

Additional Materials

Planning Commission Meeting

Assembly Chambers

7:00pm

Meeting Date: March 26, 2013

1. AME2012 0006 – Comprehensive Plan Update
 - a. Additional comments were received on March 11th prior to the public comment deadline. We apologize for the oversight.

I. The Role of Government in addressing Housing Problems

In considering what the role of government should be in supporting housing development, I believe the PC, CDD, and Building Depts serve to assure that housing meets reasonable standards that are important to the long-term benefit of the community. I am leery of government competing with private industry. There are times when industry will not act to fill a need because it does not pencil out. I like the idea of exploring tax incentives to tip the balance toward building more market rate housing.

But in the case of housing for those with incomes below 80% of MFI, I am concerned that building and land costs are too high for private industry to fill that need. So there may be projects that will not be built without government involvement. In those cases, I believe if you want to see progress, you must consider the cost of housing vs the social and financial costs of NOT housing.

To provide the most value to encourage informed decision-making, the housing chapter (page 29) should provide answers, not questions. At the bottom of page 29, it says, "A 5% vacancy rate is not a healthy vacancy rate for all housing types, although it may be a healthy rate for multi-family residences." Don't tell us what it is not; tell us what it IS. As a matter of policy (informed by industry and economic standards), this document should state its goal or suggestion for a healthy targeted vacancy rate for single-family housing. In the absence of information to the contrary, I think we have sufficient population turnover here (around 10% per year) that the single-family housing supply does fine relying on the open market so long as we have a growth in single-family housing to match our growth in permanent employment.

Multi-family housing fills three needs: (1) as entry level housing for new arrivals and young professionals, (2) for those whose household income is insufficient to support home ownership, and (3) as a preferred alternative for those who do not wish to own. Because of the degree of speculation and capital investment required to meet this need, I think this is where government energy should focus. The draft comp plan says, "One of the most effective indicators of housing choice is the vacancy rate of each housing type in the community's inventory." CDD should be tasked with serving as the central clearing house for solid, reasonable, easily accessible and easily understandable information about how many multi-family units are needed by number of bedrooms, which is updated and kept current in real time.

For example, if I came in tomorrow to say I have a project to propose for 24 - 2 bedroom multi-family units, I should be able to see that last week the report showed a need for between x and y units of that type and that yesterday someone filed notice that they were in the pre-development stage for 48 units that are projected to be ready for occupancy in 2014. Based on that information and the fact that I would also be able to see current demand for 3 bedroom units, I could modify my plan accordingly. Juneau would gain the unit types it needs without overbuilding, a mistake which results in a different kind of housing and economic crisis.

This would take some work but help to alleviate a level of uncertainty that causes supply to lag demand. Someone would have to develop and document the methodology. Someone would have to educate developers and potential developers on the value it provides. Someone would have to monitor progress on projects in pre-development to make sure all projects were really going forward. But the payoff would be considerable. By providing this kind of information to the building community, CDD would add value that could contribute to a better housing picture in the future.

II. Confusion Over Data

Page 30 of the draft comp plan quotes many contradicting sources. It quotes an oft repeated reference to "2007 vacancy rate for single family homes of 0.86%" and says, "Practically speaking, a one percent vacancy rate is equivalent to zero availability of housing and demonstrates a critical housing shortage." This is what the politicians and concerned citizens hear, remember, and repeat. But looking at Table 4.1 on the same page, we see that average vacancy rates are all well above 1% by type. Attached are statistics published on the US Census website that say

Juneau has over 5% vacancy rate. Of course there are many ways to look calculate statistics, so I have a question in to them now with regard to their methodology. I hope to have their answer to share with you soon.

If the methodology of the attached statistics is sound, can we use it directly, identifying 2010 US Census as the source to avoid confusion? The attached document has a great deal to offer in terms of unit size and availability, rentals vs owner occupied properties, in essence everything CDD would need as a starting point for a real-time housing status tracking system.

According to the 2010 US Census (<http://quickfacts.census.gov/qfd/states/02/0236400.html>), Juneau has 13,055 housing units.

① Housing units, 2010	13,055
① Homeownership rate, 2007-2011	64.5%
① Housing units in multi-unit structures, percent, 2007-2011	32.9%
① Median value of owner-occupied housing units, 2007-2011	\$299,100
① Households, 2007-2011	12,379
① Persons per household, 2007-2011	2.46
① Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$37,294
① Median household income, 2007-2011	\$77,465
① Persons below poverty level, percent, 2007-2011	6.3%

We should consistently use ONE number for our housing units and reference its source. The final published Census number is the most defensible and most current I have seen, but if we have justification for using something else, we should disclose that justification. Regardless of which number is selected, it should be used consistently throughout this document with the source clearly identified.

III. Existing Housing Stocks (beginning on p.34)

This section falls back to the 2000 census and is therefore too old to be of value to builders and developers (see first point, "Role of Government" discussed above). One can easily calculate the % of residential units over 60 years with the old information about the number of houses built prior to 1950 as numerator and the number of housing units in the 2010 Census as the denominator.

The table on the top of page 35 is illegible. Table 4.2 includes most of the data necessary to make the same point. I recommend the data from pre-1939 through the 1960s be added to Table 4.2 and figure 4.4 be removed.

The paragraph that begins "During the 1990s ..." is too difficult to read for all but the most determined. It is not clear why the author is calculating annual average housing starts when % of increase in population and % of increase in housing are both easy concepts for a quick comparison. This narrative says, in part, "In the period from 2000 through 2006, 628 new dwelling units were built, but Table 4.2 says 1228 units were added, an average of over 200 per year, not 90.

IV. Need more time for Comp Plan Review

I am only to page 35 of Chapter 4. I trust that others are showing the same kind of diligence in their review of other chapters. I respectfully request that we do not rush adoption of this update until it has been thoroughly reviewed and vetted.



DP04

SELECTED HOUSING CHARACTERISTICS

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Juneau city and borough, Alaska			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	13,049	+/-133	13,049	(X)
Occupied housing units	12,379	+/-243	94.9%	+/-1.4
Vacant housing units	670	+/-185	5.1%	+/-1.4
Homeowner vacancy rate	1.3	+/-0.9	(X)	(X)
Rental vacancy rate	2.0	+/-1.4	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	13,049	+/-133	13,049	(X)
1-unit, detached	6,189	+/-258	47.4%	+/-2.0
1-unit, attached	1,465	+/-198	11.2%	+/-1.5
2 units	954	+/-202	7.3%	+/-1.5
3 or 4 units	998	+/-194	7.6%	+/-1.5
5 to 9 units	896	+/-184	6.9%	+/-1.4
10 to 19 units	663	+/-137	5.1%	+/-1.0
20 or more units	780	+/-141	6.0%	+/-1.1
Mobile home	1,071	+/-167	8.2%	+/-1.3
Boat, RV, van, etc.	33	+/-36	0.3%	+/-0.3
YEAR STRUCTURE BUILT				
Total housing units	13,049	+/-133	13,049	(X)
Built 2005 or later	369	+/-87	2.8%	+/-0.7
Built 2000 to 2004	741	+/-191	5.7%	+/-1.5
Built 1990 to 1999	1,430	+/-200	11.0%	+/-1.5
Built 1980 to 1989	3,317	+/-268	25.4%	+/-2.1
Built 1970 to 1979	3,753	+/-292	28.8%	+/-2.2
Built 1960 to 1969	1,131	+/-201	8.7%	+/-1.5
Built 1950 to 1959	876	+/-203	6.7%	+/-1.6
Built 1940 to 1949	363	+/-115	2.8%	+/-0.9
Built 1939 or earlier	1,069	+/-187	8.2%	+/-1.4
ROOMS				
Total housing units	13,049	+/-133	13,049	(X)
1 room	297	+/-115	2.3%	+/-0.9
2 rooms	630	+/-131	4.8%	+/-1.0

Subject	Juneau city and borough, Alaska			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	1,775	+/-266	13.6%	+/-2.0
4 rooms	2,745	+/-380	21.0%	+/-2.9
5 rooms	2,653	+/-296	20.3%	+/-2.3
6 rooms	1,851	+/-233	14.2%	+/-1.8
7 rooms	1,356	+/-230	10.4%	+/-1.7
8 rooms	827	+/-183	6.3%	+/-1.4
9 rooms or more	925	+/-172	7.1%	+/-1.3
Median rooms	4.9	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	13,049	+/-133	13,049	(X)
No bedroom	410	+/-133	3.1%	+/-1.0
1 bedroom	1,936	+/-241	14.8%	+/-1.8
2 bedrooms	3,570	+/-311	27.4%	+/-2.4
3 bedrooms	5,021	+/-337	38.5%	+/-2.6
4 bedrooms	1,541	+/-243	12.6%	+/-1.8
5 or more bedrooms	471	+/-120	3.6%	+/-0.9
HOUSING TENURE				
Occupied housing units	12,379	+/-243	12,379	(X)
Owner-occupied	7,982	+/-287	64.5%	+/-2.3
Renter-occupied	4,397	+/-324	35.5%	+/-2.3
Average household size of owner-occupied unit	2.65	+/-0.07	(X)	(X)
Average household size of renter-occupied unit	2.11	+/-0.11	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	12,379	+/-243	12,379	(X)
Moved in 2005 or later	5,682	+/-314	45.9%	+/-2.3
Moved in 2000 to 2004	2,344	+/-251	18.9%	+/-2.0
Moved in 1990 to 1999	2,518	+/-257	20.3%	+/-2.0
Moved in 1980 to 1989	1,033	+/-171	8.3%	+/-1.4
Moved in 1970 to 1979	542	+/-128	4.4%	+/-1.0
Moved in 1969 or earlier	260	+/-79	2.1%	+/-0.6
VEHICLES AVAILABLE				
Occupied housing units	12,379	+/-243	12,379	(X)
No vehicles available	1,086	+/-180	8.8%	+/-1.5
1 vehicle available	4,437	+/-339	35.8%	+/-2.7
2 vehicles available	4,635	+/-405	37.4%	+/-3.1
3 or more vehicles available	2,221	+/-297	17.9%	+/-2.4
HOUSE HEATING FUEL				
Occupied housing units	12,379	+/-243	12,379	(X)
Utility gas	266	+/-85	2.1%	+/-0.7
Bottled, tank, or LP gas	390	+/-111	3.2%	+/-0.9
Electricity	2,586	+/-266	20.9%	+/-2.1
Fuel oil, kerosene, etc.	8,448	+/-320	68.2%	+/-2.4
Coal or coke	17	+/-26	0.1%	+/-0.2
Wood	558	+/-161	4.5%	+/-1.3
Solar energy	0	+/-78	0.0%	+/-0.2
Other fuel	85	+/-52	0.7%	+/-0.4
No fuel used	29	+/-22	0.2%	+/-0.2
SELECTED CHARACTERISTICS				
Occupied housing units	12,379	+/-243	12,379	(X)
Lacking complete plumbing facilities	148	+/-104	1.2%	+/-0.8
Lacking complete kitchen facilities	205	+/-143	1.7%	+/-1.2
No telephone service available	198	+/-110	1.6%	+/-0.9

Subject	Juneau city and borough, Alaska			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	12,379	+/-243	12,379	(X)
1.00 or less	11,860	+/-273	95.8%	+/-1.3
1.01 to 1.50	438	+/-151	3.5%	+/-1.2
1.51 or more	81	+/-39	0.7%	+/-0.3
VALUE				
Owner-occupied units	7,982	+/-287	7,982	(X)
Less than \$50,000	430	+/-121	5.4%	+/-1.5
\$50,000 to \$99,999	382	+/-157	4.8%	+/-1.9
\$100,000 to \$149,999	307	+/-83	3.8%	+/-1.0
\$150,000 to \$199,999	455	+/-106	5.7%	+/-1.3
\$200,000 to \$299,999	2,442	+/-266	30.6%	+/-3.1
\$300,000 to \$499,999	3,036	+/-260	38.0%	+/-3.2
\$500,000 to \$999,999	870	+/-159	10.9%	+/-1.9
\$1,000,000 or more	60	+/-35	0.8%	+/-0.4
Median (dollars)	299,100	+/-10,729	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	7,982	+/-287	7,982	(X)
Housing units with a mortgage	5,546	+/-328	69.5%	+/-3.1
Housing units without a mortgage	2,436	+/-259	30.5%	+/-3.1
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	5,546	+/-328	5,546	(X)
Less than \$300	0	+/-78	0.0%	+/-0.4
\$300 to \$499	13	+/-16	0.2%	+/-0.3
\$500 to \$699	47	+/-37	0.8%	+/-0.7
\$700 to \$999	149	+/-77	2.7%	+/-1.4
\$1,000 to \$1,499	942	+/-193	17.0%	+/-3.4
\$1,500 to \$1,999	1,099	+/-196	19.8%	+/-3.2
\$2,000 or more	3,296	+/-292	59.4%	+/-3.6
Median (dollars)	2,176	+/-61	(X)	(X)
Housing units without a mortgage	2,436	+/-259	2,436	(X)
Less than \$100	6	+/-10	0.2%	+/-0.4
\$100 to \$199	51	+/-43	2.1%	+/-1.8
\$200 to \$299	87	+/-46	3.6%	+/-1.9
\$300 to \$399	123	+/-63	5.0%	+/-2.5
\$400 or more	2,169	+/-253	89.0%	+/-3.7
Median (dollars)	718	+/-47	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)				
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	5,546	+/-328	5,546	(X)
Less than 20.0 percent	1,549	+/-216	29.7%	+/-3.8
20.0 to 24.9 percent	1,135	+/-203	20.5%	+/-3.4
25.0 to 29.9 percent	814	+/-181	14.7%	+/-3.1
30.0 to 34.9 percent	516	+/-163	11.1%	+/-2.8
35.0 percent or more	1,332	+/-217	24.0%	+/-3.5
Not computed	0	+/-78	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAP cannot be computed)	2,433	+/-259	2,433	(X)
Less than 10.0 percent	949	+/-169	39.0%	+/-6.5
10.0 to 14.9 percent	633	+/-167	26.0%	+/-6.2
15.0 to 19.9 percent	259	+/-112	10.6%	+/-4.3

Subject	Juneau city and borough, Alaska			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	135	+/-77	5.5%	+/-3.2
25.0 to 29.9 percent	172	+/-80	7.1%	+/-3.2
30.0 to 34.9 percent	82	+/-40	3.4%	+/-1.6
35.0 percent or more	203	+/-79	8.3%	+/-3.0
Not computed	3	+/-5	(X)	(X)
GROSS RENT				
Occupied units paying rent	4,208	+/-318	4,208	(X)
Less than \$200	41	+/-33	1.0%	+/-0.8
\$200 to \$299	55	+/-52	1.3%	+/-1.2
\$300 to \$499	240	+/-83	5.7%	+/-2.1
\$500 to \$749	421	+/-137	10.0%	+/-3.0
\$750 to \$999	890	+/-173	21.2%	+/-3.9
\$1,000 to \$1,499	1,591	+/-229	37.8%	+/-4.6
\$1,500 or more	970	+/-212	23.1%	+/-4.6
Median (dollars)	1,135	+/-51	(X)	(X)
No rent paid	189	+/-108	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAP)				
Occupied units paying rent (excluding units where GRAP cannot be computed)	4,175	+/-317	4,175	(X)
Less than 15.0 percent	454	+/-147	10.9%	+/-3.4
15.0 to 19.9 percent	650	+/-145	15.6%	+/-3.4
20.0 to 24.9 percent	872	+/-184	20.9%	+/-3.8
25.0 to 29.9 percent	514	+/-147	12.3%	+/-3.5
30.0 to 34.9 percent	381	+/-123	9.1%	+/-2.9
35.0 percent or more	1,304	+/-238	31.2%	+/-5.3
Not computed	222	+/-115	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOG and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOG and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAP is computed, that is, gross rent and household income are valid values.

The 2007, 2008, 2009, 2010, and 2011 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOG, and TAX should exclude zero values.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas, in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic

entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An "" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Page 31: "lake the resources" should be "lack ..."
"homeless poppulation" should be "... population"

Page 32: replace "focused attention" with "concerted efforts"
replace "Connect event, the" with "...event; the"
replace "understood that" with "believe" (present tense)
check the punctuation and spacing after "physical health issues-" That hyphen needs a space in front of it to convert it to a dash to match the beginning of this clause.

Page 33: replace "Affordable Housing as defined by the Department of Housing and Urban Development, uses the following categories:"
with "Affordable Housing is defined by the Department of Housing and Urban Development using the following categories:"
replace "a moderate income is a household" with "moderate income refers to a household"
replace "low income is a household" with "low income references a household"
replace "very low income is a household" with "very low income is used to mean households"
AMI does not need to be spelled out again in the second paragraph on Affordability because it is defined in the first paragraph.
replace "between 50 and 120 percent of the average median income (AMI) Households earning" with "between 50 and 120% of AMI. Households earning"

The graph at the top of page 34 is illegible. Have you considered a table of years, units added, and totals instead?

You mention the Housing Trust model without defining it. Here is what I found on the web. I recommend plagiarizing it:
Housing trust funds (HTFs) are distinct funds established by cities, counties and states that dedicate sources of revenue to support affordable housing. Housing trust funds are usually created by legislation or ordinance. At present, there are more than 170 housing trust funds in the United States.

Housing Trust Funds:

- commit public sources of revenue;
- create dedicated, ongoing funding for the support of affordable housing;
- do not depend on interest or earnings from a fixed fund, or on contributions from corporations, financial institutions or foundations.

The housing trust fund model is an innovative departure from the way that dollars have historically been secured to support affordable housing.

I am stopping at page 35 for now. Am I covering ground that has already been covered by others and corrected? I am working from the version that is posted to the Web, but if there is a more current version, I would appreciate working from the new red-lined version so I can focus my efforts where they are needed and not where they are not.

Just between us, when do you think this document will be ready for Assembly consideration? I sent my draft on Community History out to the 5 native leadership organizations to see if they will have comments this weekend. But the elder council model of discussion, consideration, and consensus building is not something that can be rushed. I do not know if they will respond and if they do, I have no way of anticipating what they will say. But if it took us 150 years to get the story this messed up, we ought to be able to give them a little more time to help straighten it out if they request it.

Thanks for all your help with this.