

## **HOUSING TASK FORCE**

### **Summary of Ideas**

#### **IDEAS WE CAN DO NOW**

- 1.** Purchase the Ocean Beauty bunk house. Several ideas, purchase and turn over to a local group to operate as emergency housing or a blended use with apartments, Restaurant and condos.
- 2.** Housing needs assessment. This is needed to establish a need if we wish to obtain State and/or Federal grant funding.
- 3.** The borough needs to obtain an exemption from IBCs regulations regarding ceiling insulation requirements going up to R60....not necessary in our climate. Sitka and Ketchikan are currently exempt.
- 4.** Borough should construct a road with sewer, water and power lines when they do the upgrade to the Hungry Point Pump Station next spring. The road would make approximately 10 Borough lots available to the public. Borough should sell the lots at fair market value even if the price doesn't cover the cost of putting in the infrastructure. Owners of the lot would pay the full price of the tax assessment to the borough for the property and improvements. Borough should restrict the way the new lots would be sold – for instance, sell 3 of the lots to purchasers who agree to build duplexes or apartments on them within two years (or the property returns to the Borough). The remainder of the lots could be sold with the stipulations that the purchaser of the lot must build a single-family residence on the lot within 2 years. The purchaser must then physically move into the residence and occupy the home for 2 years before they are allowed to re-sale the home. At no time will the purchaser be able to rent the home.
- 5.** Designated a public camping area for unhoused that are forced to live in a tent.

#### **IDEAS THAT WILL TAKE A LONGER TIME**

- 1.** Currently no lots are available inside service area 1 to place manufactured homes on a private lot. Rezone N 8<sup>th</sup> Street lots to accommodate manufactured homes. Sell at market value, but similar restrictions as the above Hungry Point subdivision.

2. Identify parcels in SA1 that we can change the zoning to accommodate duplexes, condos, apartments and multi-family houses.

## **BIG IDEAS**

### **Land Trust** – set up similar to the Sitka Land Trust- A

nonprofit organization building “perpetually affordable” homes to combat a housing shortage and keep young people from leaving town.

In a nut shell...Borough sets aside residentially zoned property in a trust. The Borough, through the Trust retains ownership of the land. Grant funds could be sought to make lot improvements with roads/city utilities, etc. The land is leased long term (99yrs) to qualified applicants. The pre-approved applicant can choose some basic pre-determined housing plans with set materials/costs- Currently SLT has 6 plans of varying sq footage.

The formula for affordability would include keeping the houses small, selling only the houses and not the land, and using grants to subsidize site preparation and utilities.

When a house is sold the homeowner will take 25% of the equity (based on appraised value) which will allow them to make a down payment on another property on the open market and allow the Land Trust to sell to a subsequent buyer at close to the original cost — The idea is to create perpetual affordability.

Currently Sitka has built 7 of these homes. The 1<sup>st</sup> one was a definite learning curve and there was pain for all involved but they kept with it and the process has worked well for the last six. Cons- high administrative costs to oversee program- the work around is the Alaska Land Trust -still in the early stages where numerous communities share the cost of administration of the program.

### **Tribal & Rural program** – specifically to assist rural SE

Alaska Municipalities and Tribal entities who are looking to promote work force housing. The emphasis is to attract and retain critical personnel such as teachers, health professionals, public safety personnel and others with needed affordable housing. The program is

open to School districts, health care organizations, tribal governments, municipal governments, or similar entities operating in SE Alaska.

Funds can be used to purchase existing units, purchase/renovation or new construction of duplex, triplex or 4-plex units and can be fee simple or acceptable leasehold.

Projects can be joint efforts with multiple entities coming together, such as the Borough with the land and maybe PIA with the labor type of thing. Proof of rental income is not the basis for repayment so housing can be worked into employment packages. Some examples of this a Shaan Seet which is a native corporation out of Craig. They are building structures to subsidize teacher housing for their communities. The units are built on individual lots and can be sold on the open market. Another example is SEARHC in Sitka.... they own their own land and are building 3 duplexes to subsidize employee housing.