bring to the community	Increased appreciation of benefits seniors bring to the community
Provide classes for seniors	UAS, BRH Juneau Parks and Rec, Juneau Public Libraries, others	2025-ongoing	AARP classes, Senior Planet, UAS curriculum, Cooperative Extension	Understanding of what information is needed/helpful and funding for programs	Time, commitment and funding	Increased understanding, actionable information	Better educated seniors, improved brain health and empowered seniors	Better educated seniors, improved brain health and empowered seniors

Who is responsible for maintaining and updating information: Office of Aging in concert with AARP and JCOA

Frequency of Meetings: Monthly Meetings

Juneau Housing Assessment 2024

Key Takeaway – Juneau continues to experience a housing crisis, but the core cause has shifted. While a significant number of housing units have been built in Juneau in recent years, the rise of “living alone” households has erased inventory gains.

- **More housing units are housing fewer overall people:** Juneau has 900 more housing units, housing 400 fewer people than it did eight years ago.
- **Single-occupancy households are driving Juneau’s current housing crisis:** The number of single-person households rose from a **quarter** of all Juneau households in 2015 to a **third** in 2022 — an increase of 1,200 housing single-occupancy households — primarily due to the rise of seniors living alone. This trend is expected to continue.
- **Hundreds of units in Juneau’s housing pipeline:** More than 1,000 new housing units are currently in various stages of development in Juneau, with 360+ slated to be completed within the next five years.
- **Airbnb impacts less pronounced:** The impact of short-term rentals, like Airbnbs, on Juneau’s housing shortage is comparatively minor, disrupting an estimated 1.4% of Juneau’s year-round rental market.

More housing specifically developed for the community’s aging singles should be considered and encouraged; as should single room occupancy units (SROs), also known as micro-apartments, to house seasonal workers, and expand affordable options.



Housing Affordability

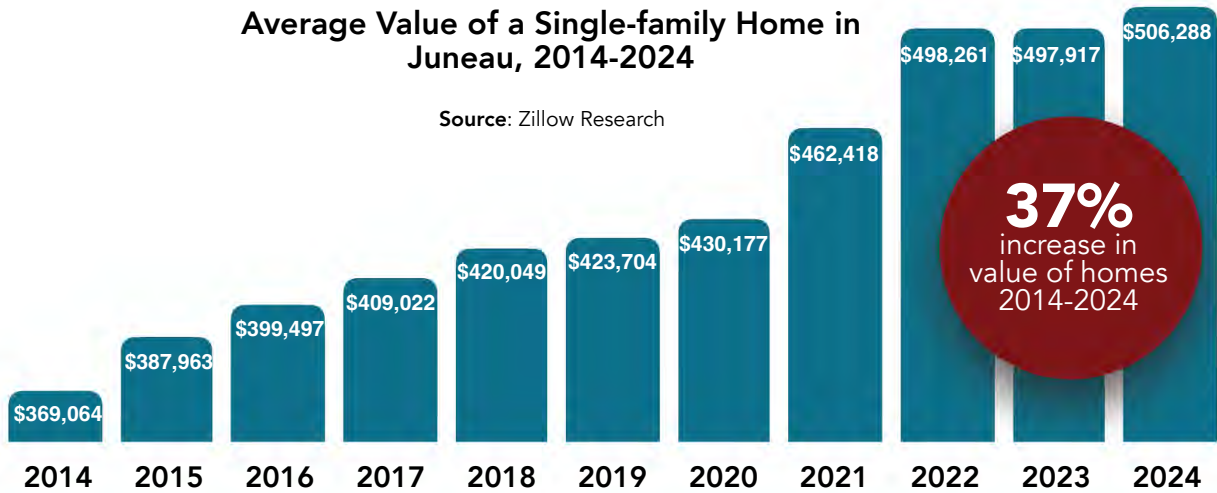
Housing in Juneau is increasingly becoming less affordable, following national trends. The average cost of a single-family home in Juneau has increased by 37% in the last decade to just over a half million in 2024. The average household wage increased by 21% over the same period in Juneau. However, Juneau is faring better than the national average. Since 2019, US home prices have surged by 54%.



Source: Washington Post

Average Value of a Single-family Home in Juneau, 2014-2024

Source: Zillow Research



Just over a quarter of Juneau households (27%) cannot afford their homes. The definition of being housing-cost-burdened is spending more than 30% of a household income on housing related costs. According to data from the American Community Survey, 35% of renters in Juneau are housing-cost-burdened. Among Juneau’s Alaska Native households (according to a 2024 Tlingit and Haida Regional Housing Authority study) these numbers are significantly higher. Housing is a cost burden or severe cost burden to 80% of Alaska Native households in Juneau, and that figure increases to 84% among Alaska Native renters.

Housing Availability

In the 2024 Southeast Alaska Business Climate Survey, Juneau business leaders identified housing as the top obstacle to economic development and critical for creating a vibrant business climate in the community, with 61% of business leaders saying it is critically important to focus on housing in Juneau over the next five years, as housing is deterring young families and workers from relocating to or remaining in Juneau.

Based on a 2023 survey of 1,115 rental units in Juneau by the Alaska Department of Labor, the overall rental vacancy rate was 4%. A healthy vacancy rate is considered to be approximately 8%. Four bedroom rentals have the lowest vacancy rates, at 0%.

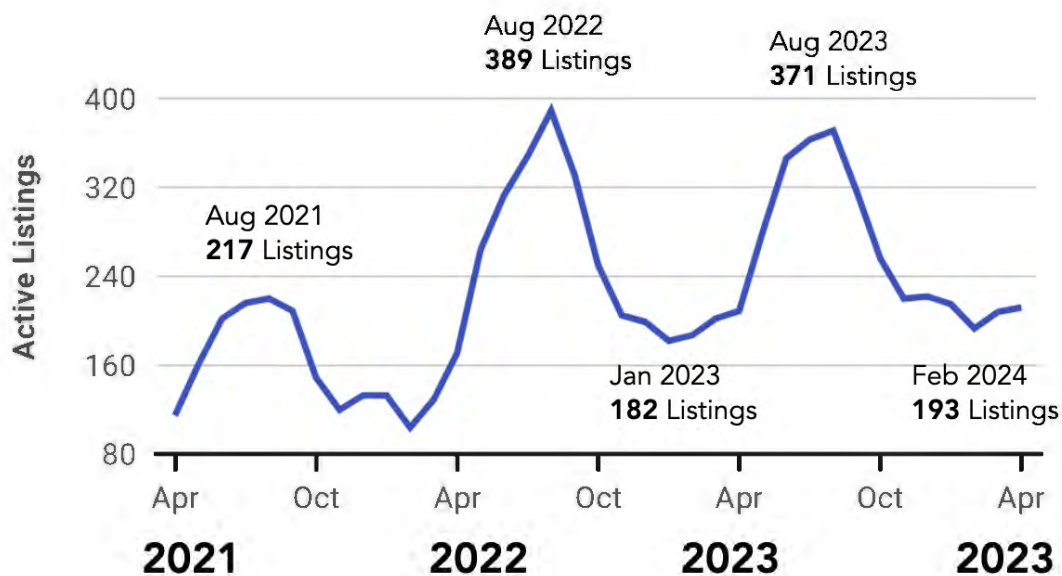
Note: Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. Housing costs for homeowners include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Short-Term Rentals

Short-term rentals are often blamed for Juneau’s housing shortages. Use of short-term rentals, like Airbnb and Vrbo, rose by 76% from 217 peak listing in the summer of 2021 to 389 active listings in the summer of 2022, before falling by 5% in the summer of 2023. The community hosted IRONMAN Alaska in August of 2022, which explains the significant rise and moderate decline. The average price per night in the past 12 months (May 2023-April 2024) was \$260 per night (this is a fully loaded rate that includes the cleaning fee, airbnb fee, and taxes). Properties range from \$52 to \$1,300 per night. One-half (51%) of the listings are for one bedroom homes. Most (88%) of the listings offer an “entire home,” while 12% offer a single room within a home or more traditional Bed and Breakfast.

Assuming the listings that offer an “entire home” are also counted among Juneau’s overall rental market, this means that approximately 1.4% of the Juneau rental housing stock is being diverted to short-term rentals year-round. This figure is difficult to calculate for peak summer, as an “entire home” could be rented when the homeowner goes on holiday. Summer listings have an occupancy rate of about 80%.

Juneau Short-Term Rentals, 2021-2024



Source: AirDNA, Juneau market analysis

A total of 452 Juneau units or rooms are currently registered with either Airbnb or VRBO, although many are inactive. The majority (61%) of these short-term housing listings offered availability on a seasonal basis only (available for a few days to six months of the year only). Just 17% of Juneau listings were available all or most of the year (more than 270 days). The average length of stay in the last year was 4 days. Additional short-term rentals are registered with the CBJ that rent rooms only during legislative session.

Based on this analysis of short-term rentals in Juneau, the impact on the overall rental economy is smaller comparatively to other drivers of the Juneau housing crisis.

New Housing Units in Juneau 2013-2023

In the last eight years, approximately 900 new housing units have been built in Juneau. During the same period the community added 900 **occupied** housing units — meaning these units are being lived in. Of these 650 are rental units, and 250 were purchased by homeowners. Also between 2015 and 2022 the population of Juneau dropped by just over 400 people, and the average household size dropped from 2.69 to 2.47, meaning **we are using all 900 new housing units to house fewer people.**

The number of single individual households grew from about a quarter of all households in 2015 (26%) to about a third in 2022 (34%). Nearly half (45%) of all Juneau rentals and 27% of homeowners are living alone, representing an increase of 1,193 “living alone” households in Juneau from 2015. Three-quarters of this increase is comprised of seniors (age 65+) mostly women. In other words, changes in demographics and how Juneau residents cohabitate are primarily responsible for the Juneau’s current housing crisis.

Juneau New Housing Units 2013-2023					
Year	Single Family Homes	Duplex Units	Triplex or Fourplex Units	Units in buildings	Total New Units
2023	42	6		73	121
2022	44	14		6	64
2021	55	8		5	68
2020	52	6			58
2019	51	10	4	115	180
2018	53	4	3	12	72
2017	45	12	2	8	67
2016	69	4		168	241
2015	76	12		8	96
2014	51	20	11	137	219
2013	61	12	4	49	126
Total	599	108	24	581	1,312

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section. Based on the quarterly Alaska Housing Unit Survey, a survey of local governments and housing agencies. Single-family includes attached units. New mobile homes have been excluded from analysis.

Juneau Household Size 2015-2022			
Year	Total Occupied units	Total Population	Average Household Size
2022	13,017	32,108	2.47
2015	12,114	32,531	2.69
Change 2015-2022	903	-423	-0.22
Change 2015-2022 %	7%	-1.3%	-8%

Source: 2020 are US Census numbers - all else are ACS 5-year numbers. Based on the recent THRHA study, the average household size of Alaska Native households in Juneau is 3.2. Just 18% of Alaska Native households in Juneau are single occupancy.

Juneau Residents Living Alone 2015-2022			
Year	Total Juneau Residents Living Alone	Total Juneau Seniors Living Alone	% of Juneau “Living Alone” Households
2022	4,366	1,597 (2/3rds are women)	34%
2015	3,173	706	26%
Change 2015-2022	1,193	891	38%

It is typical that seniors live by themselves in much larger percentages than the population as a whole. Over a quarter (28%) of all U.S. occupied households are one-person households, while 42% of those aged 65 and older live alone. Juneau’s increase in “living alone” households is reflective of Juneau’s baby boomer population aging in place. Based on population and age projections for Juneau, by 2030, Juneau will need an additional 530 housing for seniors living alone.

Juneau Housing Pipeline

In 2023, 121 new housing units were added to the overall Juneau housing stock.

Based on an analysis of current housing projects in the planning or construction phases, an additional 1,000+ housing units are currently in various stages of development in the community, with nearly 400 units with planned completion dates within the next five years.

Planned New Housing Units in Juneau			
Developer	Project Name/status	New Projected Units	Next 5 years
Glory Hall	Downtown Former Glory Hall Location (in progress, <50% AMI)	7	7
Gastineau Human Services	Low-income housing (supportive housing)	51	51
Housing First	Forget-Me-Not Manor Phase 3 (supportive housing)	21	21
Gastineau Lodge Apartments LLC	Gastineau Lodge Apartments (in pre-development phase). <i>Note: project may or may not move forward based on the conditions of their conditional use permit</i>	0-72	0-72
Northern Lights Development	Attached townhouses in Douglas	4	4
Chilkat Vistas, LLC	Chilkat Vistas Apartments (approved, not yet began)	48	48
Coogan Alaska, LLC	Island Hills, Building LMN (approved, not yet began)	18	18
JG Construction	Jackie Street Renninger Subdivision	28	28
THRHA	3 projects: Kowee Phase 1; Pederson Hill; 5 units in Douglas on Crow Hill.	32	10
Chilkat Vistas, LLC	Chilkat Vistas Subdivision capacity (60-100 planned in next 5 years)	327	60
Glacier Heights Juneau LLC	Ridgeview Ridgeview Subdivision Phase I Completion	444	48
Moline Investment Management	Pederson Hill Phase 2	On hold	0
TDLH LLC (Travis Arnd)	North Douglas Highway 15 acres (capacity is 134)	On hold	Unknown
	Total	1,000 Plus	367

Source: CBJ, THRHA, Juneau Planning Commission minutes, personal communications. Note that Telephone Hill could potentially add units, but it is too early to track or include estimates.