

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

March 15, 2021, 5:00 P.M.

Zoom Webinar Meeting

I. ROLL CALL

Chair Gladziszewski called the meeting to order at 5:00pm.

Members Present: Chair Maria Gladziszewski, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith

Members Absent: none

Liaisons Present: Chris Mertl, Parks and Recreation

Liaisons Absent: Dan Hickok Planning Commission, Chris Dimond, Docks and Harbors

Other Assembly Members Present: Loren Jones

Some Members of the Public Present: Lacey Derr, Brian Holst

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Scott Ciambor, Chief Housing Officer; Jill Maclean, CDD Director

II. APPROVAL OF AGENDA

Agenda was approved as presented.

III. APPROVAL OF MINUTES

February 1, 2021 Draft Minutes were approved as presented.

IV. PUBLIC PARTICIPATION

Those participating via telephone can press *9 or those that are participating on Zoom can use the "raise their hand" function to participate. No public participation.

V. AGENDA TOPICS

A. Housing Task List Update

Mr. Ciambor discussed CBJ housing activities since the adoption of the Housing Action Plan (HAP), a requested topic from the Committee. This packet contains a spreadsheet highlighting actions taken by year since 2016 in three categories, direct funding and financial incentives, planning and zoning and other regularity barrier activities, and details on the utilization of CBJ land and other assets. Another spreadsheet on calculations on direct CBJ funding toward housing activities by year is also included.

Highlights include extensive work on updates to the Land Use and Building codes; completion of a wide range of small area and larger plans (HAP, Juneau Economic Development Plan, and Land Management and Implementation Plan); continuous disposal of land for housing (Lena, Renninger, and Pederson Hill subdivisions); and increased use of financial incentives through programs, such as the Accessory Apartment Incentive Grant, Mobile Home Loan Down Payment Assistance, and COVID-19 Rental Assistance, direct funding to projects, such as

Housing First, cold weather shelter, senior Assisted Living, and Glory Hall Emergency Shelter, and tax abatement.

The final version of the housing matrix looked at concerns from the 2012-14 timeframe and included a wide-range of code, zoning, incentive, and staffing ideas. The matrix includes updates that show that many of these concerns were addressed at the time or incorporated into the HAP. Some ideas were not applicable to CBJ efforts. Since the HAP was adopted, a new housing policy resource has been created that focuses on local housing policy tools. NYU Furman Center and Abt Associates, a long time contractor for HUD, created the website localhousingsolutions.org.

The 2021 HAP Task List include short-term HAP activities, such as implement downtown tax abatement, address downtown parking, implement the Juneau Affordable Housing Fund, develop strategies to increase the fund, and work with community land trust options. Medium-term HAP activities include develop the Upstairs Downtown loan program for rehabilitation and code compliance upgrades, strategies for short-term rental units and the impact on housing stock, inclusionary zoning, RFP for the 2nd and Franklin parking lot, and preservation strategy for existing affordable housing. Ongoing HAP activities include housing data and housing action plan updates, project list and reporting mechanism for the Housing Officer, small area and neighborhood plans, and track and monitor outcomes of the housing programs.

Mr. Bryson asked about the Pederson Hill disposal strategy and one complaint that he has heard over the years is that by the City doing all of the work it drove up the costs of the lots. He asked why the City won't sale the land to a developer so that it can be more cost effective. Mr. Bleidorn replied that the value of the land was sold at appraised value and if a private developer would sale the land at less than appraised value then that would be the only way a private developer would provide the land at a cheaper value. The first stage of Pederson Hill included the access road up to the subdivision and only 18 lots were made available during this phase. As far as the houses being built, the people who purchased the lots are building them and if they wanted to build a small house, they could. The lowest appraised value on the market was \$128,000 and the highest was around \$140,000. A handful of lots were purchased by developers to build houses for people and some lots purchased by individuals. Four lots were sold to Tlingit and Haida, who haven't started building on them. Something to consider for the next phase is the option to work with other entities. Housing and Lands have been in discussions to retain some lots for work force housing. In the next few months, we will bring conceptual ideas back to the Committee. 16 out of the 18 lots have been currently sold. Mr. Bryson followed up by commenting that if the City goes in to build the roads and develops and plots the land, then the City is determining the size of the land then CBJ has to charge fair market value on that size, then why not sell the raw land at market value for the raw land and let the developers build the roads and plot the lands. Chair Gladziszewski asked if we could table this conversation about Pederson Hill to another meeting. Mr. Ciambor commented that it has been discussed in the past how to get some of these lots into a community trust model, with the function being that the land stays in a trust and the house only would be on the market.

Chair Gladziszewski asked if the Committee had received a report on the Upstairs Downtown program. Mr. Ciambor replied that the Upstairs Downtown inventory was completed in October 2018 and it had been through this Committee a couple of times with highlights that emphasized that there is minimal amount of housing in this area and reaffirms the need for housing. Chair Gladziszewski asked to clarify what housing meant in this context. Mr. Ciambor replied that the

report showed the actual housing units at the time of the study and that there was a number of units not online that could be identified to what those circumstances are, but the inventory is the number of units in the area. Chair Gladziszewski asked about the incentives to develop those empty spaces into housing. Mr. Ciambor replied staff could look at incentive programs to bring them online. Chair Gladziszewski commented that she would like to see staff bring these topics back to the Committee, Community Land Trust and Upstairs Downtown Incentives.

Mr. Bryson commented about the Medium term activities and preservation strategies for existing affordable housing. The more affordable housing is, the more older the home that would need more repairs. As we raise the vacancy rate, then those that want to upgrade cannot afford to, which is a component of this strategy.

Mr. Smith asked about the Ad Hoc recommendations and if they have been ranked in any way. Mr. Ciambor replied that the housing matrix was put together in the 2012-2014 period. There has been a ton of ideas, some not applicable, due to State statues or the City choosing not to participate. Many of the ideas have been run to ground with many completed. Chair Gladziszewski commented about concerns from developers working with CDD. Ms. Maclean commented this was addressed in her presentation for Item B.

B. Development Activity and Title 49 Revision Overview (verbal update)

Ms. Maclean discussed this item. CDD has experience staff change, including the hiring of Ms. Maclean to bring about change and a high performing culture. Consultants have been brought in to work with staff on CDD's vision, mission, and values. The vision of CDD is to foster excellence in development for this generation and the next. The mission is to facilitate sustainable and responsible development that respects and preserves the history and cultures of Juneau. CDD values are professionalism, integrity, inclusivity, and innovation. CDD is made up of three divisions, administration and permitting or the permit center, building and code compliance, and planning, which is land use, development, and long-term planning. CDD also staffs General Engineering as well as the Planning Commission and all of the subcommittees. With the current staff now, CDD is trying to get to "yes" within the codes for permitting.

The Land Use code revisions include floodplain maps, downtown parking, Auke Bay zoning, ADOD, Accessory Apartments, common walls for residential and mixed use, streamside buffers, small cell wireless, landscape and vegetative cover, signs, urban agriculture, mobile homes and RVs, private shared access, and ROWs phrasing cleanup. This list of revisions went to the Planning Commission and the Assembly in December 2020.

Chair Gladziszewski asked about the basic gist of downtown parking and streamside changes. Ms. Maclean replied that the streamside ordinance would be broken into tiers, possibly up to three. Permits will be reviewed at the director level with some asking for exceptions to the code to go to the Planning Commission. Downtown parking will use the same name as the Comprehensive Plan land use designation for consistency, the Town Center Parking District. The boundary borders have been expended and there will no longer be a parking district one or two. Waivers are also proposed to go away and shared/joint use parking will be revamped. A developer can work to put together these parking approaches to best work to their advantage.

Planners' workloads are being realigned with a more focused approach for better customer service and greater efficiency. Planners' time and workloads are being monitored to track time and look for ways to continue to become more efficient. Because of Covid, more time has been

devoted to current planning and to get permits out the door to keep jobs moving in the community. CDD also has a planner on call each day for the Permit Center, as well as an inspector and someone from general engineering. Long-range and community planning includes Blueprint Downtown Juneau, South Juneau and West Douglas Area plan, the Auke Bay plan.

The Subdivisions ordinance was rewritten in 2015 where you no longer need a conditional use permit with now allowing the CDD director to approve up to 13 lots, with the Planning Commission approving 14 or more lots. So far, up to 2021, there have been 129 preliminary plats and 34 final plat cases. 246 plats have been approved since 2015 through this ordinance.

Mr. Mertl wanted to put in a good word for Ms. Maclean and CDD, as he has had good luck in working with CDD as an agent for developers and with other projects working with the codes. Some of the issues may be the ordinances, in that they may be unclear or cumbersome. He commented that if someone is trying to do something outside of code, then the answers from CDD would probably be “no” but CDD isn’t that much different than other community.

Mr. Bryson thought that the Housing Action Plan activities 16 through 19, was one of the most helpful tools he has seen in the LHED packets. They broke down what we have done for housing, planning, and the City’s assets.

Ms. Maclean highlighted the CDD Activity Dashboard that shows the number of housing units and the GIS layers, as well as the new permits and the different types. There are descriptions on the left hand side of the dashboard. New housing is also highlighted as well as the permits for new condos, single-family homes, accessory apartments and other features, such as transitional and up zoning. This dashboard is a work-in-progress draft and will be used as a tool for different housing projects.

Mr. Bryson asks if the dashboard can be viewed outside of this meeting. Ms. Maclean replied that she would send out the link to the committee after the meeting is over.

Mr. Smith commented that as someone looking for housing, he appreciates all of the attention and focus that has gone into housing and affordable housing for the community.

Mr. Bryson commented that there are two components in moving housing along, the Assembly has worked on creating housing, but what has not been addressed are the buyers. Mr. Bryson has been an advocate for programs not just to build properties but to also work on the equity component of homeownership. The Assembly should also look at homeowner education. Chair Gladziszewski commented that this could be a partnership with other entities, such as banks.

VI. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

No comments or questions.

VII. ADJOURNMENT

Chair Gladziszewski adjourned the meeting at 5:57 PM. The next meeting will be April 12, 2021.