


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: March 23, 2012

TO: Planning Commission

FROM: Eric Feldt, Planner II, CFM 
Community Development Department

FILE NO.: CSP2012 0007

PROPOSAL: A City consistency permit for the disposal of City land to the Juneau Housing Trust for future Bungalow homes.

GENERAL INFORMATION

Applicant: Heather Marlow, City Lands & Resources Manager

Property Owner: City and Borough of Juneau

Property Address: 5871 Churchill Way

Legal Description: Lot 8 Block A Glacierview

Parcel Code No.: 5-B12-0-124-007-0

Site Size: 6,621 square feet

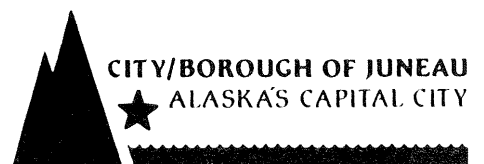
Zoning: D-15

Utilities: City Water & Sewer

Access: Churchill Way

Existing Land Use: Single Family Residence

Surrounding Land Use: North - D-15; Mobile Home; Churchill Way
South - D-15; Single-family Dwelling; Churchill Way
East - D-15; Vacant; Churchill Way
West - D-5; Single-family Dwelling; Mountain Avenue



ATTACHMENTS

Attachment A	Vicinity Map
Attachment B	Project Letter
Attachment C	Draft Ordinance

BACKGROUND

The City recently acquired 5871 Churchill Way in Lemon Creek through a foreclosure. See Attachment A for location. This property contains a house that was built in 1961 and is now in need of substantial repair. The property is located in a D-15 zoning district, which allows multi-family dwellings and small commercial uses.

Staff consulted the Juneau Economic Development Council (JEDC) for single family home affordability data because the subject memorandum discusses how the City is trying to create affordable housing. The 2010 Juneau Housing Needs Assessment report created by JEDC states that Juneau is experiencing a shortage of affordable housing that is exacerbated by a lack of sufficient rental housing and single-family homes. The report also states that there has been a recent drop in new home builds (from over 100 per year to less than half) and salary levels have not increased at the same rate as housing since 2000. These have contributed to a decrease in affordable housing in Juneau. The 2011 Juneau & Southeast Alaska Economic Indicator report (also completed by JEDC) noted that the lack of buildable land outside of wetlands, forested area, or steep terrain, and along the road system is another reason for higher housing costs. Very low vacancy rates for rental units and homes were also reported to be another deterrent to affordable housing.

The 2010 Juneau Housing Needs Assessment report recommended ways to increase the amount of affordable housing in Juneau such as creating an Affordable Housing Trust Fund. As of the date of the subject memorandum, this trust has been created under the Juneau Housing Trust¹ and a few projects have been built.

ANALYSIS

Heather Marlow, City Lands & Resources Director, states that the subject property is desirable for the Juneau District High School Home Building Program to build two Bungalow homes; See Attachment B. For this to happen, the City will first release the property to the Juneau Housing Trust, with the attached ordinance (Attachment C). Through the Trust, the Juneau District High School Home Building Program will seek to subdivide the property into two lots and build a Bungalow

1 The Juneau Housing Trust is a program that helps create affordable housing in the City & Borough of Juneau by setting the re-sale price of homes. More information is available at the following website link:
<http://www.juneauhousingtrust.org/>

home on each new lot. These steps require an approved Subdivision plat and recording of the new lots. An approved Building permit will be required to construct the two homes.

As described in the Land Use Code, a “bungalow” is a small, single-family house limited to 1,000 square feet in size. This specific type of dwelling was created in code to encourage developers to build small homes in areas with existing utilities. This is called in-fill development and increases the use of land. Bungalow homes would likely attract a wide variety of future and current homeowners. Due to its size, a bungalow dwelling would likely cost less to construct than a typical house, and sell at an affordable price. The project will result in a density of 13 units per acre. This is less than D-15 density.

Another incentive for developing bungalow housing was enabling subdivisions for single-family detached homes on similarly sized lots as permitted common wall houses in multi-family districts. This type of subdivision would only permit 1,000 square foot bungalow dwellings. Therefore, developers could subdivide developed land into smaller parcels to construct detached housing, which could have only been allowed through the Bungalow Subdivision.

CONFORMITY WITH ADOPTED PLANS

This proposal was reviewed against of the 2008 Comprehensive Plan. This plan designates the neighborhood along Churchill Way as Medium Density Residential (MDR), which is defined as urban residential lands for multi-family dwelling units at 5-20 units per acre, and commercial development being similar with a residential neighborhood. The subject property consists of 6,621 square feet of lot area. Within one acre, there are 6.5 lots of this size, which results in a density of seven units per acre (staff notes that the Land Use Code rounds to the nearest whole number). Further if this lot is halved in size, the density would be approximately 13 units per acre. Therefore, the density is consistent with the MDR density.

The 2008 Comprehensive Plan indicates a shortage of housing in Juneau and lack of housing choices. This issue is noted earlier in the 2011 Juneau & Southeast Alaska Economic Indicator report & 2010 Juneau Housing Needs Assessment report. The Comprehensive Plan recommends the following policies to encourage the construction of more affordable homes:

POLICY 4.1. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

4.1.IA3 Investigate potential new financing strategies for new affordable housing development.

POLICY 4.2. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.

HABITAT

There are no habitats on the subject lot regulated by the Land Use Code.

FINDINGS

Granting the City consistency permit to dispose City land to the Juneau Housing Trust would create more affordable housing in Juneau. This is consistent with the 2008 Comprehensive Plan.

RECOMMENDATION

It is recommended the Planning Commission adopt the Director's analysis and findings and recommend the approval of the disposal of City land to the Juneau Housing Trust.

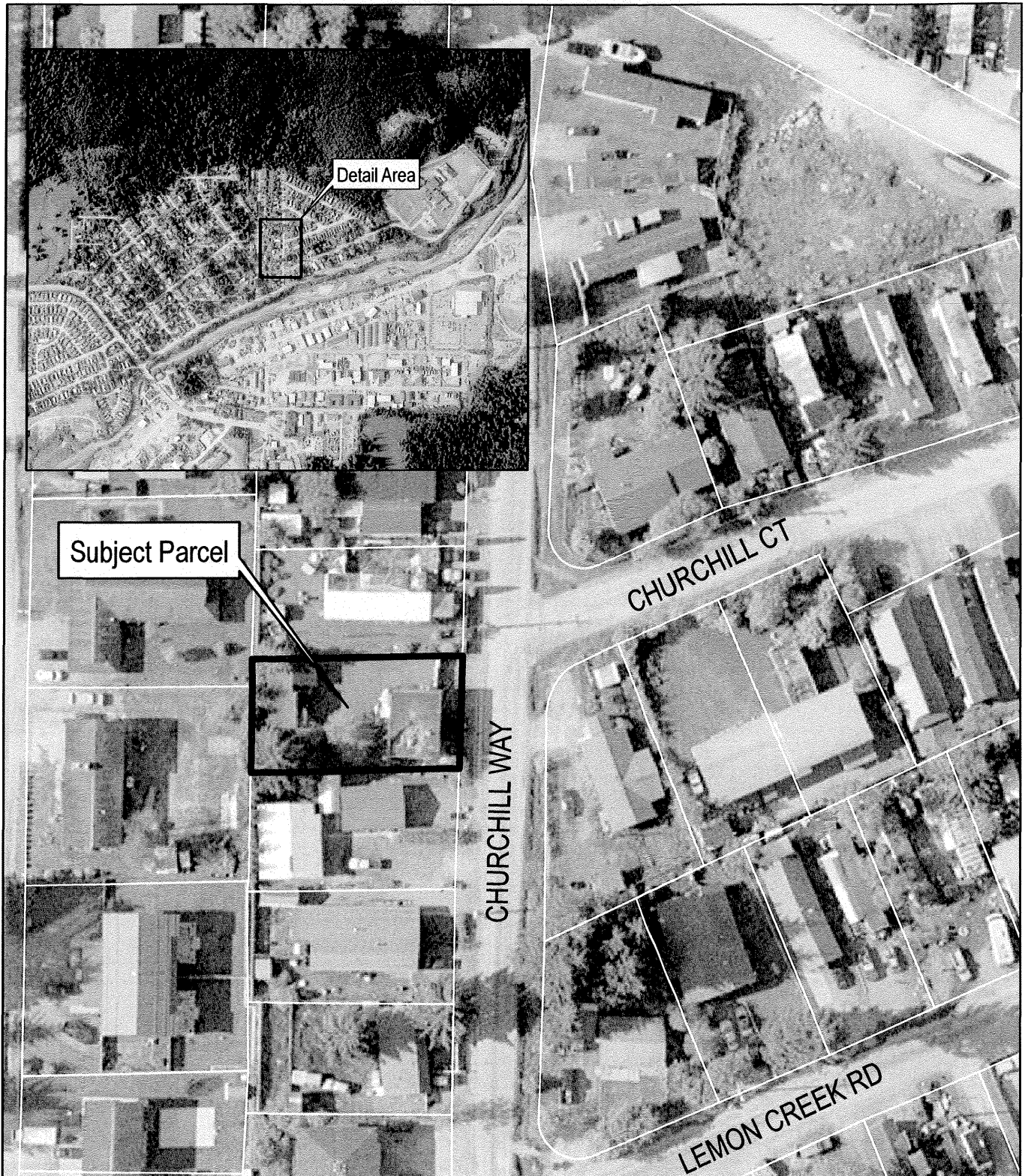
CSP2012-0007

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>3/06/12</u>
Project Name (City Staff to Assign Name)		

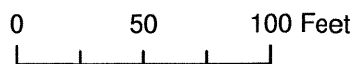
PROJECT / APPLICANT INFORMATION	Project Description <u>Disposal of Lot 8, Block A, Glacerview Subdivision</u>		
	PROPERTY LOCATION		
	Street Address <u>5871 Churchill Way</u>	City/Zip <u>Juneau, AK 99801</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Lot 8, Block A, Glacerview Subdivision</u>		
	Assessor's Parcel Number(s) <u>5B1201240070</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <u>CBJ</u>	Contact Person: <u>Heather Marlow</u>	Work Phone:
	Mailing Address	Home Phone:	Fax Number:
	E-mail Address	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/Engineer/Permit***</small>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
<input checked="" type="checkbox"/>	<u>Heather Marlow</u> Landowner/Lessee Signature	<u>3/1/12</u> Date	
<input checked="" type="checkbox"/>	_____ Landowner/Lessee Signature	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name <u>Heather Marlow, CBJ</u>	Contact Person: <u>Heather Marlow</u>	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/>	<u>Heather Marlow</u> Applicant's Signature	<u>3/1/12</u> Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE		
	<input checked="" type="checkbox"/>	Permit Type <u>Building/Grading Permit</u>	Application Number(s)
	<input checked="" type="checkbox"/>	City/State <u>Project Review and City Land Action</u>	<u>3/06/12 CSP20120007</u>
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)	
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)	
	<input type="checkbox"/>	Sign Approval (if more than one, fill in all applicable permit #'s)	
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)	
	<input type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)	
	<input type="checkbox"/>	Wetlands Permits	
<input type="checkbox"/>	Zone Change Application		
<input type="checkbox"/>	Other (Describe)		
<small>***Public Notice Sign Form filled out and in the file.</small>			
Comments:		Permit Intake Initials <u>WOP DP</u>	



5871 CHURCHILL WAY
VICINITY

-NOT A SURVEY-
Property lines are approximate



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY


ATTACHMENT A

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Heather_Marlow@ci.juneau.ak.us

TO: Dale Pernula, Community Development Director

FROM: Heather Marlow, Lands and Resources Manager 

DATE: March 1, 2012

SUBJECT: JDHS Home Building Program – Churchill Way Development

The CBJ Finance Department foreclosed on Lot 8, Block A, Glacierview Subdivision, also identified as 5871 Churchill Way, in FY12. The property is improved with a partially completed residential structure that has not received a building permit. The property is desirable for a JDHS Home Building Program project and meets their needs.

If the project were to proceed, the property would be cleared of improvements and redeveloped with two bungalow houses. The property would be sold to Juneau Housing Trust, a partner of the JDHS Home Building Program, for the amount necessary to satisfy the delinquent property taxes, plus any other expenses or demolition costs incurred by the CBJ to convey the property for redevelopment. These costs are anticipated to be significantly less than market rate for the property, resulting in a cost savings to the project. Ordinance 2012-15 would identify the property for a public purpose. The approval of a companion resolution is required to dispose of the property to Juneau Housing Trust, a nonprofit, at less than fair market value. The Assembly Lands Committee, at its February 28, 2012 meeting, recommended that this ordinance, and a companion resolution to dispose of the property to Juneau Housing Trust at less than fair market value, be drafted for approval by the Assembly.

Per 53.09.260(c) the planning commission is identified to review and comment on municipal land disposals.

ATTACHMENT B

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Presented by: The Manager
Introduced:
Drafted by: J.W. Hartle

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2012-15

An Ordinance to Designate a Tax Foreclosed Property Located at 5871 Churchill Way for a Public Purpose for the Benefit of the Juneau-Douglas High School Home Building Program.

WHEREAS, the City and Borough of Juneau has acquired by tax foreclosure certain properties herein described, and

WHEREAS, AS 29.45.460 requires that the municipality determine by ordinance whether foreclosed property deeded to the municipality shall be retained for a public purpose.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Findings. (a) The following property has been acquired by the City and Borough of Juneau by clerk's deed pursuant to tax foreclosure:

- (1) Lot 8, Block A, Glacierview Subdivision, Juneau, Alaska, located at 5871 Churchill Way. This property was acquired from Robert Ling (deceased), whose last address of record was 5881 Churchill Way, Juneau, Alaska, 99801.

1 (b) The property described in Section 2(a) above shall be retained by the City and
2 Borough for a public purpose. The City and Borough intends to utilize the property for
3 a Juneau School District project that will establish a partnership with Juneau Housing
4 Trust, a private, nonprofit corporation. The disposal of the property to Juneau Housing
5 Trust shall be considered by resolution, pursuant to CBJ §53.09.610(b).
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7 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
8 adoption.

9 Adopted this day of 2012.

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Bruce Botelho, Mayor

13 Attest:

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Laurie J. Sica, Clerk
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