



**JUNEAU COMMISSION ON AGING
WORKGROUP AGENDA
March 24, 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. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
- E. AGENDA TOPICS**

1. HOUSING DISCUSSION

This meeting is to generate ideas to forward to Michelle Hale, former Assembly member and columnist for the Juneau Independent, for future columns regarding Age Friendly Housing. Ms. Hale encouraged ideas that are “carrot not stick”, proactive, inexpensive, collaborative. The JCOA is challenged to come up with one or two key points. Linda Kruger will report on the idea of a Code or Zoning Audit via AARP.

JCOA has already supported: zero thresholds, wider doors, bigger bathrooms, lever door handles, straight stairs to accommodate chair lifts and grab bars – inexpensive but age-friendly.

- F. COMMITTEE MEMBER /ASSEMBLY LIAISON COMMENTS & QUESTIONS**
- G. NEXT MEETING DATES**

2. Upcoming JCOA Regular & Workgroup Meetings via Zoom at 3pm

April 14 JCOA Workgroup Meeting – Transportation

April 21: JCOA Regular Meeting

May 19: JCOA Regular Meeting

June 16: JCOA Regular Meeting

- H. SUPPLEMENTAL MATERIALS**
- I. ADJOURNMENT**

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.

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Michelle Bonnet Hale
5 days ago

Housing, housing, housing



Work at the Chilkat Vista Apartments site on Aug. 2, 2025. (Laurie Craig / Juneau Independent)

By Michelle Bonnet Hale

As you approach the Vanderbilt Hill intersection from the Valley, on the hillside you can see three new two-story apartment buildings. This is the Chilkat Vista development and yes, you can see the Chilkat Mountains from the apartments' picture windows.

Seeing their own employees struggle to find housing while they paradoxically built other people's (big) houses, the developers of the Chilkat Vista Apartments are going out on a limb and building small apartments, 395 square feet. The project was partly financed with a very low-interest loan through the CBJ Affordable Housing Fund.

Upon completion, there will be 48 new apartments renting from \$1,450 and up available in Juneau. It's a very bright spot in the community's need for more housing.

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The Bridge is funded by the Alaska Department of Health & Social Services Division of Senior and Disabilities Services, the Administration for Community Living, and private donations.

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Bill and Michael Heumann, builders of Chilkat Vistas, saw a need, and they saw it clearly. They can't hire people to build for them if those construction workers can't find a place to live. You can't operate a successful business if you are prevented from hiring the people you need. More than this, they saw the need in Juneau for starter apartments, for everyone ranging from their workers to people coming out of halfway houses.

Yet even building small yet surprisingly complete apartments, the Heumanns are taking a risk. Their risk is that the rent they need to charge to simply cover their costs will be too high for Juneau's housing market. This risk is the primary reason builders are cautious about building apartment buildings, and this is why new units are such a rarity these days.

I used to be critical of Juneau's builders for building huge houses when what we really need are small starter homes. I've learned a lot more about house building since then: The lot is a substantial cost; and the basic infrastructure of water, sewer, and electricity are also big costs. Pouring a concrete slab is costly, and making it bigger is just an add-on to that cost. Builders build big houses because they're in the business of trying to make a living off building, and big houses sell for more. And, people want big houses.

Despite the claims, the biggest costs of housing in Juneau are not taxes. They are materials and shipping and lot prices and heating. With Chilkat Vistas, the Heumanns are trying to keep those costs to a minimum and create affordable or workforce housing. They have seen the need and are being creative, and we need a lot of that in Juneau, right now.

CBJ is being creative, too. A senior staff member is rewriting Title 49, the CBJ code governing housing construction in Juneau. The work is being done in stages in order to provide early wins with a goal of streamlining this cumbersome building code, thus making it easier to build housing in Juneau.

It's already getting easier, but that is not to say that it's easy.

In 2025, CBJ changed Title 49 so that Accessory Dwelling Units, or ADUs, are allowed on duplex lots. Before then, no matter the size of the lot, you couldn't add an ADU if you had a duplex. My family owns a duplex, and we've long wanted to add an apartment or tiny house, but couldn't because of that restriction.

Now, we can. We have worked with an architect to draft plans for an apartment over our garage. We've run the plans by the Community Development Department and have begun working with a builder. We've talked with the bank. Due to complexities of adding on to our 50-year-old house, the price for a fairly simple, small ADU above our garage is estimated to be upwards of \$250,000.

That is a sobering amount. We're saving for the down payment now and are hoping to build in 2027. The city has a grant program to encourage the development of ADUs, and we hope it will still be in place next year. While any money is a help, the \$13,500 grant won't exactly push this project across the finish line.

Now, I am a civic-minded person. I know that housing is a critical need and if I can help, I want to. But this project will take a very long time to pencil out. At about 600 square feet, the rent we could charge likely won't cover our costs. The apartment will have a stupendous view of the Mendenhall Towers and would make a good summertime short-term rental, but that won't help with Juneau's housing shortage. Civic-minded, I remind myself.

This is it. This is why we don't have a flood of people adding ADUs to the 324 duplex lots in Juneau, or even to single-family homes. This is also why the Assembly has shifted from talking about "affordable" housing to "worker" housing.



Con Brio Chamber Series
Art Songs
Music for Voice and Harp

Sara Radke Brown
soprano

Candace LiVolsi
harp

Friday March 13, 7pm
Chapel by the Lake

Saturday March 14, 2pm
Alaska State Museum

Admission is pay as you can
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Archives

- March 2026 (100)
- February 2026 (300)
- January 2026 (323)
- December 2025 (285)
- November 2025 (257)
- October 2025 (285)
- September 2025 (285)
- August 2025 (259)
- July 2025 (319)
- June 2025 (101)

How to create affordable or worker housing has been a question in Juneau since at least the 1980s. Everything is expensive here, and it's hard to translate those high costs into something affordable. My family is opting for the small unit approach. So are the Heumanns.

• Michelle Bonnet Hale's roots go deep in Juneau and Southeast Alaska. She and her partner share their household with various relatives, dogs, and chickens. She served for six years on

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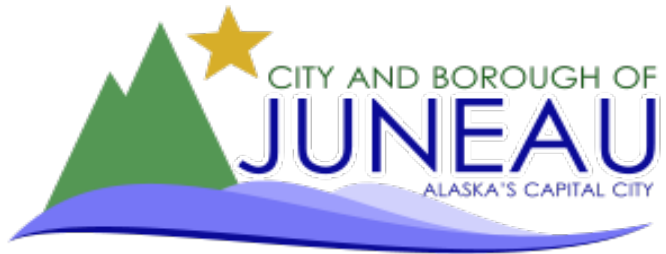
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CBJ Efforts on Housing



“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
- 2nd and Franklin land disposal and communication with SOA for adjacent lot



Comprehensive Plan Update

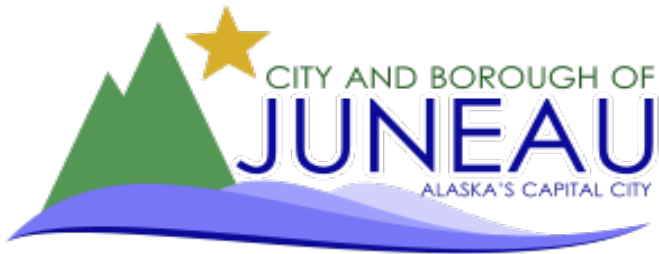
The City & Borough of Juneau Comprehensive Plan Update

- “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

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

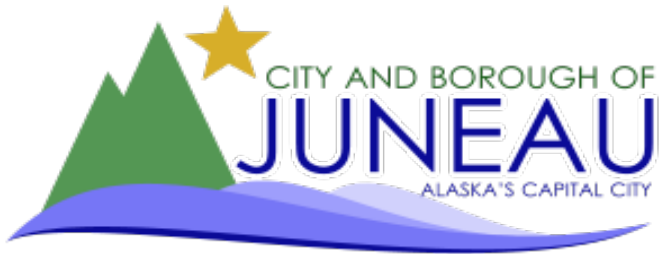


Round Five Scoresheet

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
				\$2,500,000		
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	
Totals	173	35	28	12	



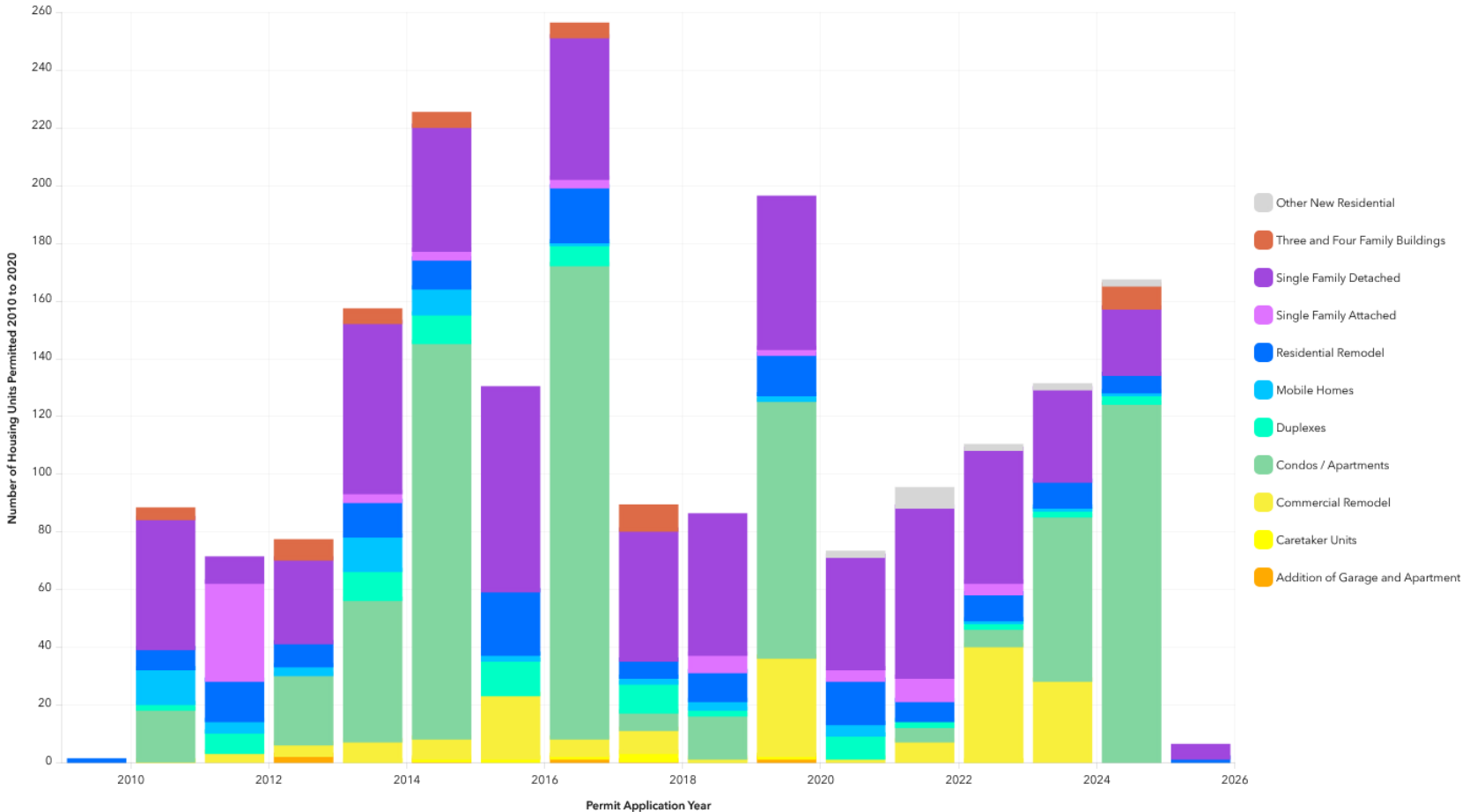
Frequently Used Resources

- [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](#)



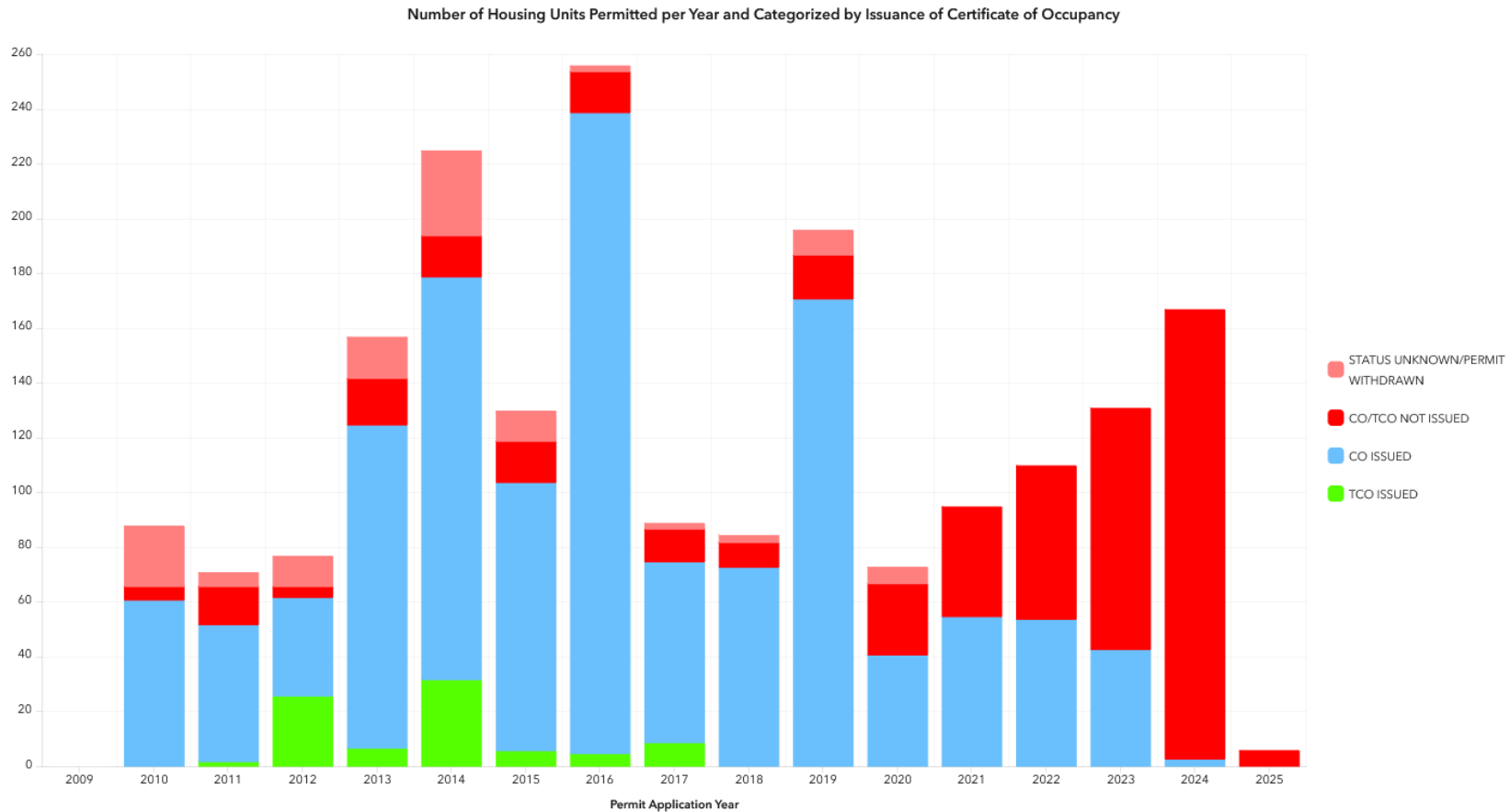
Housing Data

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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