



JUNEAU COMMISSION ON AGING AGENDA

April 15, 2025 at 3:00 PM

Zoom Webinar

<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/ROLL CALL

Present:

Absent:

Others Present:

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

[1.](#) March 18, 2025 JCOA Meeting Minutes - Draft

[2.](#) March 25, 2025 JCOA Workgroup Meeting Minutes - Draft

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

E. AGENDA TOPICS

[3.](#) Standing JCOA Agenda Topics - Main Projects/Subcommittee Updates

1. Housing

2. Recreation & Wellness

3. Age-Friendly Community Planning

F. COMMITTEE MEMBER / ASSEMBLY LIAISON COMMENTS AND QUESTIONS

G. NEXT MEETING DATES - at 3pm via Zoom (check top of agenda for correct Zoom link)

April 22 JCOA Workgroup – Recreation and Wellness

May 13 JCOA Workgroup – TBD

May 20 JCOA Regular Meeting

May 27 JCOA Workgroup – TBD

June 10 JCOA Workgroup – TBD

June 17 JCOA Regular Meeting

June 24 – JCOA Workgroup TBD

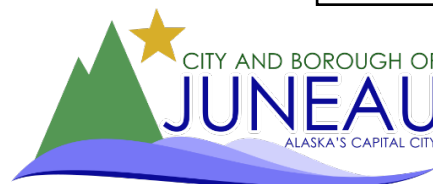
H. SUPPLEMENTAL MATERIALS

I. ADJOURNMENT

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

JUNEAU COMMISSION ON AGING MINUTES - **DRAFT**

March 18, 2025 at 3:00 PM



Zoom Webinar

<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/ROLL CALL** – *Chair Craig called the JCOA meeting to order at 3:00pm via Zoom*

Present: Chair Deborah Craig, Carol Ende, Jennifer Garrison, Chris Schapp, Diane Kyser, and Barb Murray

Absent: Linda Kruger, Ann Stepetin, Kimberly Adkinson

Others Present: JCOA Assembly Liaison Maureen Hall, and Marty Lange, Alaska Commission on Aging

B. **APPROVAL OF AGENDA** – agenda approved as presented

C. **APPROVAL OF MINUTES** – minutes approved as presented

1. **February 18, 2025 JCOA Regular Meeting Minutes - Draft**
2. **March 11, 2025 JCOA Workgroup Meeting Minutes - Draft**

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

E. **AGENDA TOPICS**

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

1. **Housing Subcommittee Updates**

Chair Craig proposed that the next subcommittee meeting on March 25 be focused on Housing. Carol Ende and Kathleen Samalon will both be available and are the primary contributors to housing information for JCOA in the past. The April 8 subcommittee meeting will focus on AARP Age-Friendly Planning. The JCOA committee approved of this change.

Chair Craig also proposed that an Office of Aging would be an advocate in meeting with city planning staff to encourage universal housing. Chair Craig asked ACOA Marty Lange is there is statewide universal housing. Not yet, and he suggested contacting Jim McCaul from Alaska Housing Authority for more info. Chair Craig held meeting with Mayor Weldon to discuss and identify areas in Juneau for universal housing.

Carol Ende commented that it is important to get these concepts and conversations before architects, builders and the community. Linda Kruger has received an AARP grant to facilitate a better understanding of universal housing. The grant is with RL Mace Planners who will facilitate meetings and webinars in the summer/fall. Linda Kruger has reached out to city planners, architects and builders to attend for a better understanding of universal housing. Linda Krueger continues to work with AARP Age-Friendly Planning Process. Juneau has signed on and will be working to strategically plan on how to make a community more friendly for every age and not using knee jerk reactions when issues arise. This is a five-year process and JCOA will need city engagement so that decisions aren't made without data and planning.

2. **Recreation/Fitness Subcommittee Updates**

- a. **AARP Challenge Grant:** Chair Craig reported that the AARP Challenge Grant was unfortunately not submitted. Although there was tremendous support from the JAHC staff, the CBJ Parks and Recreation staff were unable to write a letter of support due to a shortage

of staffing and the CBJ was also unable to write a letter of support. AARP is encouraging JCOA to apply for the Challenge Grant in the fall so there will be another opportunity to apply. Many thanks to the JAHG for being so cooperative and supportive.

- b. **Senior Wellness and Recreation Facility:** Chair Craig reported that Marie Drake will not open as planned by July 1, 2025. The JCOA will continue to encourage the opening of Marie Drake as Seniors have expressed through listening sessions and surveys that there is a need for a wellness/recreation facility downtown. At the Recreation/Wellness subcommittee meeting on 3/11, other recreation opportunities were discussed. Chris Schapp recommended various outdoor opportunities such as covering outdoor space for usage; Diane Kyser suggested expansion of the Skate Park such as indoor/outdoor pickleball, picnic areas, etc.; Linda Kruger talked about partnering with the Cooperative Extension and the University about classes and other opportunities. Chair Craig has met with Assembly Liaison Maureen Hall to discuss these suggestions. All of these issues point to the need for a Juneau Office of Aging to coordinate these activities. Seniors in Juneau are 30% of the Juneau population, bring in resources and money to the community as well as serve as a huge volunteer pool, they need better representation to get Age-Friendly activities moving forward. Carol Ende suggested that this position focus not only on recreation and wellness but all areas of emphasis for JCOA and could be housed with the city or other non-profit in the community. Assembly Liaison Maureen Hall asked where these positions are usually housed, and Chair Craig reported that it could be municipal, non-profit or other agency in community.
- c. **Other recreation opportunities include:** UAS offers space for pickle ball on Sunday, Tuesday and Thursday from 2-4pm. There is a cost; Senior Center downtown offers recreational activities.
- d. **CCS Pancake fundraiser:** Jennifer Garrison shared that there is a pancake fundraiser at the Senior Center on Seward's Day, 3/31, from 9:30-1:00 to encourage volunteers for CCS.

3. Juneau Afternoon Presentation March 20

Chair Craig will include a statement "asking what can you do in your neighborhood to help seniors" and services that are currently offered in the community. Chair Craig asked members to send her information regarding activities in the community to report on Juneau Afternoon.

F. COMMITTEE MEMBER / ASSEMBLY LIAISON COMMENTS AND QUESTIONS

Assembly Liaison Maureen Hall reported that the city budget process has begun and assemblymembers and city staff will hold an all-day retreat on April 5. She reported that budget discussions will be mindful of the quality of the community and the balance of tourism. There is a great deal of uncertainty about the budget at this time with federal funding issues. Also mindful of the stress level of staff with everything that is going on at this time.

Chair Craig mentioned that members of the community had met with Senator Murkowski to discuss how to best advocate, and Senator Murkowski reported that phone calls and written comments to delegation as well as attending meetings, are impactful.

Assembly Liaison Maureen Hall said that Senator Murkowski met with groups supporting the immigrant population. Many of the immigrants in our community work with Seniors and it would be good to include support for Juneau's immigrant community in your correspondence with our delegation.

Reminder that all information needs to go through the CBJ and Commission, please forward information to Chair Craig and she will get approval from CBJ.

G. NEXT MEETING DATES

March 25, 2025 - JCOA Workgroup Meeting (Housing)

April 8, 2025 - JCOA Workgroup Meeting (AARP Age-Friendly Planning)

April 15, 2025 - Regular JCOA Meeting

H. SUPPLEMENTAL MATERIALS - None

I. ADJOURNMENT

There being no further business to come before the commission meeting adjourned at 4:00 p.m.

JUNEAU COMMISSION ON AGING WORKGROUP SUBCOMMITTEE MINUTES - **DRAFT**



March 25, 2025 at 3:00 PM

Zoom Webinar

<https://juneau.zoom.us/j/82442177751?pwd=Y4xxvhXb6L2fFmL2IDkWD9aTw9H1wn.1>

Or Call In: 1-253-215-8782 Meeting ID: 824 4217 7751 Passcode: 111520

Please note, this Zoom link is different from Regular JCOA meeting Zoom link

A. CALL TO ORDER/ROLL CALL – Chair Craig called the JCOA workgroup meeting to order at 3:00pm via Zoom

Present: Deborah Craig, Linda Kruger, Carole Ende, and Barb Murray

Absent: n/a

Others Present: Kathleen Samalon, former JCOA Commissioner

B. APPROVAL OF AGENDA – agenda approved as presented

C. APPROVAL OF MINUTES - none

D. AGENDA TOPICS

1. Housing - focus on Housing Issues for Seniors

Kathleen Samalon & Carol Ende developed housing related materials for JCOA and provided an overview of previous efforts and recommendations going forward.

- a) **UPDATE and Distribute to all CBJ employees the “Can You Support Age Friendly Construction in Proactive Ways?”** paper and urge them to do whatever they can in their role in city government to prioritize and implement requests, including "as was done to create accessory apartments, can a new program be created that would make grants available to seniors to help cover the cost of retrofitting a multi-story home with an elevator or other senior friendly requirements."
- b) **Propose to CBJ:** grants/subsidies for elevators, including chair lifts which are less expensive. People want smaller homes and Juneau needs workforce housing. There is plenty of low-income/subsidized housing. Juneau needs help with "missing middle" housing, especially housing for caregivers and hospital staff.
- c) **Reach out to Developers & Chamber of Commerce:** Scott Ciambor, for JCOA's interest in connecting with developers, reaching out to Southeast Alaska Building Industry Association (SEABIA) and their members is the most direct way to reach the majority of the local building community. The Chamber of Commerce has a developer "subcommittee" and we should present to them.
- d) **Reach out to CBJ:** Juneau Planning Commission, Assembly Lands, Housing, and Economic Development Committee, and the Law Department: Ask to list federal ADA requirements that are enforced by CBJ or have been incorporated into CBJ ordinance. Can you list out the mandates already required of Juneau housing developers per the 1991 Fair Housing Act? Can they be added to the Planning Commission review process prior to approval?
- e) **Freeze Property Taxes:** A possible way for the city to address the effect the property tax increase will have on all seniors is to freeze the current tax rate for anyone over 65 or 70. That is done in some localities. Nearly all seniors in that age bracket are not working and therefore are on fixed incomes. Qualification would be if the resident holds a CBJ Senior Citizen sales tax exemption card. As an alternative, a subset of seniors in Juneau, those who already qualify for the Senior Citizen Hardship Sales Tax Rebate, would not see their taxes increase. Or increase the level of the already tax-free amount for homeowners.
- f) **Elections:** Communicate with Assembly candidates regarding housing needs; "the quality of life for residents is substantially higher than in the relatively institutional models that Juneau has in its inventory. The Juneau Commission on Aging (JCOA) was established by CBJ to advise the Assembly on issues regarding seniors in Juneau. A

key issue for elders is the availability of age-friendly housing, including smaller homes spanning across all price points. We know you already recognize that housing is a huge problem in Juneau. If elected to the Assembly, we ask that you push for ways to facilitate age-friendly housing, homes that are attractive to 1st time buyers as well as those residents who need to downsize - Universal Design.”

- g) **Home-sharing:** Janna Auger presentation, The kind of services that could be negotiated between host and housemates include housekeeping and lawn work, cooking, transportation, shopping, etc. What wouldn't be possible is any kind of personal care such as dressing, feeding, medication management, bathing etc.
- h) **AARP Grant with RL Mace Universal Design Institute** for webinars and/or outreach on Universal Design. Linda has already reached out to CBJ, local builders and architects regarding attending RL Mace Universal Design Workshops that will be held in the fall.
- i) **MOST IMPORTANT** We discussed messaging and education to explain what Universal Design entails and why it is important for everyone. **Linda asked everyone to think about 3-5 housing priority actions we could put into the Age-Friendly Plan. Things that could be accomplished in 5 years.**

Subdivisions of Note:

- **Comment of note about building from local developer Rich Harris to Kathleen Samalon:** “Yes, we have incorporated many of the items you have listed over the past years. And yes, you are also correct in that there is very little flat land in Juneau for single story homes. That being the biggest deterrent for building this style of housing unit. I cannot produce anything to add to your list as a suggestion at this time”.
- **Chilkat Vistas local developer Bill Heumann commented:** “Our single-story houses would likely meet all of these requirements. It's a question if we would do zero step thresholds and 36" interior doors as standard but I'll look at it; what kind of housing do you imagine needing and wanting for yourself as you move towards Elderhood?”
- **Condos at the Cinema:** They are 3-story buildings, but the 1st floor units are entirely senior-friendly with no steps, a walk-in shower in master, grab bars, and wide doors. Ten first floor units have already been built, and are all sold, almost entirely to seniors and one younger wheelchair person. The initial price for the 2 BR units was only \$245K, though they expect the additional 14 units will be in the range of \$279K. The local builder is Travis Arndt, and he was previously a Commissioner on the Juneau Planning Commission.
- **Ridgeview:** JCOA needs to stay on top of what is happening at Ridgeview. Only 4 out of 24 units have been sold and 2 of those are on the ground floor. The next buildings are supposed to be apartments. Need to push for our age-friendly features, number 1 being an elevator, even if it is just three stories. CBJ could insist on that, even though not required by code, due to their non-compliance, perhaps, on the first building. FYI The Juneau Commission on Aging (JCOA) submitted comments in regard to a request for a Conditional Use Permit for an Alternative Residential Subdivision for up to 444 dwelling units at 7400 Glacier Highway.
- **Six-unit high-end condo building in Douglas:** per Paul Voelckers, this project is not proceeding due to cost. *"barrier-free, allowing owners to age in place without access constraints, eliminating stairs and tight access"* - and he even mentions pocket doors.
- **Telephone Hill:** Some obvious opportunities
- **Aak'w Landing plans:** proposal includes park and public performance area, and possibly housing. A lot of opportunity for elders in this controversial project. At one time, the top floors were going to be condos. That option should be pushed. JCOA represents all elders in the city, regardless of income or assets.

E. COMMITTEE MEMBER / ASSEMBLY LIAISON COMMENTS AND QUESTIONS - none

F. NEXT MEETING DATES - at 3pm via Zoom (check top of agenda for correct Zoom link)

April 8 JCOA Workgroup - Age-Friendly Planning Presentation by Linda Kruger

April 15 JCOA Regular Meeting

April 22 JCOA Workgroup – Recreation and Wellness

May 13 JCOA Workgroup – TBD

May 20 JCOA Regular Meeting

May 27 JCOA Workgroup - TBD

G. SUPPLEMENTAL MATERIALS

- 1. Housing Workgroup Review of Previous Documentation from cancelled 2/11/2025 JCOA Workgroup Meeting**
- 2. Kathleen Samalon's Comments on Previous Housing Efforts**

H. ADJOURNMENT

There being no further business to come before the workgroup, meeting adjourned at 3:53 p.m.



Juneau Commission on Aging

Building Age Friendly Housing in Juneau

What if all homes in Juneau could be suitable for anyone regardless of a person's age or physical ability?

What if a person who wants to live within their community regardless of his or her age or physical ability, could do just that?

These are questions being asked by governing agencies and individuals who are working towards moving Juneau to be a well-designed, age-friendly community that allows elders to continue to spend their retirement years and money in Juneau. Your support is necessary to make this goal a reality.

The fact is that nearly 30% of the Juneau population is over 55. Aging in place is a personal objective of most Juneau Elders as indicated by the 2020 Senior Survey. Unfortunately, their homes generally built in the 70's and 80's, did not take into consideration an owner's probable future limitations. Going forward, we hope you see the importance of building new residences of all types that integrate age-friendly features into the design, regardless of the age of the targeted buyer today.

These universal design features are not onerous. They already are recommendations made by the Fair Housing Act Design and Construction Requirements, International Building Code, and the AARP Home Fit Guide and other entities.

Could you voluntarily adopt these choices as construction best practices in all new housing construction as well as consider building smaller houses specifically for those Juneau residents who want and still can live independently?

Basically, we are just asking that all new housing and remodels be user-friendly for everybody, regardless of their age.

When designing/constructing new residences ...

1. Elevators in multi-family buildings of 3 floors or more
2. Apartment & condo units that are single story within a multi-story building
3. Zero step entrances/ramps into the building and zero step thresholds
4. Homes have an accessible living space including master bedroom/bath + laundry on one floor
5. Master bath with a walk-in shower, a built-in bench seat and grab-bars
6. Master bath large enough and laid out to handle wheelchair maneuverability and additional person
7. Doorways (interior/exterior) that are at least 36" wide or made that wide by installing swing-away or swing-clear hinges to make use of entire doorway opening
8. Pocket doors where practical in small spaces
9. Phone jacks in the master bedroom and kitchen
10. Electrical outlets (above 18") and light switches and thermostats (below 48")

When choosing features, select options ...

Entrances and Exits

- Exterior lightening at all entrances with sensors
- Doors have lever-style handles

Kitchen

- Cabinetry is easy to access with pull-out cabinetry
- Suitable lighting over sink, stove, and other work area
- Easy to grasp D-shaped pulls and handles

Steps and Stairways

- Stairway lights can be turned off and on at both the top and bottom of the stairs
- Non-slip surface on steps
- Handrails on both sides of stairs

Living Room and Bedroom

- Light switches are rocker-style and installed between 36" and 44" from the floor
- Easy access to electrical and phone outlet
- Closets have interior lights and adjustable rods and shelves
- Room for the bed to place in a location that allows for easy access to the bathroom

Master Bathroom

- Raised or high-profile "comfort" toilet
- Easy to use lever handles for sink, bathtub, and shower faucets
- Walls reinforced with blocking so grab bars can be installed in the bathtub, shower and adjacent to the toilet if not initially installed
- Shower has a no-step entry and seating
- The shower features a hand-held or adjustable showerhead

There is a new variety of creative housing options to consider

It is recognized that Juneau does have land availability issues that impacts the type of housing that can profitably be constructed. Today, however, there are evolving housing types that could diversify options for Elders beyond what is currently available, the house/condo/apartment complexes. Consider the possibilities.

- Tiny Homes
- Village Model
- Cottage Communities
- Accessory Dwelling Units
- Multigenerational Living Concept

Links for additional information

- 2020 Juneau Senior Survey <https://juneau.org/clerk/boards-committees/jcoa>
- Fair Housing Act Design Manual: <https://www.huduser.gov/portal/publications/destech/fairhousing.html>
- The Americans with Disabilities Act (ADA): <https://www.ada.gov/>
- AARP HomeFit Guide: <https://www.aarp.org/livable-communities/housing/info-2020/homefit-guide.html>
- National Association of Home Builders Certified Aging-in-Place Specialist (CAPS): <https://www.nahb.org/Education%20and%20Events/Education/Designations/Certified%20Aging-in-Place%20Specialist%20CAPS>
- Example of Tiny House Cottage Community: <https://tinyhousetalk.com/tiny-cottage-community-in-bend-oregon/>
- Example of the Multigenerational Living Concept: <https://seniorhousingnews.com/2021/05/05/bill-thomas-colleagues-unveil-kallimos-communities-multigenerational-living-concept/>
- Universal Design: <http://universaldesign.com/what-is-ud/>
- AARP Network of Age-Friendly States and Communities: <https://www.aarp.org/livable-communities/network-age-friendly-communities/>

Ask this question *“What kind of housing do you imagine needing and wanting for yourself as you move towards Elderhood?”* Whether your preference is an age friendly house/condo/apartment or one of the newer housing models based on smaller size and larger community, there will be plenty of grateful people that will want to live in what you build.

Contact: City Clerk’s Office city.clerk@juneau.gov 907-586-5278

Juneau Commission on Aging (JCOA) Asks ...

Can You Support Age Friendly Construction in Proactive Ways?

What if all homes in Juneau could be suitable for anyone regardless of a person's age or physical ability?

What if a person who wants to live within their community regardless of his or her age or physical ability, could do just that?

These are questions being asked by other municipalities that, like Juneau, are also members of the AARP Network of Age-Friendly States and Communities. CBJ needs to work towards moving the city to a well-designed, age-friendly community with housing that allows elders to continue to spend their retirement years and money in Juneau. Your support is necessary to make this goal a reality.

The fact is that nearly 30% of the Juneau population is over 55. Aging in place is a personal objective of most Juneau Elders as indicated by the CBJ 2020 Senior Survey. Unfortunately, their homes generally were not built in the past taking into consideration an owner's probable future limitations.

That needs to change and CBJ can help. Whatever your role in government, look for ways to facilitate age friendly housing, homes that are attractive to 1st time buyers as well as those residents who need to downsize ... universal design. Ask this question *"What kind of housing do you imagine needing and wanting for your well-being as you move towards Elderhood?"*

Requirements to make this happen are not onerous. To make this point here are examples of what the Juneau Commission on Aging is asking developers to voluntarily adopt as construction best practices in all new housing construction. The list was created from recommendations included in the Fair Housing Act Design and Construction Requirements, AARP HomeFit Guide, and other sources. Basically, we are just asking that all new housing and remodels be user-friendly for everybody, regardless of their age.

Promote universal construction design

1. Apartment & condo units that are single story within a multi-story building
2. Homes have an accessible living space including master bedroom/bath + laundry on at least one floor
3. Doorways (interior/exterior) that are at least 36" wide or made that wide by installing swing-away or swing-clear hinges to make use of entire doorway opening
4. Elevators in multi-family buildings of 3 floors or more
5. One bathroom with a walk-in shower, a built-in bench seat and grab-bars
6. Phone jacks in the master bedroom and kitchen
7. Zero step entrances/ramps into the building and zero step thresholds
8. Electrical outlets (above 18") and light switches and thermostats (below 48")
9. Pocket doors where practical in small spaces

Encourage feature friendly selections

Entrances and Exits

- Exterior lightening at all entrances with sensors
- Doors have lever-style handles

Kitchen

- Cabinetry is easy to access with pull-out cabinetry
- Suitable lighting over sink, stove, and other work area
- Easy to grasp D-shaped pulls and handles
- Stove and cooktop controls are near the front
- Area where a person can work while seated

Steps and Stairways

- Stairway lights can be turned off and on at both the top and bottom of the stairs
- Non-slip surface on steps
- Handrails on both sides of stairs

Living Room and Bedroom

- Light switches are rocker-style and installed between 36" and 44" from the floor
- Easy access to electrical and phone outlet
- Closets have interior lights and adjustable rods and shelves
- Room for the bed to place in a location that allows for easy access to the bathroom

Bathroom

- Raised or high-profile "comfort" toilet
- Easy to use lever handles for sink, bathtub, and shower faucets
- Walls are reinforced with blocking so grab bars can be installed in the bathtub, shower and adjacent to the toilet
- Shower has a no-step entry and seating
- The shower features a hand-held or adjustable showerhead

What could you do in your job role to increase age-friendly housing?

- Within your role at CBJ, we ask you to explore ways the city can incentivize developers to include age-friendly features.
- Could the Planning Commission, Zoning Commission give credit/points to developers who demonstrate their willingness to help make Juneau an Age Friendly Community - such as including mini pocket exercise areas within their development, etc.?
- As was done to create accessory apartments, can a new program be created that would make grants available to seniors to help cover the cost of retrofitting a multi-story home with an elevator or other senior friendly requirements.
- Look for ways to encourage or approve the building of tiny homes and other small residential models suitable for elders. Possible examples include adjusting the city code to not require streets but rather covered walkways. Could these walkways even be in a CBJ Right of Way? Could public water and sewer also be there and CBJ maintain the covered walkways instead of a street?
- Could the Juneau Economic Development Council provide developers loans for senior specific housing? The support could be in the form of loans, or a guarantee to the bank of a portion of the loan, or interim financing for the construction loan.
- Could the city sponsor or work with local builders to develop the Certified Aging-in-Place Specialist (CAP) designation? This is a National Association of Home Builders Certification.
- Could the city continue to refine current senior population numbers for Juneau to aid in better projections of senior housing needs, specifically how many senior housing units are required of each type?
- Could the city consider codifying any of the requests that we are asking developers to do as a best practice?
- Could select Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) recommendations be formally adopted by CBJ?
- Could the city land code be modified to allow developers to build affordable, small one-level homes on smaller lots than are currently permitted? Could parking requirements be reduced as often senior couples only have one car?

Be creative in supporting diversity in innovative housing options

It is recognized that Juneau does have land availability issues that impacts the type of housing that can be constructed profitably. Today, however, there are evolving housing types that could diversify options for Elders beyond what is currently available: house/condo/apartment complexes.

What is necessary for this to happen is CBJ supporting these new innovative approaches and removing obstacles to their development. Consider the possibilities.

- Tiny Homes
- Village Model
- Cottage Communities
- Accessory Dwelling Units
- Multigenerational Living Concept
- Etc.

Links for additional information

- 2020 Juneau Senior Survey <https://juneau.org/clerk/boards-committees/jcoa>
- Fair Housing Act Design Manual: <https://www.huduser.gov/portal/publications/destech/fairhousing.html>
- The Americans with Disabilities Act (ADA): <https://www.ada.gov/>
- AARP HomeFit Guide: <https://www.aarp.org/livable-communities/housing/info-2020/homefit-guide.html>
- National Association of Home Builders Certified Aging-in-Place Specialist (CAPS): <https://www.nahb.org/Education%20and%20Events/Education/Designations/Certified%20Aging-in-Place%20Specialist%20CAPS>
- Example of Tiny House Cottage Community: <https://tinyhousetalk.com/tiny-cottage-community-in-bend-oregon/>
- Example of the Multigenerational Living Concept: <https://seniorhousingnews.com/2021/05/05/bill-thomas-colleagues-unveil-kallimos-communities-multigenerational-living-concept/>
- Universal Design: <http://universaldesign.com/what-is-ud/>
- AARP Network of Age-Friendly States and Communities: <https://www.aarp.org/livable-communities/network-age-friendly-communities/>

Just as Juneau's developers will need to be creative and flexible to see how these types of age friendly housing can fit into the land they own, so does CBJ need to see how city practices can be changed to accommodate new housing models. Everybody wins.

Contact: City Clerk's Office city.clerk@juneau.gov 907-586-5278



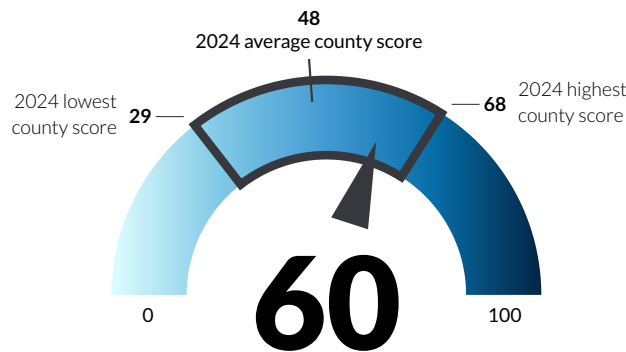
Public Policy Institute
Inquiry. Analysis. Solutions.

Juneau Borough, Alaska

Community Level : **County**

Location: [Alaska](#)

Population: **32,108**



Overall Livability Score

The overall livability index score for **Juneau Borough, Alaska** is **60**.

This is in the **top half** of **communities** in the U.S.

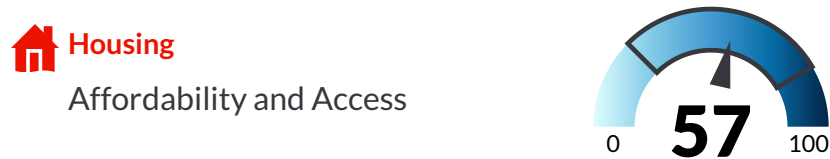
Surprised by the score? Issues surrounding livable communities are complex and interconnected.

USING THE AARP LIVABILITY INDEX PLATFORM

The AARP Livability Index™ platform promotes livability for everyone, regardless of factors such as income, ability level, and background, in all neighborhoods across the country. All communities have room to improve in one or more aspects of livability so that everyone has access to features, amenities, and services that create a safe and healthy environment in which to live. The platform should not be used to violate fair housing laws or discriminate in any way.

Category Scores

These are the category scores for Juneau Borough, Alaska. Explore the metrics and policies behind the numbers.



Indicators: Metrics	2015 Value	Change	2024 Value & Measure	Tertile	2024 Median US County
Zero-step entrances			* 53.8% of units		53.8%
Availability of multi-family housing	47.1% of units are multi-family		44.5% of units are multi-family		11.6%
Housing costs	\$1,541 per month		\$1,659 per month		\$847
Housing cost burden	19.9% of income spent on housing		16.3% of income spent on housing		13.3%
Availability of subsidized housing			190.3 units per 10,000 people		135.6

Key:

Getting Better

No Change

Getting Worse

Imputed Data

Performance:

Top Third of Communities

Middle Third

Bottom Third

Indicators: Policies	Is there a policy here?
State and local laws that make housing accessible for people of all abilities	No Policy
State and local funds that support the development and preservation of affordable housing	No Policy
State laws guaranteeing notice and/or first right of purchase to residents of manufactured housing communities prior to sale	No Policy
State policies and programs that protect homeowners from losing their homes to foreclosure	No Policy
State laws that facilitate the creation of local accessory dwelling units	No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	County Policy

Neighborhood

Proximity and Security



Indicators: Metrics	2015 Value	Change	2024 Value & Measure	Tertile	2024 Median US County
Access to grocery stores and farmers' markets			0.5 stores and markets		0.3
Access to parks			1.0 parks		0.5
Access to libraries	0.1 libraries		0.1 libraries		0.1
Access to jobs by transit			2,404.7 jobs		0.0
Access to jobs by auto			2,175.8 jobs		3,897.2
Diversity of destinations	0.53 (Index from 0 to 1)		0.45 (Index from 0 to 1)		0.36
Activity density	2,649.0 jobs and people per sq. mi.		1,534.0 jobs and people per sq. mi.		624.7
Crime rate	530.0 crimes per 10,000 people		577.1 crimes per 10,000 people		171.1
Vacancy rate	4.4% of units are vacant		7.2% of units are vacant		13.9%

Key:

Getting Better

No Change

Getting Worse

Imputed Data

Performance:

Top Third of Communities

Middle Third

Bottom Third

Indicators: Policies	Is there a policy here?
State and local programs that support transit-oriented development	No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	County Policy

 Transportation

Safety and Convenience



Indicators: Metrics	2015 Value	Change	2024 Value & Measure	Tertile	2024 Median US County
Frequency of local transit service			2.3 buses and trains per hour		0.0
ADA-accessible stations and vehicles	* 81.7% of stations and vehicles are accessible		* 85.7% of stations and vehicles are accessible		85.7%
Walkability index			9.97 (Index from 1 to 20)		6.04
Congestion			* 0.0 hours per person per year		0.0
Household transportation costs			\$17,376 per year		\$16,525
Speed limits			27.3 miles per hour		29.9
Crash rate			4.3 fatal crashes per 100,000 people per year		13.6

Key:  Getting Better  No Change  Getting Worse  Imputed Data

Performance:

Top Third of Communities

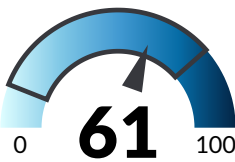
Middle Third

Bottom Third

Indicators: Policies	Is there a policy here?
State and local Complete Streets policies	No Policy
State human services transportation coordination councils	No Policy
State policies that remove barriers to volunteer driver programs	No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	County Policy

 Environment

Clean Air and Water



Indicators: Metrics	2015 Value	Change	2024 Value & Measure	Tertile	2024 Median US County
Drinking water quality	0.00% of people are exposed to violations	⬇️	0.78% of people are exposed to violations	☐☐☐	0.00%
Regional air quality	0.7 unhealthy air quality days per year	⬆️	0.3 unhealthy air quality days per year	☐☐■	3.9
Near-roadway pollution			0.28% of people are exposed	☐☐☐	0.00%
Local industrial pollution			0.07 RSEI Score from 0 to 12,498	☐☐☐	0.01

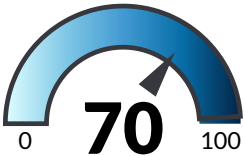
Key: ⬆️ Getting Better = No Change ⬇️ Getting Worse * Imputed Data

Performance: ☐☐■ Top Third of Communities ☐☐☐ Middle Third ☐☐☐ Bottom Third

Indicators: Policies	Is there a policy here?
State date-based policies prohibiting disconnection of utility service	✗ No Policy
FEMA-approved local multi-hazard mitigation plans	✗ No Policy
State policies that support energy-efficient buildings, facilities, and appliances	✗ No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ County Policy

 Health

Prevention, Access and
Quality



Indicators: Metrics	2015 Value	Change	2024 Value & Measure	Tertile	2024 Median US County
Smoking prevalence			15.3% of adults smoke regularly		18.7%
Obesity prevalence	26.3% of adults are obese		31.9% of adults are obese		37.7%
Access to exercise opportunities			100.0% of people have access		63.8%
Health care professional shortage areas	0.0 (Index from 0 to 25)		15.0 (Index from 0 to 25)		13.0
Preventable hospitalization rate			12.9 preventable hospitalizations per 1,000 patients		28.9
Patient satisfaction	62.0% of patients are satisfied		69.9% of patients are satisfied		69.5%

Key:

Getting Better

No Change

Getting Worse

Imputed Data

Performance:

Top Third of Communities

Middle Third

Bottom Third

Indicators: Policies	Is there a policy here?
State and local laws that prohibit smoking in workplaces, restaurants, and bars	No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	County Policy

 Engagement

Civic and Social Involvement



Indicators: Metrics	2015 Value	Change	2024 Value & Measure	Tertile	2024 Median US County
Broadband cost and speed			35.9% of residents have high-speed, competitively-priced service		51.3%
Opportunity for civic involvement			65.2 organizations per 10,000 people		38.1
Voting rate			42.3% of people voted		63.7%
Social involvement index			1.04 (Index from 0 to 2.5)		1.02
Cultural, arts, and entertainment institutions			29.3 institutions per 10,000 people		4.5

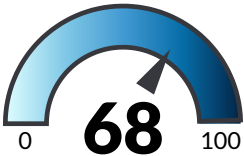
Key:  Getting Better  No Change  Getting Worse  Imputed Data

Performance: Top Third of Communities Middle Third Bottom Third

Indicators: Policies	Is there a policy here?
Absence of state policies that prevent or discourage communities from operating public broadband networks	No Policy
State laws supporting voter participation	No Policy
Local human rights commissions	No Policy
Total score of 75 or greater from the Human Rights Campaign Municipal Equality Index	No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	County Policy

 Opportunity

Inclusion and Possibilities



Indicators: Metrics	2015 Value	Change	2024 Value & Measure	Tertile	2024 Median US County
Income inequality	0.38 (Index from 0 to 1)	⬇️	0.40 (Index from 0 to 1)		0.44
Jobs per worker	0.86 jobs per worker	⬆️	0.87 jobs per worker		0.67
High school graduation rate	70.0% of students	⬆️	80.0% of students		89.0%
Age diversity	0.88 (Index from 0 to 1)	=	0.88 (Index from 0 to 1)		0.85

Key: ⬆️ Getting Better = No Change ⬇️ Getting Worse * Imputed Data

Performance: Top Third of Communities Middle Third Bottom Third

Indicators: Policies	Is there a policy here?
Local government AAA general obligation bond rating	❌ No Policy
State and local minimum wage is higher than the federal minimum wage and is adjusted for increases in the cost of living	✅ State Policy
State policies that expand upon the federal Family and Medical Leave Act (FMLA) to provide additional leave benefits to workers	❌ No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✅ County Policy

Characteristics of Juneau Borough, Alaska

Demographics

Total Population:

32,108

- Black/African American: 1%

Asian American: 7%

Hispanic/Latino: 7%

White: 64%

American Indian/Alaska Native: 9%

Hawaiian: 1%

Two or More Races: 15%

Some Other Race: 2%
- Age 50+: 35%

Age 65+: 15%

% of the population with a disability: 12%

Life Expectancy: 81 years old

Households Without a Vehicle: 9%

Median Household Income: \$98,191

% of the population with income below poverty: 7%

Upward Mobility : 76

Climate

2023 Temperature	January	July	2023 Avg. Precipitation	January	July
Lowest	21°	43°		19"	4"
Average	26°	50°			
Highest	30°	57°			

DISCLAIMER

Current demographic and climate data are presented in a community's profile for informational purposes only. This information is not used in determining the community's score on the AARP Livability Index platform.