

Meeting Minutes
Juneau Commission on Aging (JCOA)
July 19, 2022
10:30 AM – 11:30 AM
Via Zoom

I. Call to Order

The meeting was called to order at 10:30 AM. The meeting was chaired by Emily Kane and was conducted via Zoom.

Board members present: Emily Kane, Linda Kruger, Kathleen Samalon, Carol Ende, Jennifer Carson, Jan Beauchamp, Bobbi Epperly, and Alicia Hughes-Skandijs

Board members absent: Ann Stepetin

Others: Robyn Mesdag, Scott Ciambor, Joseph Meyers

II. Approval of Agenda

The agenda was approved with unanimous consent.

III. Approval of minutes from previous meeting

The June meeting minutes were approved with unanimous consent.

IV. Public Participation on Non-Agenda Items

None.

V. Discussion Items

A) Question of the Month

The question of the month was, "What sort of housing would you choose as you get older and is it available in Juneau?"

B) Assembly Update

Alicia noted her report would be brief as she spent the last 2-3 weeks on vacation and assembly is on a break, things slow down during the summer. There are currently three seats open on the assembly. Carole Triem, Wade Bryson and Greg Smith will all be running for re-election. The next assembly meeting is scheduled for August 1st and the elections are in October. The elections will happen by mail. The clerks are busy at work to make that happen. There will be a voting center set up out Thane. In

August/September the center will be open to the public so people can see the new vote center. There will be places where you can walk in and vote but that will not likely be available at the voting center.

C) Scott Ciambor, Planning Manager, CBJ

Scott thanked the commission for inviting him to the meeting and noted that Joseph Meyer is a planner with the city was joining the call for training purposes. The following discussion took place:

- Scott noted that housing is a big subject matter on everyone's minds, including the assembly. He referred the Commission to two memos sent recently to the assembly, one to the Committee of the Whole and one to the Finance Committee.
- Juneau is a high-cost market and extremely tight right now. This spring was the most alarmed people have been with the rental market, upcoming tourist season, late legislative push, lack of single-family homes, increase in short term rentals taken units off the market and employers moving aggressively to lock up units.
- As the July 6th memo notes - The tools that the City and Borough of Juneau have to help increase housing supply are: 1) funding, 2) use of CBJ property, 3) tax abatement, and 4) regulation --- primarily through the land use code.
- The number of total units created since the housing action plan was put in place is 480, almost 100 a year. If you dive into the categories more, it is a good pace but mostly for fair market housing and a lot of the goals were for workforce and affordable housing, which are still hard to come by in the community.
- The assembly is considering extending three tax abatement programs currently in place.
- The city added \$5 million into the Housing Fund going forward, as well as adding additional funding from the 1% sales tax so there will be constant funding for affordable and workforce housing developers. The city also plans to be more aggressive with the land that CBJ has and to work to find developers that will do workforce and affordable housing.
- Sue Warner noted that people are getting money from CBJ to build accessory apartments, but there is no requirement they have to use them as such and asked if there is a way to tie grant funding to use of the apartment. Scott replied that the incentive amount is a small portion of the overall cost to develop the unit and is a way to help people who are wary of the overall cost to develop the unit. There is no restriction at this point and adding a restriction would need to be clarified about how long the restriction is for, how much of a restriction the \$6000 entitles the city to, and also is adding a restriction worth the monitoring needed.
- Scott was asked how Peterson Hill can be called an affordable housing project. Scott replied that it does not classify as affordable housing.
- Kathleen asked if a grant program such as what has been done with the accessory apartments been considered that gives seniors grants to retrofit their current home

to be more senior friendly. Scott replied that no grant program like that is in place. Emily noted that the JCOA should brainstorm on that idea more and make recommendations to the assembly on a pilot program.

- Emily noted that the comprehensive plan doesn't have the lens of being senior friendly for the reality of our aging population. Scott noted that it is good timing for this, since the assembly provided funding to do an update to the comprehensive plan.
- Scott noted that talking to developers directly may be the best way to look at senior specific programs, such as Torrey Pines. He would need to speak with staff to get recommendations on private developers to contact.
- Sue noted that she knows of an elderly woman who got kicked out of her apartment and doesn't have anywhere to go and that renters don't have rights in Juneau. Scott noted that when there are questions about renters rights, they are referred to the Alaska Legal Services Corporation.

Emily thanked Scott for time and density of information he has tried to educate the commission with.

E) Update on the Southeast Regional Eldercare Coalition – Jennifer Carson
Jennifer noted that the Southeast Regional Eldercare Coalition has officially been created. It is not Juneau centric; it is region wide. The Coalition is on a break for the summer, but the steering committee has been deep at work on grant applications. One is due at the end of the month and is \$2.5 million dollars. If that grant is awarded, then the goal is to hire a program director and under that a navigator, trainer and recruiter to help primarily with the main goal of workforce development. There is a cultural component the Coalition wants to be sure is included in the workforce as things move forward. The Coalition will start meeting again in September on a quarterly basis.

A) Next Meeting Date & Housekeeping

The next meeting is scheduled for August 17, 2022 at 10:30 AM via zoom. The JCOA will skip the December meeting this year. Emily is going to send out an email asking the members of the JCOA to join a sub-committee.

VI. Adjournment

The meeting was adjourned at 11:38 AM