



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

March 11, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES - February 26, 2024 LHED Draft Minutes

[1.](#) February 26, 2024 LHED Draft Minutes

F. AGENDA TOPICS

[2.](#) Ruschmann Application to Purchase CBJ Property

[3.](#) Resolution 3022 Adopting Juneau Affordable Housing Fund Guidelines

[4.](#) Pederson Hill Development Update

G. STAFF REPORTS

[5.](#) VITF Implementation Update

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE - April 15, 2024

J. 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, TDD 586-5351, e-mail: city.clerk@juneau.gov.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

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C. ROLL CALL

Members Present: Acting Chair Greg Smith, Alicia Hughes-Skandijs, Wáahlaal Gíidaak, Greg Smith, Paul Kelly

Members Absent: none

Liaisons Present: Chris Mertl, PRAC

Liaisons Absent: Matthew Bell, Planning Commission; Jim Becker, Docks & Harbors Committee

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Alix Pierce, Tourism Manager

Members of the Public: Liz Perry, President & CEO Travel Juneau

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES - 1. January 29, 2024 Draft Minutes – approved as presented

F. AGENDA TOPICS

2. Mayflower Island Update

Mr. Bleidorn discussed this topic.

Mr. Mertl asked if there are any long-term visions with CBJ for this property, should they acquire it. Mr. Bleidorn replied that at this point staff and the city manager's office haven't found a purpose or use for the property. We don't have any funding allocated for building maintenance. On the property there's a communications tower, which is of interest. Regardless of the outcome of this process, getting some type of ownership of that tower would be beneficial to the community as well for the city. Mr. Mertl followed up to ask about the background and current condition of the existing building, is it usable or will it be a maintenance nightmare in the future? Mr. Bleidorn replied that he and other city staff went through the building in 2022 and all things considered, BLM managed and maintained that building and it is in great shape. They did remodels, mitigated some hazardous waste, and cleaned that up. Generally speaking, it's in better condition than you would expect, and it's about 9,000 square feet total.

Mr. Mertl asked about the options for acquisition, has there been any discussions with DIA about what they would do with this facility if it were passed on to them. What is their vision should they get it or are they looking to potentially sell it. Mr. Bleidorn clarified that the three options are related to disposal. There's definitely many potential complications to address and we would work with BLM and DIA to come up with some type of memorandum of agreement that would guide the sale process. I didn't ask DIA what their plans for the building would be, and they didn't share them.

Ms. Hughes-Skandijs moved that the Lands, Housing and Economic Development Committee forward a motion of support to the COW with option 3 listed in the memo, "Accept the property from BLM with the intent to facilitate conveyance to DIA".

Before the motion could be ruled upon, Mr. Mertl asked what is the highest invest value of the building, has that been part of negotiations with DIA, and is that with the city or with DIA. What is the vision for this piece of property and to have some facilitated conversation with them. He'd hate to see a prime

piece of real estate just be passed on without seeing how it may best support Juneau. Ms. Hughes-Skandijs appreciated his perspective and noted that in conversations with Mr. Bleidorn, for reference, the communications tower has a use to the community. The assembly can discuss more at the COW about any provisions for things we thought were useful to the whole community. This land right now is more about acceptance versus conveyance, we don't have funds budgeted for it and this is a perfect opportunity to pass land back.

Acting Chair Smith asked for any objections to the motion, no objections, motion passed.

3. JG Construction Request to Purchase City Property

Mr. Bleidorn discussed this topic. Wáahlaal Gíidaak asked that since this is a proposal for a part of the parcels that are for sale, does it have any impact on the remaining part of the parcel in terms of the value. Will we get anything out of the remaining parcel that is not part of this proposal. Mr. Bleidorn replied that the way the subdivision would have to work, we'd run it through the Community Development Department, but to subdivide these properties it would likely mean that the remaining parcels are absorbed into what is now known as Lot 1, which is that panhandle lot that resembles a right-of-way at the end of the cul-de-sac. It would likely mean that developing those properties would mean that Jackie Street would need to be extended to provide road frontage. That would have a potential negative impact on the remaining lots which would be negotiated if this moves forward.

Ms. Hughes-Skandijs asked if this was one of the potential sites for Coast Guard housing. Mr. Bleidorn replied that the city is still interested in working with the Coast Guard on properties. This property at one time was discussed, but it didn't move any further than those discussions. As we think about the Coast Guard and the future here in town, we're often thinking about additional city properties with potential that could be utilized by the Coast Guard. It is a CBJ goal to help facilitate Coast Guard housing.

Acting Chair Smith asked to confirm the price proposed for these areas. Was it just the fraction of the lot and then the equivalent fraction of the assessed value of the total lot; it was a quarter of the lot, and a quarter of the price, then the offer was a quarter of the price. Mr. Bleidorn replied that's correct. The calculation, I believe, was based on the price per square foot. So we know the current lot square footage, and this would be a fraction, just as you said, and the final dimensions of the lot would be negotiated. I already spoke with the applicant and said, I didn't like the back of the lot remaining off of the lot, so rather than creating two lines, we'd create one, that would also be part of negotiation.

Ms. Hughes-Skandijs moved that the Lands, Housing and Economic Development Committee provide a motion of support to the Assembly and direct staff to work with and to proceed direct negotiations with the original proposer. Motion passed unanimously.

G. STAFF REPORTS

4. Travel Juneau Quarterly Update

Ms. Perry updated the committee. Ms. Hughes-Skandijs commented that she appreciated seeing the numbers, and one thing that was on her mind while looking at some of the data was that we had recently just seen Ms. Pierce's survey of our cruise tourism, we could see some of our repeat visitors, and some of them came back on a cruise because that's one thing we've talked about for some of the work that Travel Juneau had done this at the kiosk, we're trying to convert those cruisers into independent travelers at a different time of the year. With that context, I was just wondering for some of the travel trade shows, page 32 of my packet, it list those out, but I noticed that two of those, the Holland America Line Showcase and the Cruise 360 in March and April respectively. I was hoping you

could just talk a little bit about Travel Juneau's, choosing that as a trade show, since we're focused on independent travelers what the benefit we see from attending shows like that. Ms. Perry replied that we had selected those shows for two specific reasons. The Holland America show is really pretty easy for us. It's an opportunity for visitor information services to go to the show and help direct traffic a little bit, let people know what they can do in Juneau and again provide that extra level of service. Cruise 360 was selected because it has a number of travel agents and media that also FIT into the market. It's an opportunity to get writers in town who don't necessarily do cruises but also have an interest in independent travel, food tourism, and so on. It's a great opportunity to promote Juneau in that way and get in front of these tour agents who are also looking to bring groups up independently from the cruise lines. Even though it's labeled cruise, we are still aiming for media and operators that do independent travel. Ms. Hughes-Skandijs followed up to comment that she thinks it's important for us to keep that emphasis, as we're on one hand putting assembly time and action into trying to navigate and manage our cruise visitors to the most efficient way we can to where the cost is not outweighing the benefits. On the other hand, bringing in more cruise customers when they're going to get here anyway, and they have huge budgets to advertise those.

5. Sandberg Request to Purchase City Property Verbal Update

Mr. Bleidorn updated the committee on this topic that with discussions with the applicant. We came to a better idea that would work for both parties, which would be an easement, which would be a 30-year access easement. As it moves forward, that changes the process a little bit, because the acquisition process is an ordinance and goes to the Planning Commission and has a red sign put up for notifications, whereas easements goes through the resolution process. I just wanted a verbal update for this committee, as we already have the motion that includes an easement, but it's going to just be an easement. I didn't want anybody to be surprised when they see this moving forward as a resolution.

6. Telephone Hill Verbal Update

Mr. Bleidorn updated the committee on this topic. At the last COW, staff and the city manager received two motions to move forward. Mr. Bleidorn attended the February 22, 2024 special meeting Historic Resources Advisory Committee, and I would expect that the assembly would receive a letter from them requesting additional information or additional studies of the historic value of those structures, just to keep an eye out for that. Acting Chair Smith asked that in a previous letter that the HRC sent us, they said that we would be ineligible for any federal funding unless we did a section 106 review, could you speak to that a little bit? Mr. Bleidorn replied that he has heard that same, and we're still investigating that federal funding would require a 106 review. I think in the future, if we're working on a subdivided piece of this property, a 106 review is needed, it could be done at that time with the partners for that project, if they're looking for, say, HUD funding, for example. I'm not sure if we did a 106 review now, if it would hold up, say, if in 10 years, and if someone were developing that property, would we have to do it again because it's 10 years old? We're still looking at that and if something comes to light that causes us to redetermine that 106 could be a logical path forward, we'll bring that forward. At this point it still seems like, as we are working on individual sites, but in the future with partners that are specifically trying to build a certain type of housing that at that point a 106 could be done.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Hughes-Skandijs commented on how much she appreciated Mr. Bleidorn and Mr. Smith's flexibility while she has been healing and looks forward to being back in the chambers for the next meeting.

I. NEXT MEETING DATE - March 11, 2024

J. ADJOURNMENT – 5:30pm

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Ruschmann Application to Purchase CBJ Property
DATE: March 5, 2024

In August 2023 Chris Ruschmann submitted an application to the Land Office requesting to purchase CBJ property adjacent to the applicant's property which is located at 15700 Auke Rec Bypass Road. The original application was for up to five acres for the purposes of "High Tunnel Farming and other agricultural resources". In the time since this application was submitted to the Land Office, the applicant has updated the application stating that they "recently had a house fire and am dealing with my house not being usable for a bit. But it's got me thinking about a smaller scale land increase. Enough to subdivide and potentially build another house on the back part of my property."

The CBJ property that is being requested is not currently served by municipal water or sewer. This property is 151 acres and is transected by Glacier Highway and parts are managed by the Parks and Recreation Department as the Aant'ieik Park and Disc Golf Course. The fraction that is included in this application is managed by Lands and Resources. This property is located outside of the sewer service boundary but also does not have water service because the service out the road is located south of this property on Auke Rec Bypass Road and not on Glacier Highway.



The next step in this process will be for the Assembly to review this application as a new business topic and determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land." If the Assembly provides a motion to negotiate with the original proposer and the negotiations are successful, an ordinance with terms and conditions of the sale will be introduced prior to a public hearing.

The applicant's property is served by municipal water and is located on the Auke Rec Bypass Road. If this application moves forward, there is an opportunity to negotiate an access and utility easement on the applicant's property to provide municipal drinking water to the remaining CBJ Parcel. Access to municipal water would increase the value and developability of the remaining CBJ property in a way that makes this proposal beneficial to the CBJ.

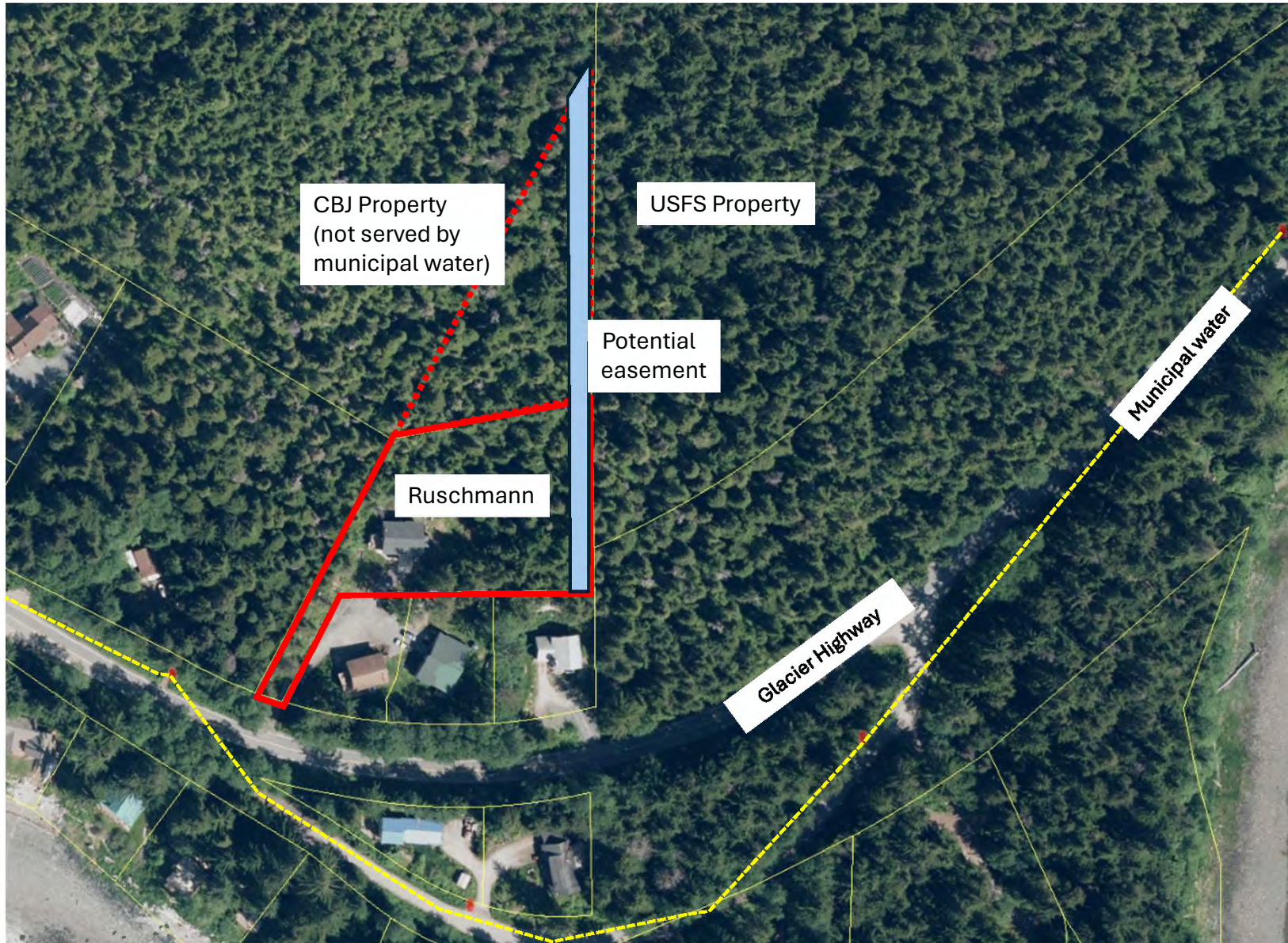
Staff request that the Lands, Housing and Economic Development Committee provide a motion of support to the Assembly for working with the original proposer in accordance with CBJ 53.09.260

CBJ Code section 53.09.260

Negotiated sales, leases, and exchanges.

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

(b) *Review and approval process.* Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.





City and Borough of Juneau Land Purchase Applicants

Edit Entry

Applicant Information

Business / Individual *

Chris Ruschmann

Address *

15260 Glacier Hwy

Street Address

Juneau

City

AK

State / Province / Region

99801

ZIP / Postal Code

Phone *

(907) 209-1059

Email

chris.ruschmann@gmail.com

☐ Add Another Business/Individual

CBJ Land Information

The [CBJ Assessor's Database](#) will provide information regarding site address and legal description. The [CBJ Parcel Viewer](#) tool can provide necessary maps needed to complete this application.

Site Address *

15700 Auke Rec Bypass Rd

Legal Description *

USS 3807

Provide Brief Description of Your Proposal *

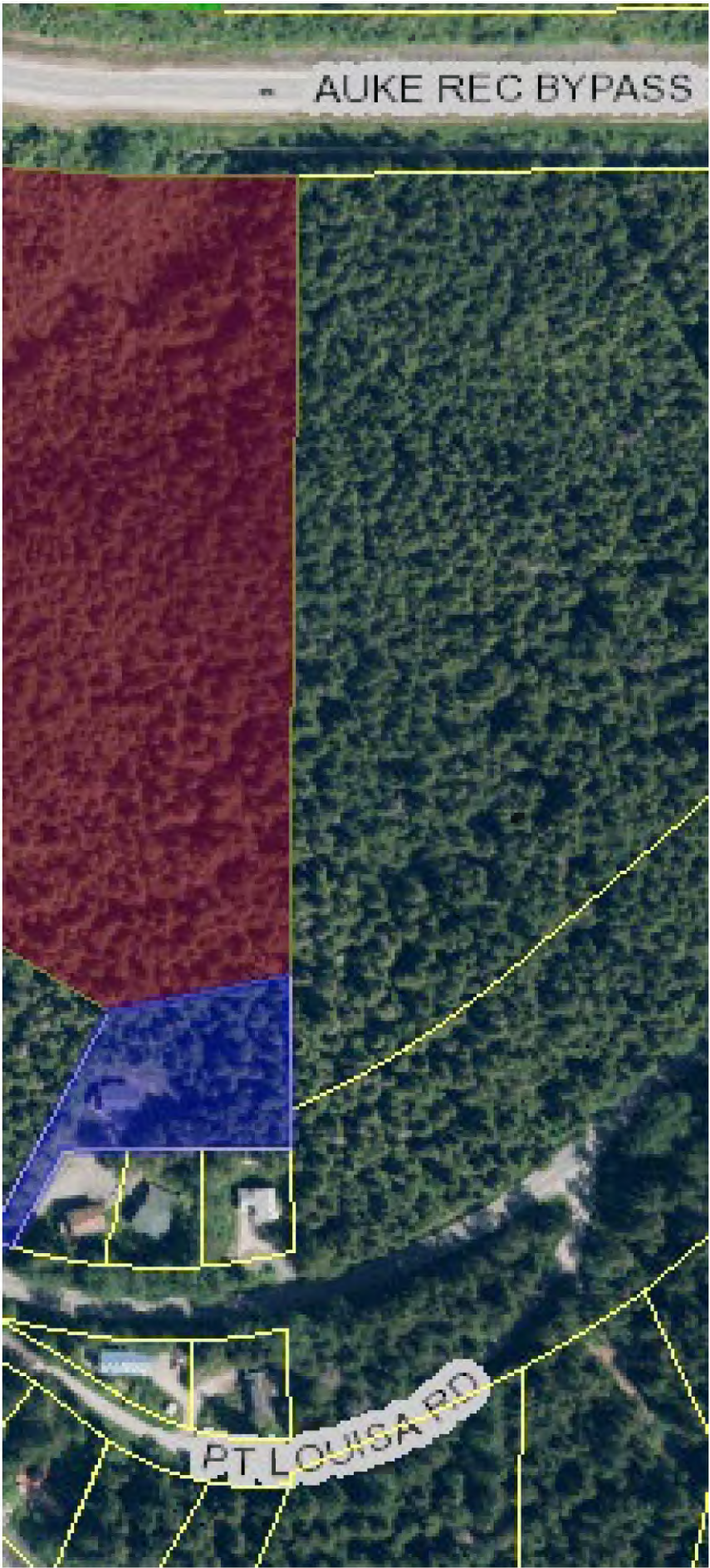
I would like to purchase up to 5 Acres of property in this area that I will use for High Tunnel Farming purposes and other agricultural reasons.

Provide a Map of CBJ Land you wish to Purchase *

[Land-Purchase.pdf](#)

Have you mailed the \$500.00 filing fee? *

☒ Yes





City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Mayor Weldon and Assembly
FROM: Katie Koester, City Manager
DATE: February 23, 2024
RE: Resolution 3022 Adopting Juneau Affordable Housing Fund Guidelines

Resolution 3022 adopts essential terms and conditions of the Juneau Affordable Housing Fund (JAHF) as directed by the body at the [January 29, 2024 COW](#). Traditionally, these guidelines have been spelled out in detail in the Juneau Affordable Housing Fund Program Description and Guidelines, a document that has not been adopted by the Assembly. Formalizing the essential terms and conditions gives greater predictability to applicants, staff and the JAHF review committee. The attached Program Description and Application Guidelines will continue to be maintained by staff based on the guidance given in this resolution. The intent is that the resolution will be reviewed periodically by the Assembly in the spring to make changes to terms and conditions for the following application year. This review would be where the Assembly addresses changing community priorities and market conditions such as the type of housing and income level the fund is targeting.

Recommendation: Forward Resolution 3022 to the Assembly for adoption.

Enc:
Resolution 3022
JAHF Program Description and Application Guidelines

Presented by: The Manager
Presented:
Drafted by: S. Layne

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3022 vCOW

A Resolution Adopting Guidelines for the Juneau Affordable Housing Fund.

WHEREAS, the City and Borough of Juneau urgently needs more affordable and middle-income housing for its current residents, to support and maintain the economy, to allow for population growth, and to enable positive developments; and

WHEREAS, the City and Borough worked for years to create affordable housing to alleviate the problems caused by the scarcity of housing infrastructure and the rise of short-term rental units in Alaska’s Capital City; and

WHEREAS, beginning in 2008 the City and Borough Assembly, the Affordable Housing Commission, and other local stakeholders have worked collaboratively to advance the community towards realizing the goal of creating more affordable housing; and

WHEREAS, in 2010 Ordinance 2010-11(G)(b) was adopted, which appropriated \$400,000 for the Juneau Affordable Housing Fund (JAHF); and

WHEREAS, in the 2012 Capital Improvement Program grant from the Alaska Legislature, it invested an additional \$90,000 for the JAHF; and

WHEREAS, the 2016 Housing Action Plan calls for a new framework for Juneau housing policy, including increasing resources and uses for the Juneau Affordable Housing Fund, at a rate of \$3.6 million dollars annually to have a meaningful impact in the housing market; and

WHEREAS, in 2017 the voters of Juneau approved Proposition 1 (Ord. 2017-22(am)), a temporary 1% sales tax, which allocated \$400,000 a year to the JAHF over the five-year period; and

WHEREAS, in 2022, the voters extended the temporary 1% sales tax to fund Affordable Housing Initiatives during the next five years, which would inject a total of \$6 million dollars into the JAHF; and

WHEREAS, the City and Borough has worked with national experts, statewide partners, and administrators of other local housing funds to ascertain best practices and design a high-functioning, sustainable, affordable, and middle-income housing program that will make a meaningful difference in the creation of more affordable and middle-income housing in Alaska’s Capital City; and

WHEREAS, since the inception of the fund, it has awarded \$4.4 million dollars in funds for a total of 198 projected units, in addition to pending awards of \$3.1 million dollars; and

WHEREAS, the adoption of the guidelines in this resolution would help potential applicants understand expectations, help the review committee evaluate applications, and help fund qualified projects faster while still preserving the Assembly's discretion to adjust the JAHF guidelines by ordinance on a case-by-case basis; and

WHEREAS, a complete application guide based on the criteria in this resolution will be developed by staff to provide additional clarity to applicants; and

WHEREAS, this resolution and the accompanying application guide should be reviewed periodically by the Assembly to ensure the intent is consistent with current community values.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. JAHF Guidelines. The City and Borough of Juneau Assembly establishes the following guidelines for the Juneau Affordable Housing Fund (JAHF).

- A. Intent.** 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. Funding capital costs of rental and ownership housing;
 - 2. 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.
- B. Availability of Funds.** The CBJ Assembly will determine the amount of funding available each year. JAHF funds will be made available for qualifying affordable and middle-income housing projects that meet goals of the CBJ Housing Action Plan or other identified community housing needs.
 - 1. Funds will be made available in the following forms:
 - a. Grants for non-profit organizations and public housing authorities targeting households in the affordable or middle-income housing range;
 - b. Low-interest loans for private developers building affordable or middle-income housing units;
 - c. Long term rental units, with restrictions on short-term rentals; and
 - d. Qualifying projects are eligible for grants and loans up to \$50,000 per housing unit created and for other eligible uses on a similar per unit basis.

C. Eligible Uses of Fund. Funding is available for the following uses:

1. For acquisition, construction, rehabilitation, or preservation of affordable and middle-income housing located within the City and Borough of Juneau, including activities such as:
 - a. Purchase of developable real estate;
 - b. Fees for architects and other professionals;
 - c. Demolition to make way for affordable or middle-income housing; and
 - d. Building materials and labor costs.
2. Costs incurred by nonprofit organizations to develop or implement a specific affordable or middle-income housing project. Examples include:
 - a. Capacity building such as training, legal and accounting costs; and
 - b. Technical assistance such as development consultants.
3. Projects will be given preference based on their proximity to public transportation.

D. Funding Priorities. The following are priorities of the JAHF:

1. **Use of Capital to Develop Housing Units:** Funding for capital costs for acquisition, construction, rehabilitation, or preservation of affordable or middle-income housing, senior housing, and possibly homeowner opportunities.
2. **Long-Term Affordability:** Units created using JAHF funds that include affordability covenants or that are permanently affordable are preferred.

E. Application and Review Process. The Department will develop an application process that is clear, easy to follow, and posted online as part of the Juneau Affordable Housing Fund Guidelines. Completed applications will be reviewed by a committee to include CBJ staff, a public member with direct experience in housing development, and a public member with financing/banking experience.

F. Selection Criteria. Projects considered to be ready or feasible will be evaluated by the review committee based on the following criteria.

1. **Team Experience.**
 - a. Demonstrated experience on projects of similar size and scope;
 - b. Established development and/or operating partnerships, including support services;
 - c. Qualified staff – Developer, Director, Property Manager, Supportive Services; and
 - d. Capacity to maintain and/or manage project.
2. **Population Targeting and JAHF Priority Targeting.**
 - a. Use of capital to develop housing units;
 - b. Long-term or permanent affordability;
 - c. Proximity to public transportation.

3. Project Design and Characteristics.

a. For Capital Projects:

- i. Plans stamped by an engineer or architect accredited to work in Alaska, or professionally qualified staff on the development team; and
- ii. *Energy Efficiency*: JAHF projects should be energy-efficient and adhere to either the Alaska Building Energy Efficiency Standard (BEES) or HUD's Energy Star Home Standard.

b. For All Projects:

- i. *Accessibility Standards*: Proposals must comply with the federal Fair Housing Act (42U.S.C. 3601-3619) and the Americans with Disabilities Act of 1990.

4. Readiness to Proceed.

- a. Ability to secure other financing needed to carry out project;
- b. Operational feasibility/long-term financial viability;
- c. Reasonable and balanced budget with cost controls;
- d. Leveraging/percentage of total cost with commitments;
- e. Site ownership;
- f. Plans, environmental permitting, estimate complete;
- g. Construction/operation within following fiscal year; and
- h. Land use and building permits received.

G. Compliance and Monitoring.

- 1. **Inspection and Monitoring.** The CBJ, at any time, could inspect and monitor the records and work of the proposed project as to performance and compliance with JAHF program rules and loan requirements.
- 2. **Termination.** The CBJ City Manager may terminate any agreement if awardees:
 - a. Lose the ability to proceed with the project;
 - b. Make material alterations; or
 - c. Fail to comply with the project schedule.
- 3. **Annual Reporting.** All projects that receive funding from the JAHF are required to submit an annual report to Community Development by March 31st the year following award and for the duration of the loan.

H. Repayment Terms for JAHF Awards.

- 1. **Not for profit developer:**
 - a. In general, non-profit developers would receive a grant.
- 2. **For profit developer:**
 - a. Low-interest loan;
 - b. Term begins at disbursement of funds; and
 - c. Payments start 6 months after receipt of a final Certificate of Occupancy.

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185186
187188
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2023 Description & Guidelines

For more information, contact:

Joseph Meyers, Housing & Land Use Specialist
City and Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801
Phone: 907-586-0753 ext. 4209
Email: joseph.meyers@juneau.gov

Contents

About the Fund 3

Program Goals and Objectives 3

Availability of Funds & Funding Terms 4

 Eligible Applicants 4

 Eligible Uses 4

Priorities for the Juneau Affordable Housing Fund 5

Selection Criteria..... 6

Compliance and Monitoring 7

Appendix A: Glossary of Terms 8

Appendix B: 2021 Income Limits and Rental Limits 9

Appendix C: Score Sheet 10

Appendix D: Downtown Juneau Residential Tax Abatement Map 11

About the Fund

The City and Borough of Juneau (CBJ) created the Juneau Affordable Housing Fund (JAHF) to promote the creation of affordable housing in the Capital City. On July 19, 2010, the CBJ Assembly passed an ordinance that steered \$400,000 into the JAHF to begin funding local projects that promote and provide affordable housing in Juneau.

In 2017, the CBJ Assembly recommended and CBJ voters approved \$2 million of the 1% Special Sales Tax renewal funds to go into the JAHF over five years (FY19-FY23).

In 2023, the CBJ Assembly made available \$1,100,000 for use by for-profit and non-profit organizations, public and regional housing authorities, and tribal governments interested in the creation of affordable and middle-income housing in the City & Borough of Juneau. For information on previous funding rounds, visit the Juneau Affordable Housing Fund web page.

Program Goals and Objectives

The primary purpose for establishing the JAHF is to direct resources toward the 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:

- Funding capital costs of rental and ownership housing;
- Funding for capacity-building activities of non-profit housing developers;

An additional objective is to leverage CBJ investments with other fund sources to maximize the number of quality affordable housing units that are created or preserved each round.

Projects must be located in the City and Borough of Juneau.

Availability of Funds & Funding Terms

The CBJ Assembly will determine the amount of funding available each year. JAHF funds will be made available for qualifying affordable and middle-income housing projects that meet goals of the CBJ Housing Action Plan or other identified community housing needs.

Funds will typically be made available in the form of grants for non-profit organizations and public housing authorities targeting households in the affordable housing range (0% to 80% AMI) and zero-interest loans for private developers that meet middle-income housing (80% to 120%) affordability requirements.

- **Qualifying projects are eligible for grants and loans up to \$50,000 per affordable or middle-income housing unit created, or for other eligible uses on a similar per unit basis.**
- **For profit-developer projects utilizing JAHF funds for middle-income housing must reserve at least 20% of units for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.**

Projects incorporating affordable housing will be more highly recommended in the review committee process. The scope and nature of the project may require deviation from these program guidelines that CBJ Housing staff will review with the City Manager on a case-by-case basis.

Eligibility

Eligible Applicants

- For-profit developers
- Non-profit organizations
- Public and regional housing authorities
- Tribal governments

Eligible Uses

- For acquisition, construction, rehabilitation or preservation of affordable housing located within the City and Borough of Juneau, including activities such as:
 - Pre-development project expenses, such as land surveys, site engineering, and permitting;
 - Purchase of developed real estate or land;
 - Fees for architects and other professionals;
 - Demolition to make way for affordable housing; and

- Building materials and labor costs.
- Costs incurred by nonprofit organizations to develop or implement a specific affordable housing project. Examples include:
 - Capacity building such as training, legal and accounting costs;
 - Technical assistance such as development consultants; and

Priorities for the Juneau Affordable Housing Fund

The priorities of the JAHF match with the CBJ Housing Action Plan.

1. **Use of capital to develop housing units:** Funding for capital costs for acquisition, construction, rehabilitation, or preservation of affordable housing especially middle-income housing, senior housing, and homeowner opportunities for young adults and families are preferred.
2. **Long-Term Affordability:** Units created using JAHF funds that include affordability covenants or that are permanently affordable are preferred.
3. **Downtown Housing Development:** Units developed within the boundaries established by the Downtown Juneau Residential Tax Abatement Map (Appendix D) are preferred.

Application Process

Applications will be posted online upon Assembly determination of funding availability for each round. Potential applicants are encouraged to contact the CBJ Housing and Land Use Specialist with questions about the program and how individual housing projects may utilize the funds. **Please be aware that preliminary review of applications cannot be performed by Staff during the open application period.**

Total application submission length should not exceed 25 pages of supporting documentation, excluding application form and table of contents. To support streamlined review, if supporting documentation exceeds 25 pages, only the first 25 pages will be considered.

Completed applications will be reviewed by a committee to include CBJ staff, a public member with direct experience in housing development, and a public member with financing/banking experience.

The review committee will score projects based on the selection criteria and score sheet.

The 2023 schedule is as follows:

- **July 31, 2023:** JAHF Program Guidelines posted
- **August 7, 2023:** Applications Posted; application period begins
- **August 25, 2023:** Public Information Meeting @ 3:00pm AKST via Zoom

- **September 17, 2023:** Housing Project Proposals Due 11:59pm AKST
- **October 1, 2023 – October 28, 2023:** Committee Review and Project Ranking Period
- **November 6, 2023 (tentatively):** Committee Report to Lands, Housing, and Economic Development Committee
- **December through February:** Final Assembly approval and grant and loan agreements signed

Proposals are to be emailed to Joseph Meyers, Housing & Land Use Specialist at joseph.meyers@juneau.gov by 11:59pm AKST on September 17, 2023.

All applications are ultimately approved by the CBJ Assembly in an open public process.

Applicants should expect that their submitted project plans, costs and other supporting documentation will be available to the public. The Assembly may impose or modify terms, conditions, and other provisions that clearly protect the public interest.

Selection Criteria

Projects considered to be ready or feasible will be evaluated with the following criteria:

1. **Team Experience:** (1) Demonstrated experience on projects of similar size and scope; (2) Established development and/or operating partnerships, including support services; (3) Qualified staff – Developer, Director, Property Manager, Supportive Services; and (4) Capacity to maintain/manage project.
 2. **Population Targeting & JAHF Priority Targeting:** (1) Use of capital to develop housing units; (2) Long-term or permanent affordability; and (3) Downtown Housing Development.
 3. **Project Design and Characteristics:** **For Capital projects:** (1) Plans stamped by appropriate engineer or architect, or professionally qualified staff on the development team; (2) Energy Efficiency: JAHF projects should be energy-efficient and adhere to either the Alaska Building Energy Efficiency Standard (BEES) or HUD’s Energy Star Home Standard. **For programs/operational projects:** (1) Comply with national guidance/best practice for target population. **For all projects:** (1) Accessibility Standards: Proposals must comply with the federal Fair Housing Act (42U.S.C. 3601-3619) and the Americans with Disabilities Act of 1990.
 4. **Feasibility:** (1) Ability to secure other financing needed to carry out project; (2) Operational feasibility/long-term financial viability; and (3) Reasonable and balanced budget with cost controls. The intention for JAHF funds is to assist projects that need gap financing and have a 100% chance of being successful. Site ownership, the percentage of total costs supported by other funding sources, and work schedule for the project will factor.
 5. **Readiness to Proceed:** (1) Leveraging/percentage of total cost with commitments; (2) site
- Juneau Affordable Housing Fund – Program Description and Application Guidelines

ownership; (3) plans, environmental permitting, estimate complete; (4) construction/operation within following fiscal year.

Score Sheet: A sample of the score sheet used by the review committee is included as Appendix C.

Compliance and Monitoring

The CBJ, at any time, could inspect and monitor the records and work of the proposed project as to performance and compliance with JAHF program rules and loan requirements. Project information, including rents and tenant income will be collected annually on March 31st, during the affordability period.

The CBJ City Manager may terminate any agreement in the event that awardees: 1) lose the ability to proceed with the project, 2) make material alterations, or 3) fail to comply with the project schedule.

Annual Report

An annual JAHF report will be presented to the CBJ Committee of the Whole in preparation for future funding rounds. The report will include:

- Project progress reports;
- Details on funds disbursed, JAHF expenses, amount of leveraged funds acquired; and
- Guidance on funding availability for the following year

Appendix A: Glossary of Terms

- **Affordable Housing** - The U.S. Department of Housing and Urban Development defines “Affordable” as housing costs no more than 30 percent of a household’s monthly income. This means rent and utilities in an apartment or the monthly mortgage payment and other housing expenses (utilities, home maintenance and repairs) for a homeowner should be less than 30 percent of monthly household income. Housing programs targeting households with income between 0% and 80% AMI are also considered “affordable” programs.
- **Area Median Income** HUD uses the median income for families to calculate income limits for eligibility in a variety of housing programs. HUD Income Limits by size of household are used by JAHF to determine level of affordability. See Appendix B.
- **Assumable soft debt** – Mortgages or loans that can be taken over by another individual to maintain favorable interest rates or affordability.
- **Capacity-building** - Activities that increase the operating efficiencies of agencies or organizations that create more affordable housing, including organizational assistance, training, legal, and accounting costs – but specifically to support the housing project proposed.
- **Capital Funds** - Funding contributed for the development, acquisition, rehabilitation, or new construction of the physical structure.
- **Extremely Low-income households** - Households with incomes at the HUD 30% Limit. See Appendix B.
- **Gap Financing** - Loans or grants used for housing development projects that bridge the gap between available funding sources, usually a combination of raised capital and state or federal housing subsidies.
- **Local dedicated revenue source** - Affordable housing funds are most successful when securing a local dedicated revenue source; a source of public revenue directed at affordable housing activities.
- **Low-income households** - Households with incomes at the HUD 80% Limit. See Appendix B.
- **Middle-income housing**: Middle-income housing is not a HUD recognized term. Middle-income housing is generally used here to mean affordable housing for households between 80% and 120% of area median income – typically without attachment to other subsidy or rental assistance.
- **Non-profit Organization** - A corporation of foundation granted exemption from income taxation by the IRS.
- **Ownership housing** - Housing for which the sales price minus the sum of grants and deferred loans provided to the borrower results in a monthly payment which qualifies a low-income household for a mortgage loan under standard lender underwriting standards.
- **Recoverable Loans** - Loans provided for activities such as predevelopment costs. Loans are required to be paid back once long-term funding has been secured for the project.
- **Self-sufficiency Assistance** - Services that help residents become more productive and capable of independent living, such as job training, budget counseling, substance-abuse treatment, and childcare.
- **Unit** - A self-contained apartment with sanitation and kitchen facilities within the apartment or partial facilities in the unit and other shared facilities located on the same floor as the unit.
- **Very Low-income households** - Households with incomes at the HUD 50% Limit. See Appendix B.
- **Zero-interest loans** - Zero-interest loans are loans where full repayment of the principle is expected.

Appendix B: FY2023 Income Limits and Rental Limits

City and Borough of Juneau Income Limits for 2023 (effective 5/16/23)

4-person AMI \$122,200

| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 30% AMI | \$25,680 | \$29,340 | \$33,000 | \$36,660 | \$39,600 | \$42,540 | \$45,480 | \$48,420 |
| 60% AMI | \$51,360 | \$58,680 | \$66,000 | \$73,320 | \$79,200 | \$85,080 | \$90,960 | \$96,840 |
| 80% AMI | \$68,480 | \$78,240 | \$88,000 | \$97,760 | \$105,600 | \$113,440 | \$121,280 | \$129,120 |
| 100% AMI | \$85,600 | \$97,800 | \$110,000 | \$122,200 | \$132,000 | \$141,800 | \$151,600 | \$161,400 |
| 120% AMI | \$102,720 | \$117,360 | \$132,000 | \$146,640 | \$158,400 | \$170,160 | \$181,920 | \$193,680 |

Source: HUD User Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html

City and Borough of Juneau Rental Limits for 2023 (effective 5/16/23)

| Bedrooms (People) | Fair Market Rent | 30% AMI | 60% AMI | 80% AMI | 100% AMI | 120% AMI |
|-------------------|------------------|---------|---------|---------|----------|----------|
| Efficiency (1.0) | \$1,002 | \$642 | \$1,284 | \$1,712 | \$2,140 | \$2,568 |
| 1 Bedroom (2.0) | \$1,176 | \$688 | \$1,375 | \$1,834 | \$2,292 | \$2,934 |
| 2 Bedrooms (3.0) | \$1,499 | \$825 | \$1,650 | \$2,200 | \$2,750 | \$3,300 |
| 3 Bedrooms (4.0) | \$2,130 | \$953 | \$1,906 | \$2,541 | \$3,176 | \$3,666 |
| 4 Bedrooms (5.0) | \$2,236 | \$1,063 | \$2,126 | \$2,835 | \$3,544 | \$3,960 |
| 5 Bedrooms (6.0) | \$2,571 | \$1,174 | \$2,347 | \$3,130 | \$3,912 | \$4,254 |

Source: HUD User Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html

Appendix C: Score Sheet

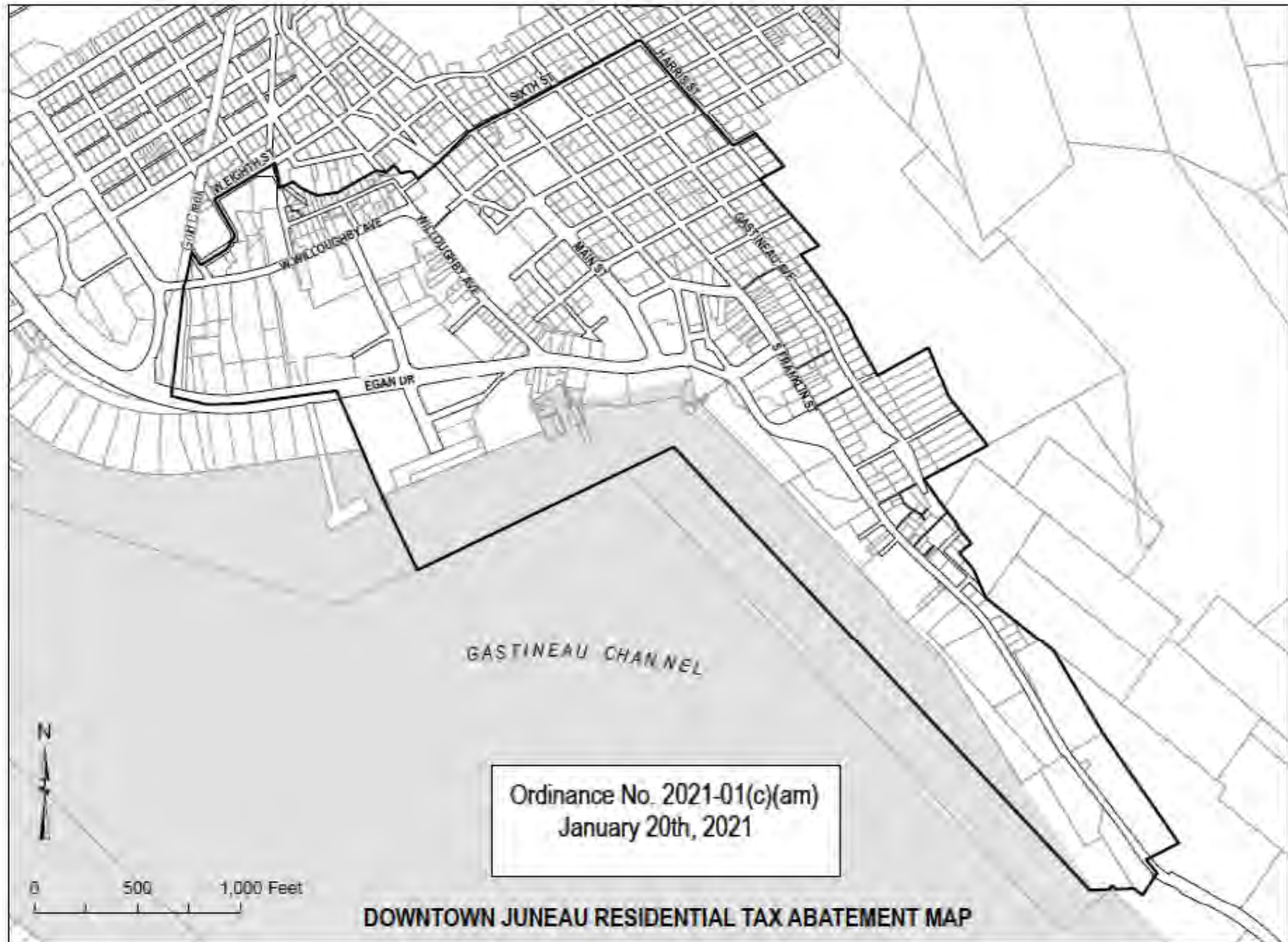
| 2023 Juneau Affordable Housing Fund Score Sheet | | | | |
|--|--|---------------------------|------------------------|----------------------------|
| Program Name: | | | | |
| Evaluation Criterion | | | | |
| <i>points); Each question is worth a maximum of 5 points</i> | | INPUT POINTS HERE | Possible Points | Score |
| Section 1: Team Experience | | | | |
| Demonstrated experience on projects of similar scope and nature | | 25 | 0 | |
| Established development and/or operating partnerships, including support services | | | | |
| Qualified staff: developer, director, property manager, supportive services | | | | |
| Capacity to maintain/manage the project | | | | |
| Performance history of previous loan or grant from the JAHF | | | | |
| | | Section 1 Subtotal | | |
| Section 2: Juneau Affordable Housing Fund Priorities and Population Targeting | | | | |
| Capital projects to develop housing | | 15 | 0 | |
| Long-term or permanent affordability | | | | |
| Downtown housing | | | | |
| | | Section 2 Subtotal | | |
| Section 3: Project Design and Characteristics | | | | |
| Stamped plans by appropriate engineer or architect, or staff on development team | | 15 | 0 | |
| Energy efficiency | | | | |
| Accessibility | | | | |
| | | | | |
| | | Section 3 Subtotal | | |
| Section 4: Feasibility | | | | |
| Ability to secure other financing needed to carry out the project | | 15 | 0 | |
| Operational feasibility/long-term financial viability | | | | |
| Reasonable and balanced budget with cost controls | | | | |
| | | Section 4 Subtotal | | |
| Section 5: Readiness to Proceed | | | | |
| Construction/operation within the fiscal year | | 20 | 0 | |
| Site ownership | | | | |
| Plans, environmental permitting, estimate complete | | | | |
| Leveraging/percentage of total costs with commitments | | | | |
| | | Section 5 Subtotal | | |
| | | Points Possible | 90 | <--- total points possible |
| | | Total Points | 0 | <--- points earned |
| | | Score: | 0% | <--- total score |

Applicant: _____ Evaluator: _____ Date: _____

Juneau Affordable Housing Fund – Program Description and Application Guidelines

Appendix D: Downtown Juneau Residential Tax Abatement Map

Section F, Item 3.



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Pederson Hill Development Update
DATE: March 6, 2024

In 2023, the Assembly authorized the disposal of Approximately 11.5 Acres of Property Located at Pederson Hill to Tlingit Haida Regional Housing Authority (THRHA) for less than fair market value. This disposal included conditions that a minimum of 30 houses be built within 10 years of the sale.

In 2022, the Assembly authorized the City Manager to enter into negotiations with Moline Investment for the disposal of roughly 10 acres of CBJ property for multifamily housing utilizing tax credits to provide housing to residents at 60% AMI and below for 15-20 years. As part of this application a portion of the property was successfully rezoned from D10-SF to D10. In order for this sale to proceed the applicant would have needed to subdivide the property and design access and utilities. In the time since this application was first received the tax credit potential dissipated and the application process ended.

In 2022, after the Moline Investment application was submitted, Harris Homes submitted an application to acquire a portion of the remaining CBJ property. This application was for a fair market value land disposal by negotiated sale in order to build market rate housing.

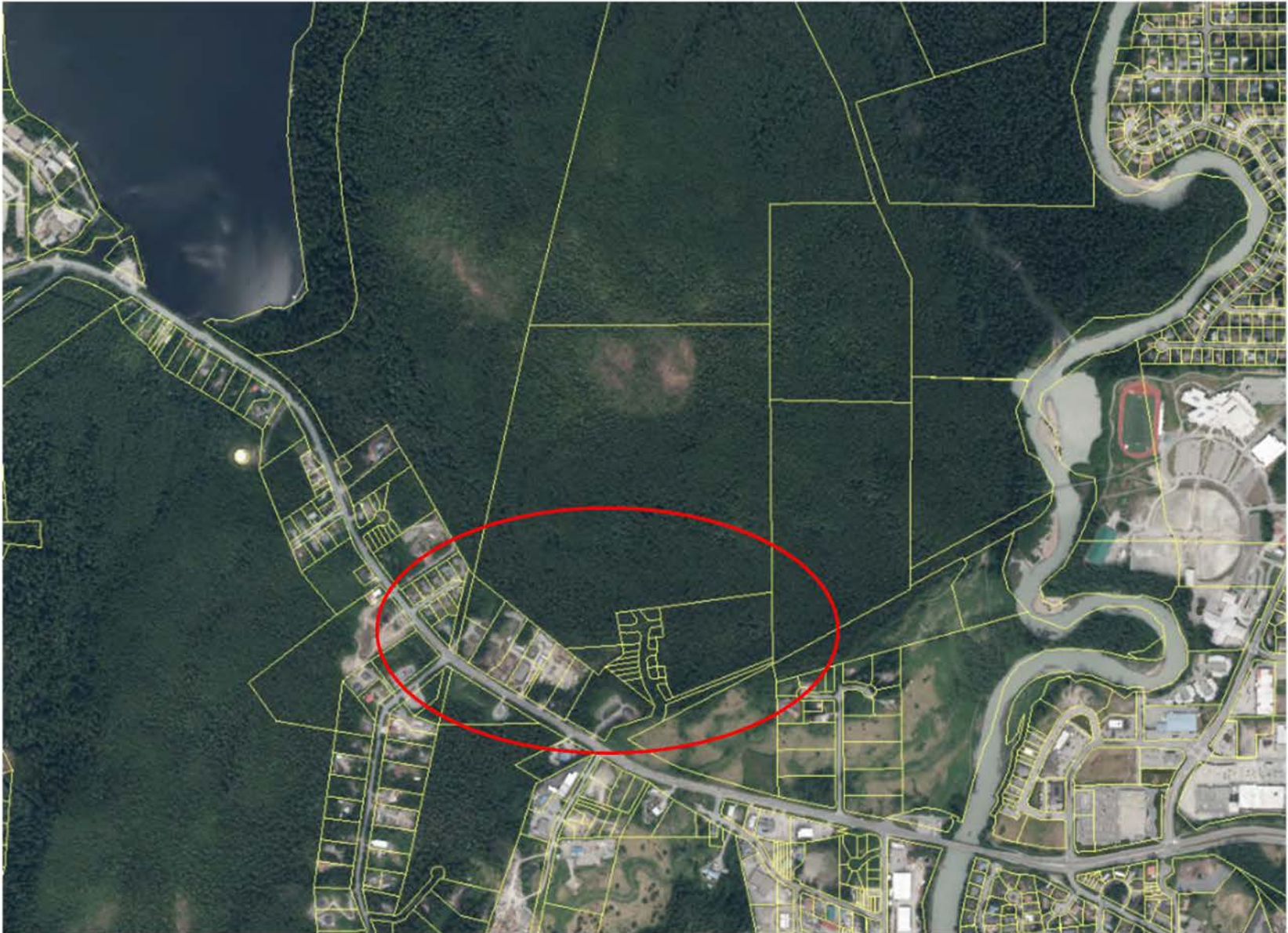
Currently, the remaining CBJ property exists as a single 101-acre parcel with portions being zoned D10 and D10-SF. The next step in developing the remaining CBJ property is to survey and design a future road alignment which will provide the existing Pederson Hill subdivision with a second access to Glacier Highway. This second connection point is critical and necessary. Future lot layout and subdivision design will largely be determined by the road alignment and by future Assembly direction on lot size and disposal type.

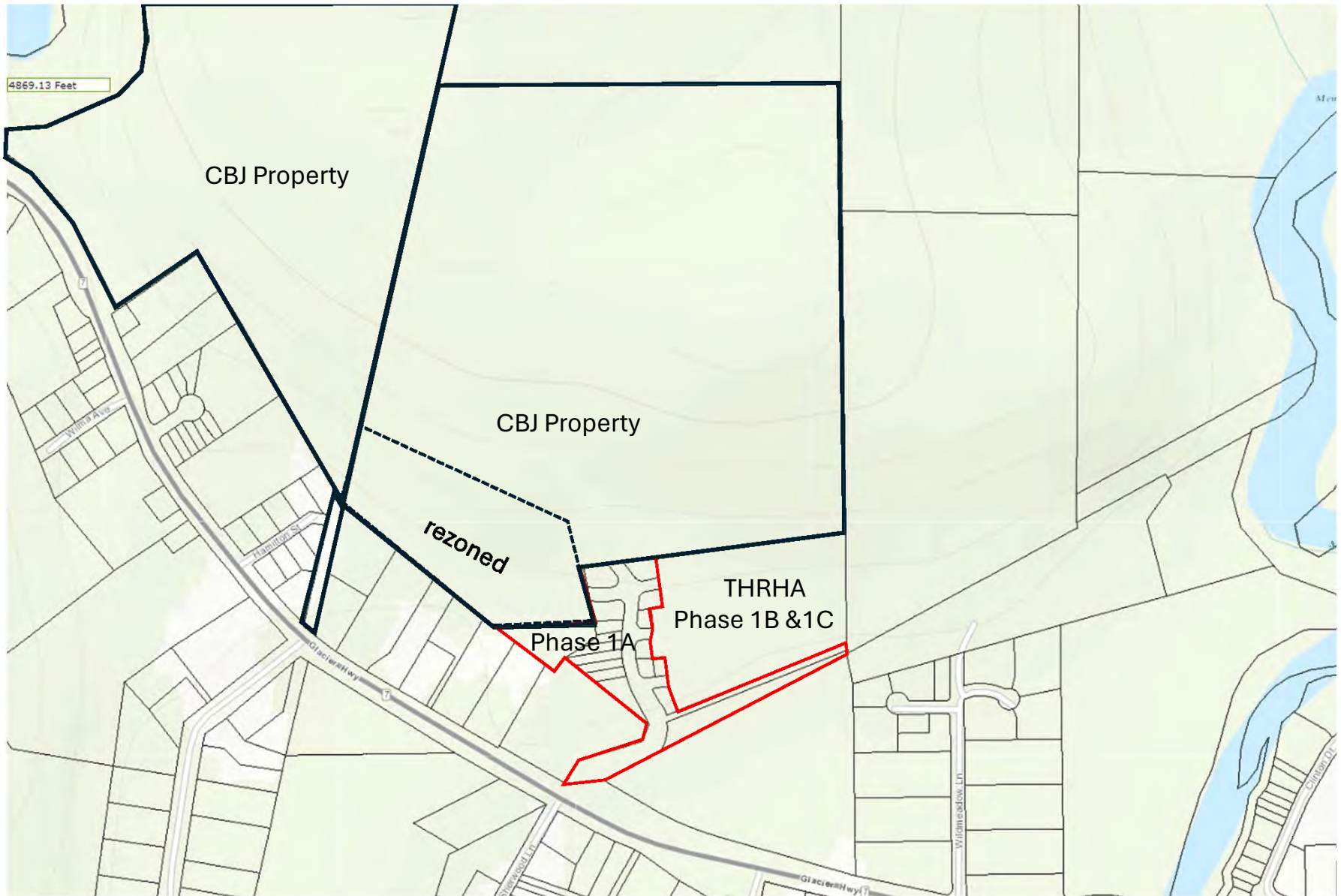
The Assembly has also expressed interest in partnering with the USCG on developing property in order to meet their local housing demand. As this property design moves forward CBJ will continue to engage with the USCG to ensure that their housing needs are being considered.

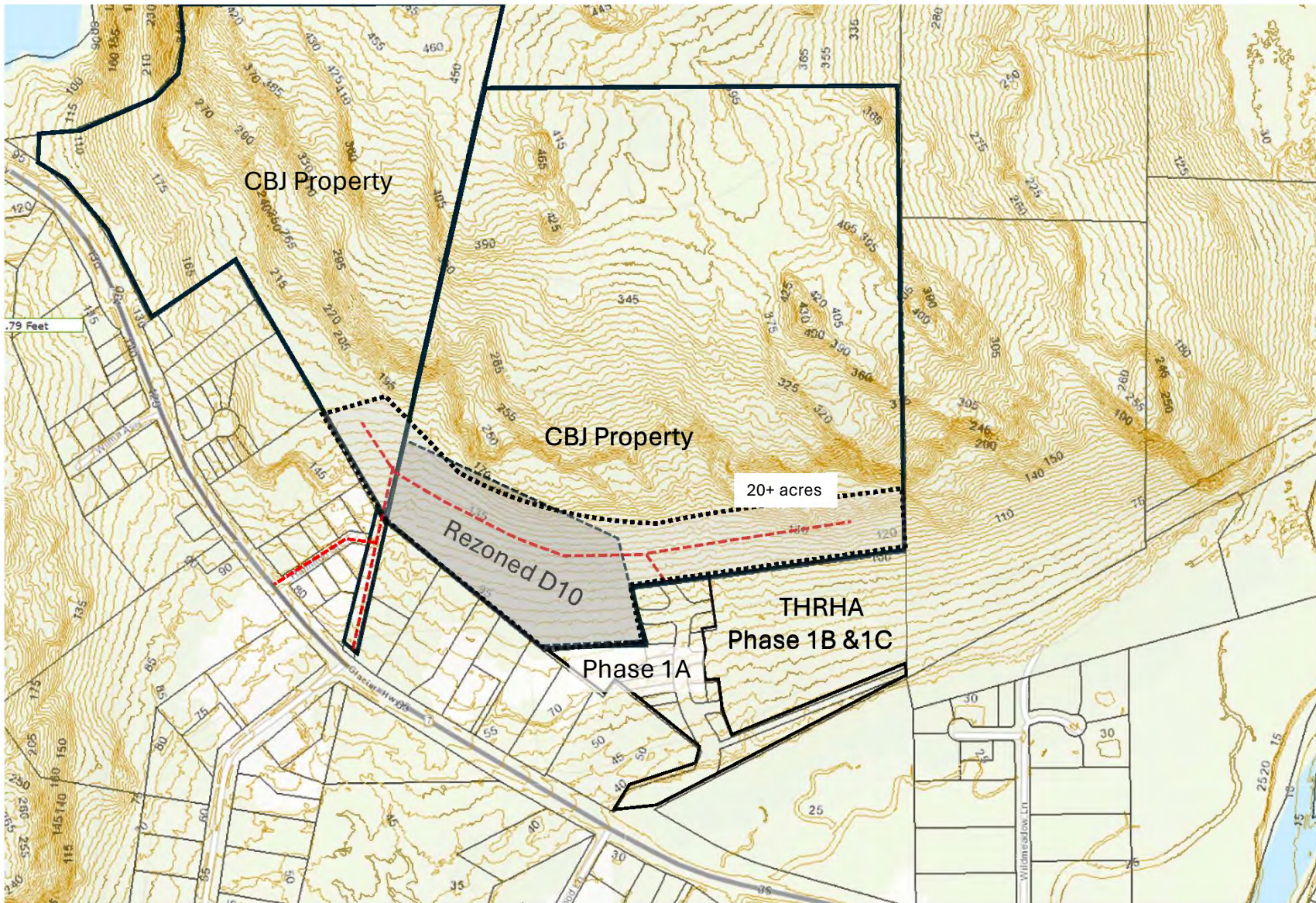
The Pederson Hill CIP has funding to begin the road design, and the 2025 budget has identified additional funding from the Land fund. Even with funding available for design, limited staff time at CDD and Engineering means that the RFP process is not likely to

begin until FY2025. Once the alignment is designed, a cost estimate for constructing the road will be provided to the Assembly with a request for directions on how to proceed with the development. If approved and funded, road construction could begin as early as 2027.

On February 14, 2024, Richard Harris contacted the Assembly and requested an update on the application that was submitted in 2022. At the December 19, 2022, meeting, the LHED Committee passed a motion to deny this application based on the fact that the assembly previously provided direction to work with Moline Investment. It is staff's recommendation that no action is needed since the LHED Committee passed a motion recommending denial in 2022. It is recommended that the CBJ retain this property until a time when this 101-acre parcel can be subdivided into developable builder-size parcels, then disposed of competitively.







Plan Reporting

| Action Item | | Status | Plan Document | Topic Keyword | Action Type | Year | Notes | Column5 | Column6 |
|-------------|---|-------------|-------------------|---------------|------------------------|------|---|---------|---------|
| 1 | Created Visitor Industry Task Torce | Complete | VITF Final Report | Tourism | Personnel | | 2019 Mayor established task force | | |
| 2 | Require all commercial use permittees to be TBMP members in good standing (+ WhaleSense if applicable) | Complete | VITF Final Report | Tourism | Policy | | 2020 Policy implemented | | |
| 3 | Stagger ship arrival times by 30 minutes | Complete | VITF Final Report | Tourism | Partner Agreement | | 2020 Achieved through scheduling | | |
| 4 | Establish a central tourism management function | Complete | VITF Final Report | Tourism | Personnel | | 2021 Tourism position created | | |
| 5 | Engage a third party contractor to complete a public survey on visitor impacts | Complete | VITF Final Report | Tourism | Contracted Service | | 2021 2021 Survey complete | | |
| 6 | Limit Parks & Rec commercial use permits to determine facility capacity and impacts | Complete | VITF Final Report | Tourism | Policy | | 2021 Facility capacity evaluated in permitting decisions | | |
| 7 | No cruise ships of any size in Auke Bay | Complete | VITF Final Report | Tourism | Policy | | 2021 No small cruise ships currently in city-owned Auke Bay facilities | | |
| 8 | Focus pedestrian flows to crosswalks and desired destinations | Complete | VITF Final Report | Tourism | Capital Projects | | 2021 Stanchions installed, wayfinding signage project complete | | |
| 9 | Do not do a full update of the LRWP | Complete | VITF Final Report | Tourism | Policy | | 2021 LRWP Amendment complete | | |
| 10 | Minimize and consolidate vehicle turning movements | Complete | VITF Final Report | Tourism | Partner agreement | | 2022 Addressed through TBMP and infrastructure | | |
| 11 | Minimize required stops for vehicles | Complete | VITF Final Report | Tourism | Partner agreement | | 2022 Addressed through TBMP, crossing guards, stanctions | | |
| 12 | Expand pedestrian stanchions | Complete | VITF Final Report | Tourism | Capital Projects | | 2022 Installed summer 2022 | | |
| 13 | Focus pedestrian flow to crosswalks and desired destinations | Complete | VITF Final Report | Tourism | Capital projects | | 2022 Wayfinding project installed | | |
| 14 | Require all commercial use permittees to be TBMP members in good standing (and WhaleSENSE if applicable) | Complete | VITF Final Report | Tourism | Policy | | 2021 Complete by D&H | | |
| 15 | Stagger ship arrival times by 30 minutes | Complete | VITF Final Report | Tourism | Partner agreement | | 2021 Scheduled for 2022 | | |
| 16 | No cruise ships of any size in Auke Bay | Complete | VITF Final Report | Tourism | Policy | | 2021 D&H confirmed no ships - to revisit as capital projects approved | | |
| 17 | Limit Parks & Rec commercial use permits to determine facility capacity and impacts | Complete | VITF Final Report | Tourism | Regulation | | 2021 P&R Evaluates with permit applications | | |
| 18 | Minimize and consolidate vehicle turning movements | Complete | VITF Final Report | Tourism | Partner agreement | | 2021 TBMP ongoing issue - marked complete | | |
| 19 | Minimize required stops for vehicles | Complete | VITF Final Report | Tourism | Partner agreement | | 2021 TBMP ongoing issue - marked complete | | |
| 20 | Expand pedestrian stanchions | Complete | VITF Final Report | Tourism | Capital projects | | 2021 Completed 2022 | | |
| 21 | Engage a third party contractor to complete a public survey on visitor impacts | Complete | VITF Final Report | Tourism | Personnel | | 2022 2022 survey to be delivered by end of November | | |
| 22 | Turn off large LED screens while in port | Complete | VITF Final Report | Tourism | Partner agreement | | 2022 MOA completed | | |
| 23 | Minimize, eliminate ship waste in landfill | Complete | VITF Final Report | Tourism | Partner agreement | | 2022 MOA completed | | |
| 24 | Limit water usage by ships in times of draught | Complete | VITF Final Report | Tourism | Policy | | 2023 MOA completed | | |
| 25 | Turn off large LED screens while in port | Complete | VITF Final Report | Tourism | Partner agreement | | 2023 MOA completed | | |
| 26 | More transparency for schedules and passenger counts, release 2 years in advance or upon creation | Complete | VITF Final Report | Tourism | Partner Agreement | | 2021 Should receive 2025 schedule shortly, have ability to resolve conflicts by contract | | |
| 27 | Complete Blueprint Downtown and address land use, zoning & incentivizing business development downtown | Complete | VITF Final Report | Tourism | Personnel | | 2022 Going to Assembly for adoption soon | | |
| 28 | Require CLAA to assign shore power configured ships to electrified docks | Complete | VITF Final Report | Tourism | Partner agreement | | 2022 Maximizing use of Franklin Dock shore power | | |
| 29 | Negotiate a formal agreement by 2023 to limit port capacity fo 5 large ships per day | Complete | VITF Final Report | Tourism | Partner agreement | | 2023 MOA complete | | |
| 30 | Augment and support TBMP | Complete | VITF Final Report | Tourism | Policy | | 2023 Working with Travel Juneau on program enhancements | | |
| 31 | Take a more active role in ship scheduling | Complete | VITF Final Report | Tourism | Partner agreement | | 2023 CLAA under contract on scheduling | | |
| 32 | Evaluate schedule change requests for weather, etc. review with CBJ for community impact | Complete | VITF Final Report | Tourism | Partner agreement | | 2022 Staff asked about schedule changes by contract | | |
| 33 | Do not introduce a hard numerical cap on ship scheduling, use other management measures | Complete | VITF Final Report | Tourism | Policy | | 2020 MOA completed, contract with CLAA completed | | |
| 34 | Limit expansion of downtown dock infrastructure to allow for no more than one larger ship | Complete | VITF Final Report | Tourism | Ordinance/Partner Agmt | | 2022 HTC dock plans only include one ship - part of tideland negotiations | | |
| 35 | CBJ Law to research how other US communities have identified limitations on visitor numbers | Complete | VITF Final Report | Tourism | Policy | | 2022 In contact with other communities. Awaiting outcome of Bar Harbor lawsuit | | |
| 36 | Incentivize environmental best management practices through local award programs | In progress | VITF Final Report | Tourism | Partner agreement | | 2022 Working with Travel Juneau | | |
| 37 | Recognize partners participating in AITA "Adventure Green Alaska" program | In progress | VITF Final Report | Tourism | Partner agreement | | 2022 Working with Travel Juneau | | |
| 38 | Prohibit anchoring if an additional dock is constructed | In progress | VITF Final Report | Tourism | Ordinance/Partner Agmt | | 2022 Five ship MOA complete | | |
| 39 | Improve pedestrian access between seawalk and South Franklin | In progress | VITF Final Report | Tourism | Capital Projects | | 2022 Several projects underway, Marine Park planned | | |
| 40 | Consider collecting data on the effects of hot berthing | In progress | VITF Final Report | Tourism | Personnel | | 2022 Asked about hot berthing in 2021 survey, staff to determine additional data to collect | | |
| 41 | Work on reducing speed and wakes from whale watching vessels in Auke Bay and impacted areas | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 In TBMP guidelines, working on improved practices with industry | | |
| 42 | Encourage and incentivize electrification of tourism vehicles | In progress | VITF Final Report | Tourism | Capital projects | | 2023 Working on revolving loan program to help facilitate | | |
| 43 | Plan and alalyze tourism activities in areas outside of downtown development | In progress | VITF Final Report | Tourism | Plans | | 2023 Eaglecrest gondola project under evaluation, commercial recreation use plan kicked off | | |
| 44 | If subport dock is operational, prohibit hot berthing as a scheduled practice | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 5 ship MOA complete, working on berth assignments for 2024 | | |
| 45 | Maximize right-of-way space on South Franklin for pedestrians | In progress | VITF Final Report | Tourism | Capital projects | | 2023 Capital projects ongoing and subject to funding | | |
| 46 | Research and develop efforts to move people on and off the right-of-way including electric ferries, seawalk extension, connections to seawalk and other pedestrian routes | In progress | VITF Final Report | Tourism | Capital projects | | 2023 Working on seawalk extensions | | |
| 47 | Support public and private development to alleviate pressure on existing infrastructure | In progress | VITF Final Report | Tourism | Capital projects | | 2023 Eaglecrest gondola project under evaluation, commercial rec use project kicking off | | |
| 48 | Complete development of the seawalk | In progress | VITF Final Report | Tourism | Capital projects | | 2023 Ongoing - in negotiations for Franklin to AJ extension | | |
| 49 | Promote efficient ship scheduling to manage congestion | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 Working with CLAA/lines to strategically change scheduling process | | |
| 50 | Support cultural tourism and native art in public spaces | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 Supporting SHI in totem walk and cultural campus projects | | |
| 51 | Continue to operate TBMP over the long-term with peer pressure model for compliance | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 Travel Juneau taking over program - has retained staff | | |
| 52 | Ensure recreation facilities are developed to maintain Juneau as a top recreation destination | In progress | VITF Final Report | Tourism | Capital projects | | 2023 Trail projects underway, Eaglecrest project in planning stages, commercial recreational use study planned for fall | | |
| 53 | Prioritize dock electrification and continue to work with utility to monitor capacity | In progress | VITF Final Report | Tourism | Capital projects | | 2023 Transformer funded through passenger fees, working on design with AEL&P | | |
| 54 | Monitor water, wastewater, air quality | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 DEC monitoring | | |
| 55 | Integrate Juneau's marketing identity across community and develop campaigns to support local businesses, encourage cruise lines to support | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 Discussed with local organizations - longer-term project | | |
| 56 | CLIA/CLAA scheduling to minimize congestion, strategically assign ship berths based on ship size | In progress | VITF Final Report | Tourism | Partner agreement | | 2022 Continuing dialogue with CLIA/CLAA | | |
| 57 | Determine community goals re: emissions, shore power, congestion mitigation, etc. Develop and implement action plan | In progress | VITF Final Report | Tourism | Plans | | 2022 Working on emissions and shore power, Green Corridor | | |
| 58 | Research and implement permitting system for whale watching operators | In progress | VITF Final Report | Tourism | Policy | | 2022 Conducting stakeholder engagement around Whale Watching | | |
| 59 | Incentivize Juneau as a turn port for smaller ships | In progress | VITF Final Report | Tourism | Partner agreemnet | | 2023 Several small lines currently turning in Juneau - hotels a barrier | | |
| 60 | Continue to charge commercial use fees and review and revise as appropriate | In progress | VITF Final Report | Tourism | Policy | | 2022 P&R, CDD, D&H, Mgrs Office working to harmonize tourism permits | | |
| 61 | Negotiate with cruise lines to "get the peak out of the week" | In progress | VITF Final Report | Tourism | Partner agreement | | 2023 Requires engagement with regional neighbors, homeports, cruise lines - port communities meeting about regional schedules and dynamics in September | | |
| 62 | Assess tour permitting for streets and sidewalks and develop regulations if feasible | Not started | VITF Final Report | Tourism | Policy | | 2022 Requires research by CBJ Tourism, Streets, Parks & Rec | | |