



# JUNEAU COMMISSION ON AGING AGENDA

February 17, 2026 at 3:00 PM

Zoom Only

<https://juneau.zoom.us/j/81491760970?pwd=bkFwWk42Mllmazl0aFdMS3ArTG5qZz09>

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**

**1. 2026-01-20\_JCOA\_Minutes - Draft**

**E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**F. AGENDA TOPICS**

**2. CBJ Housing Update by CDD Planning Manager Scott Ciambor**

**3. Standing Agenda Topics - Main Projects/Subcommittee Updates**

- a. Age-Friendly Planning Report Updates
- b. Housing Subcommittee Updates
- c. Recreation/Fitness Subcommittee Updates
- d. Transportation Updates

**4. AARP Update - Linda Kruger**

**5. Outreach**

Website, KTOO & "Senior Moments" Monthly Article

**G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

**H. NEXT MEETING DATE**

**6. 2026 Meeting Dates**

***JCOA Workgroups are canceled: January through March***

**March 17, 2026** - Regular JCOA Meeting (Proposed Guest: SAIL w/ program reports from CCS, BRH & SEARHC)

**I. ADJOURNMENT**

ADA accommodations available upon request: Contact the Clerk's Office at (907)586-5278 or [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov) at least 36 hours prior to any meeting to make ADA arrangements.



# JUNEAU COMMISSION ON AGING

## DRAFT MINUTES

January 20, 2026 at 3:00 PM

Zoom Webinar

### A. CALL TO ORDER/ROLL CALL

**Present:** Deborah Craig, Linda Kruger, Carol Ende, Jennifer Garison, John Brett, Diane Kyser,

**Absent:** Laura Revels, Rhonda Ward, Barb Murray

**Others Present:** Paul Kelly, CBJ Assembly Liaison and Minta Montalbo, Jodi Van Kirk, Jill Lawhorne, Forrest Courtney (all CBJ staff)

### B. APPROVAL OF AGENDA – Unanimous Approval.

### C. APPROVAL OF MINUTES – Approved with change to correct spelling of Linda Kruger’s name.

### D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

### E. AGENDA TOPICS

#### 1. Standing Agenda Topics - Main Projects/Subcommittee Updates

a. Housing Subcommittee Updates – No Updates

b. Recreation/Fitness Subcommittee Updates – Marie Drake Gym was recently used for emergency services related to avalanche and slide issues in Juneau.

#### c. **Age Friendly Planning Report Update – Minta Montalbo, CBJ Community Planning Presentation on CBJ Comprehensive Planning Activities**

Ms. Montalbo walked JCOA members through a presentation on the CBJ Comprehensive Plan process, updates and commented on the value of the JCOA’s contributions. Ms. Montalbo also commented that she anticipated a role for JCOA to reach out to seniors to ensure their continued input in the CBJ Comprehensive Plan.

#### d. **Transportation – Jodi Van Kirk: Presentation from Capital AKcess- Program Effectiveness Progress**

Recently, the provider for Capital Akcess changed from Catholic Community Services (CCS) to Juneau Taxi. CBJ tried to reach out to the community with notices and presentations to inform all of the changes. Importantly, CCS was providing a broader scale of service that was popular with the senior community. Thus, the transition has been fraught with significant complaints and issues. Several eldercare service providers have commented that people were unable to get through on the phone system and were not picked up for rides. The JCOA had first hand experience with trying to arrange transportation in December when several Pioneer Home residents were hosted for the Juneau Symphony. What evolved was the need to make over 20 calls on one occasion to make reservations and differing information about who was eligible to obtain a ride based on the Database problems.

Ms. Van Kirk gave a brief overview of Capital Transit’s Senior and Disability Transportation system CBJ funds CBJ Paratransit system that has short distance and geographic limitations. After an ADA review in 2022, it was found that the system was not necessarily being used as designed by providing use to both ADA users and people over 60 years of age. Also, the CBJ and CCS databases did not match and needed to be updated. The permit must be recertified every five years.

To use the system, reservations can only be made within 2 weeks and cannot be replicated ongoing. Riders must reschedule and ask repeatedly for the same scheduled pickup. Age is not the criteria for service – ADA eligibility is and several people were receiving services who

were found to be ineligible. Riders must be approved in the CBJ Transit database as ADA eligible.

The phone system of the current provider has only one phone and if someone is on it, it will ring busy. The provider is trying to work on more phone lines.

The CBJ also purchased paratransit software similar to that used in Ketchikan that will help with scheduling, on line access and text reminders.

It was noted that many seniors are not tech savvy and while the system might work for some, the reality is that having human-based customer service is a more desirable offering when dealing with people experiencing disabilities and seniors.

Ms. Craig noted that at the end of every plea for transport, is a senior who may have complex medical issues, disabilities, cognitive challenges – all of which may not be dealt with effectively by AI. Ms. Craig also noted to the Assembly Liaison Paul Kelly that when decisions are made in the future, one part of the consideration might be the lowest bid but the other is to determine if the service actually meets the need of the community.

Ms. Van Kirk indicated that the CBJ would continue working with the contractor to ensure CBJ eligible residents would receive the services.

2. AARP Update – Linda Kruger – Moved to next Meeting due to time constraints.
3. Outreach: Web, KTOO and “Senior Moments” – Moved to next meeting.

**F. COMMITTEE MEMBER/ASSEMBLY LIAISON COMMENTS & QUESTIONS:**

Mr. Kelly shared his monthly Newsletter and noted he is available to the public for conversations. His office hours are typically Saturday’s from 10am-Noon in Assembly Chambers or via Zoom

**G. NEXT MEETING DATE**

WORKGROUP MEETINGS ARE CANCELLED JANUARY THRU MARCH 2026 UNLESS OTHERWISE NOTED AT THE REGULAR MEETING

Full Meeting February 17 – Proposed Guest Scott Ciambor CBJ Housing - Confirmed

Full Meeting March 17 – Proposed Guest SAIL with program Reports from CCS, BRH and SEARHC

**H. SUPPLEMENTAL MATERIALS**

- I. ADJOURNMENT** – there being no further business to come before the JCOA, meeting adjourned at 4:24 p.m.



## CBJ Efforts on Housing



“If the community desires and values a healthy housing market it must spend its own resources, uphold policies that encourage housing development, create housing, and streamline permitting.”

- 2016 Juneau Housing Action Plan

# CBJ Efforts on Housing

## Housing Action Plan

- Adopt the Housing Action Plan
- Grow the Juneau Affordable Housing Fund
- Grow the supply and diversity of housing
- Preserve existing affordable housing
- Create dedicated position focusing on housing
- Develop new policies with a specific housing link for CBJ-owned lands
- Develop a strategy for Downtown that has explicit housing elements
- CBJ land re-zone initiatives and disposals
- Short-term rental taskforce
- HUD PRO Housing Grant

## Currently Underway

- Round Five of the Juneau Affordable Housing Fund
- Comprehensive Plan update
- Land Use Code update (Title 49) with a Housing Focus
- Community Development Department permitting software conversion (Tyler Tech)

# CBJ Department Roles

## Manager's Office

- Short Term Rental Taskforce
- Land Use Code Update (Title 49) Project
- Housing Project Direct Financing Requests
- Public Private Partnership: Riverview Assisted Living Project
- Cold Weather Shelter

## Engineering & Public Works (EPW)

- Telephone Hill Redevelopment Master Plan

## Finance

- Short Term Rental Registration and Data
- Juneau Affordable Housing Fund Budget
- Tax Abatement Programs
  - Subdivision Property
  - Senior Assisted Living
  - Downtown
  - High Density

# CBJ Department Roles

## Community Development (CDD)

### Plans: [Housing Library](#)

- Comprehensive Plan Update
- Blueprint Downtown and Downtown Douglas West Juneau Area Plans
- Housing Action Plan and Progress Tracker

### Incentives:

- Juneau Affordable Housing Fund
- Accessory Dwelling Unit Grant Program
- Manufactured Home Downpayment Assistance Program

### Grants:

- HUD PRO Housing Grant
- DOT Thriving Communities Grant

## Lands and Resources

- Re-zone Initiative for 8 CBJ parcels
- Telephone Hill Property Management & Redevelopment Master Plan
- Pederson Hill Disposal of Phase 1B and 1C to Tlingit-Haida Regional Housing Authority
- 2<sup>nd</sup> and Franklin land disposal and communication with SOA for adjacent lot



# Comprehensive Plan Update

## The City & Borough of Juneau Comprehensive Plan Update

- “Our Juneau, Our Future” is a 3-year project to update CBJ’s Comprehensive Plan
- Input gathered through public meetings, focus groups, surveys, school exercises, and experts
- Plan will be organized around Guiding Principles, based on public input
- Draft Guiding Principles include “Housing for All” to fit current and future needs, including seniors
- Questions and comments can be sent to [ourfuture@juneau.gov](mailto:ourfuture@juneau.gov)

Dashboard: [Our Juneau Comprehensive Plan](#)



# Juneau Affordable Housing Fund Round Five



## Purpose

The primary purpose for establishing the JAHF is to direct financial resources for creation of affordable (0% to 80% area median income (AMI)) and middle-income housing units (80% to 120% AMI) in the City and Borough of Juneau through the following activities:

1. Gap funding for capital costs of rental and ownership housing;
2. Gap funding for capacity-building activities of non-profit housing developers;
3. Leveraging CBJ investments with other fund sources to maximize the number of quality affordable and middle-income housing units that are created or preserved.

# Juneau Affordable Housing Fund Projects

**Between 2021 and 2024 the Juneau Affordable Housing Fund (JAHF) has:**

- Provided gap funding for 257 units, 189 of which will be affordable at 80% AMI or below
- 66 units completed with 42 of these units required to be affordable
- 191 additional units of affordable and workforce housing are in progress and should come to market in the next 2-3 years

Dashboard: [Affordable Housing Fund](#)



# Round Five Timeline

## Assembly JAHF Program Review and Funding Allocation for Next Round

- June 2, 2025: LHED Committee annual JAHF Review
- June: Final CBJ budget adoption includes allocation for next round

## Competition Begins

- July 21, 2025: JAHF Program Guidelines and application Posted; application period begins
- July 28, 2025: Public Information Meeting at 3:00pm AKDT
- August 22, 2025: Housing Project Proposals due at 4:30 pm AKDT; late submissions are not accepted
- September 15, 2025 – October 6, 2025: Committee Review and Project Ranking Period
- **November 3, 2025: Committee Report to Lands, Housing, and Economic Development Committee**
- December 1, 2025: Introduction of ordinances for grant and loan applicants at the Assembly Committee of the Whole
- Between December 15, 2025, and January 2026: Assembly approval of grant and loan ordinances

## Post-Competition: Staff Work With Awardees

- January to April 2026 (tentatively): Staff work with awardees to put grant and loan agreements in place
- April 1: Annual Report due from awardees



# Round Five Applications

Applicant	Project name	Project Type	Score	Request	Affordability Term
Tlingit Haida Regional Housing Authority	Pederson Hill	16 single-family ownership homes at 80% AMI or below	86%	\$800,000	30+ years; THRH, has first right of refusal at property sale
Tlingit Haida Regional Housing Authority	Séet Kanax̄ Dutéen	15 single-family at 80% AMI	85%	\$250,000	30+ years; THRH, has first right of refusal at property sale
Brave Enterprises, LLC	Bergman Hotel Project	18 units at 80% AMI	77%	\$900,000	20 years
Southeast Endeavors, LLC	Fourplex Project	4 units; 2 affordable	73%	\$200,000	10 years
Society of St. Vincent de Paul	Long-term Maintenance and Upkeep	Maintenance and upkeep	60%	\$150,000	Permanent
Family Promise of Juneau	Family Promise Resource Center	Four families	55%	\$200,000	Permanent

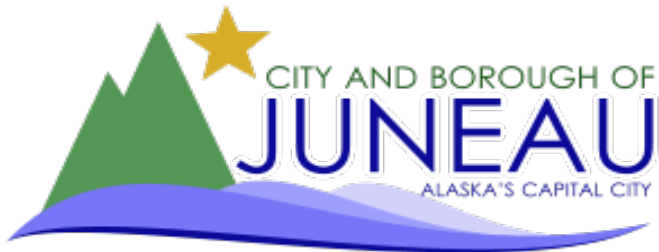


# Round Five Scoresheet

Project Name	Applicant/Sponsor	Project Type	Average Score	Funding Request	Developer Type	Grant/Loan
Pederson Hill	THRHA	Single-family homes	86	\$800,000	Regional Housing Authority	Grant
Séet Kanax Dutéen	THRHA	Single-family homes	85	\$250,000	Regional Housing Authority	Grant
Bergman Hotel Apartments	Brave Enterprises, LLC	Renovation of hotel into apartments	77	\$900,000	For-profit	Loan
Fourplex	SE Endeavors	Fourplex/ 50% affordable	73	\$200,000	For-profit	Loan
Renovations	SVdP	Preservation grants	60	\$150,000	Non-profit	Grant
Family Promise Resource Center	Family Promise	Shelter and services for families experiencing homelessness	55	\$ 200,000	Non-profit	Grant
				<b>\$2,500,000</b>		
Recommended for funding						
Not recommend for funding						
Pending						



## Round Five Recommendation

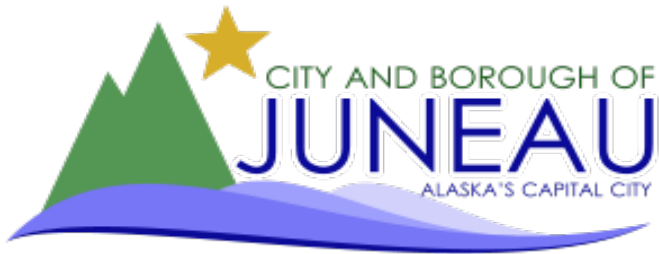


**The review committee recommends that the Lands, Housing, and Economic Development (LHED) Committee adopt the Juneau Affordable Housing Fund committee recommendation and forward the following funding requests to the Assembly for approval:**

- 1. Grant of \$800,000 to Tlingit Haida Regional Housing Authority for Pederson Hill**
- 2. Grant of \$250,000 to Tlingit Haida Regional Housing Authority for Séet Kanax Dutéen**
- 3. Loan of \$900,000 to Brave Enterprises, LLC for Bergman Hotel**
- 4. Loan of \$200,000 to Southeast Endeavors, LLC for Lee Street Fourplex**
- 5. Grant of \$150,000 to Society of St Vincent de Paul for maintenance and upkeep**



## **Accessory Dwelling Unit Grant Program**



The Accessory Dwelling Unit Grant program is intended to provide encouragement for homeowners to add an accessory dwelling unit (ADU) to their home.

This incentive is a \$13,500 grant per new ADU created. Funding for this program is provided by the Juneau Affordable Housing Fund.

# Accessory Dwelling Unit Grant Program

Year	# of ADUs	Grants	Denials	Pending	
2015	27	1	2	0	pilot program \$6000 grant
2016	21	8	6	0	
2017	10	0	1	0	
2018	15	5	2	0	full program \$6000 grant
2019	14	5	1	0	
2020	20	7	2	0	
2021	19	3	6	0	
2022	8	4	1	0	
2023	9	1	4	0	grant increase to \$13,500
2024	8	1	3	0	
2025	22	0	0	12	
<b>Totals</b>	<b>173</b>	<b>35</b>	<b>28</b>	<b>12</b>	



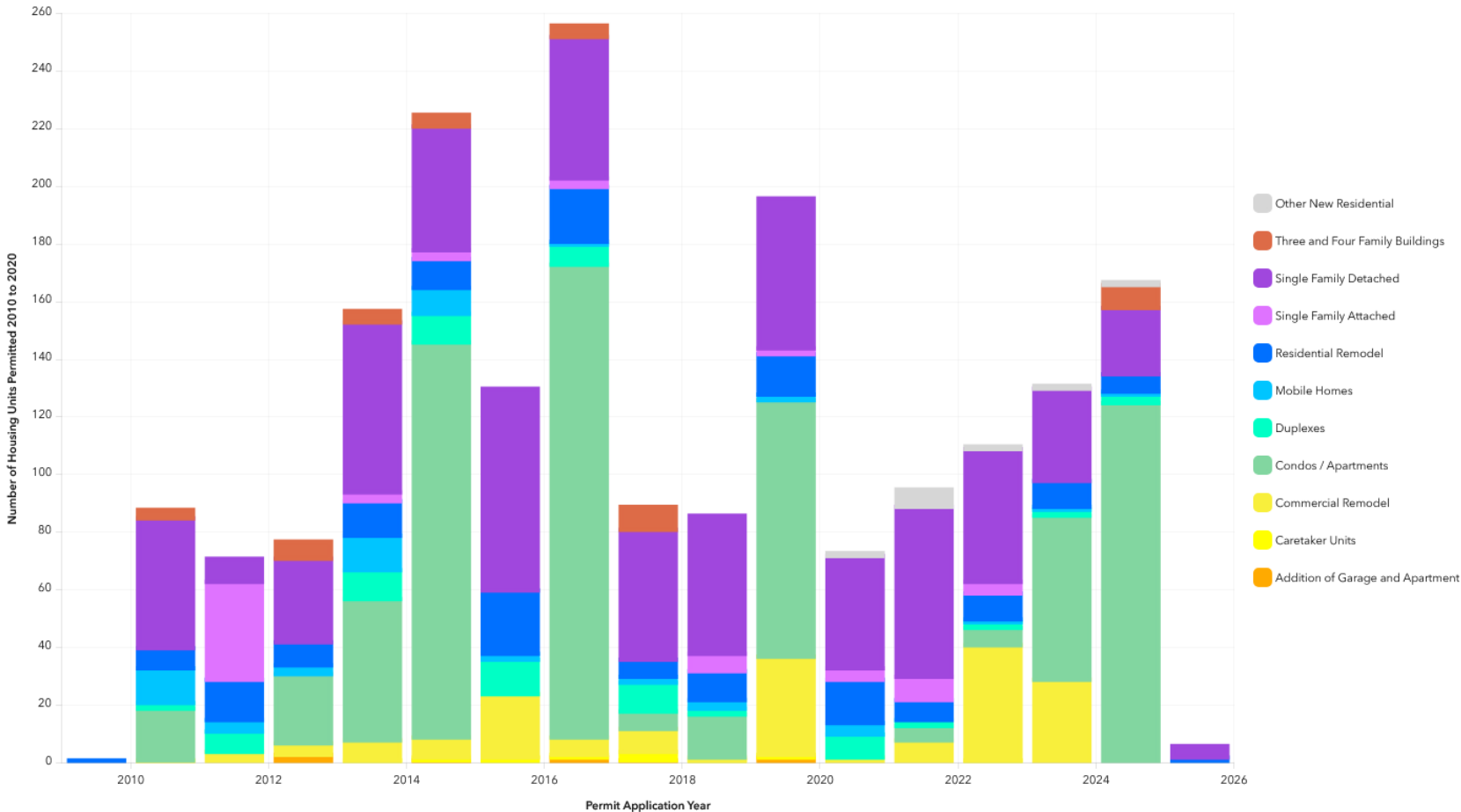
# Frequently Used Resources

- [Inventory of Vacant and Underdeveloped Properties within Urban Service Area](#)
- [Juneau Housing Development \(2010 through April 2025\)](#)
- [Affordable Housing Fund Dashboard](#)
- [Our Juneau Comprehensive Plan](#)
- [2016 Housing Action Plan](#)
- [CBJ Housing Library](#)



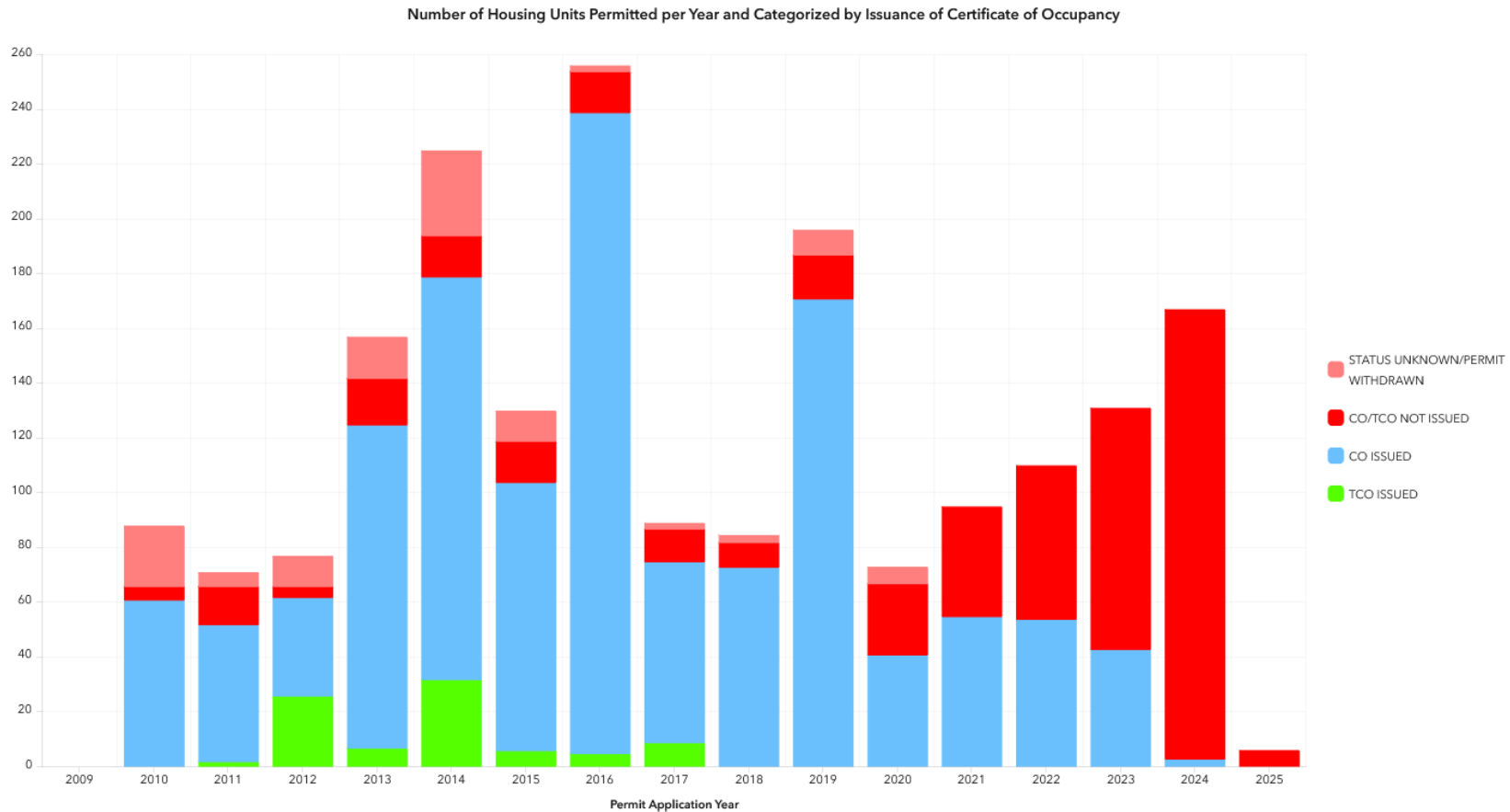
# Housing Data

Housing Units Permitted and Categorized by Development Type



- The Housing Action Plan says we need 66 new units per year
- Housing Development activity has increased year-over-year since 2020
- 167 units were permitted in 2024, more than double the number of permits issued in 2020

# Housing Data cont'd



- Certificates of Occupancy (COs) lag behind # of permits issued
- COs are typically issued within 3-5 years of building permit issuance and indicate a completed unit
- If all building permits receive COs, 164 units of housing permitted in 2024 will be added to the housing stock

Note: There are several projects permitted from 2020 through 2024 that remain under construction. As those projects finish, the number of permits categorized as "CO/TCO NOT ISSUED" will decrease and the number of "CO ISSUED" and "TCO ISSUED" will increase.

# For more information

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