

Homeowner Accessory Apartment Incentive Grant Program

The goal of the rental unit incentive program is to leverage a limited amount of JAHF funds to pilot an incentive program targeting existing homeowners who are considering adding an accessory apartment rental unit to their home. The incentive is a \$5000 grant per new rental unit created. Funds are disbursed after the certificate of occupancy for the new unit is issued. The application and approval processes are intentionally simplified to minimize the operating costs of the program.

Application and Disbursement Process:

The Homeowner applies for a Homeowner Accessory Apartment Incentive Grant at the Community Development Department at the same time they are applying for an Accessory Apartment building permit.

Grant approval will be determined by the Community Development Department subject to funding available. As this is a pilot project, it is anticipated more applications will be received than can be funded. Preference will be given to: properties within the transit corridor, especially those located within ¼ mile of a Capital City Transit stop.

Grant proceeds will be disbursed after a Certificate of Occupancy is issued.

Improvements must be complete within 12 months of issuance of the permit. Applicants may ask for an extension for extenuating circumstances 60 days in advance of the twelve month deadline. The decision for these extensions will be approved by the AHC on a case-by-case basis.

Specific Eligibility Requirements:

Only new rental units added to owner-occupied existing homes are eligible for this incentive program.

The grants are limited to one per owner occupied house.

Source of Funds for Pilot Program:

There is \$77,000 left in the grant that Juneau Affordable Housing Fund (JAHF) received from the state. The Affordable Housing Commission (AHC) would like to use the rest of these funds for this pilot program. The grant currently expires on 6/30/16, but a one year extension has been requested.

Program Benefits and Intention:

To increase the supply of smaller size rental units that would remain more affordable to the community.

This program would be utilizing grant funds for increasing the supply of housing. It will bring in more tax dollars and potentially add up to fifteen (15) new affordable housing units to our community.