

**JEDC Downtown Revitalization  
Housing Meeting  
May 30, 2012**

Attending: Dave Hurley, James Bibb, Carleton Smith, Linda Snow, Brian Holst, Jen La Roe, Ben Lyman.

Dave noted a meeting he had with Sam Skaggs who has a contact for more information about development tools other than REITs. **Dave will follow up.**

Margo summarized her conversation with Melanie Smith, AHFC (see email). She asked if there was interest in a conference call.

Brian spoke about JEDC's interest in being a mixed use pilot project. Ben noted Bruce Abel's old Salvation Army building as also unused. The question was raised about what motivates property owners to develop consistent with the Willoughby District Plan.

Carlton emphasized that the CBJ should float bonds to make attractive interest rates for projects consistent with the plan. Bob Bartholomew would be a starting place for this. Carlton also noted that Ricardo Worl, TH's new executive director is interested in commercial ventures. Dave asked about the market in downtown for condos. Carleton ventured that the total number of units that could be absorbed in a year at around \$300,000 was about 25, if well designed, located, etc.. Ben noted that the Jensen Apartments (6&Franklin) converted to condos that had no sales and went back to apartments. All the Parkshore units were presold prior to construction.

Margo summarized her earlier research that showed revitalization projects all took incentives to be successful. The group discussed possible CBJ incentives: bonds, Affordable housing Fund's \$400,000 has only been loaned once at \$13,000, street improvements and other public works, property tax exemptions. Ben gave the history of CDD's recommendation for a charter change that would allow public/private partnerships. The Assembly is changing and might be more interested. CBJ Lands, according to Ben, is now talking about land disposal via RFP to meet specific goals and entering into a contract. **Margo will learn more about the history of property tax exemptions and bonding.**

James brought up the Foodland property and the Willoughby District plan as a possible case study. We also discussed the AMHTA property.

Ben let us know that he had sent the Buildable Sites analysis to members. He needs criteria for the core area to move further along. He has been waiting for Gerald's feedback. **Ben needs the**

**group's feedback to give to the cartographer: minimum lot size, building, teardown, renovation status, initial valuation amounts?**

James referred to the Willoughby District Plan where Barb Sheinberg went house to house and noted corners, transit, etc.

Linda Snow, JEDC, addressed the group. She has the databases of CDD and the Assessor and can combine them to see numbers of bedrooms. She explained that , regarding vacancies, the Census Tract 5 information includes Thane and has a very small sample size that shows a vacancy rate of 9%, but the small sample size and the margin or error are too high to make this data useful; can't tell if seasonality was an issue. Linda asked what more the group wanted in the way of data. The group asked the question of what is the demand for which configurations of apartments? Ben noted that housing need by housing type (e.g., studios –3 bedrooms) is being addressed in the ongoing revision of the Housing section of the Comp Plan. Can we look at demographics specific to downtown, especially young singles and older folks?

Brian asked if real estate agents keep data on residential inquiries/preferences. Carlton responded that they do not; there is no lot inventory; too many part time agents and no data collection. There's almost no spec housing in Juneau and a high percent of the residences are over 30 years old. He therefore recommended hiring a professional housing analyst.

**Margo will distribute the "Senior Needs Assessment" to members that addresses housing needs of the aging population.**

Ben explained that the last Comprehensive Plan data collection was in 2006/7. CBJ no longer collects vacancy information. Regarding the aging housing stock, the "year built" in the assessor's records starts with 1940; so the actual average is older than it might appear.

The meeting was adjourned.