

Summary of Housing Work Session on January 7, 2026

The Assembly and Borough staff held a work session to discuss housing solutions in Petersburg on January 7, 2026. Community Development Director Cabrera provided a presentation on housing in the community. Go to www.petersburgak.gov and click on 'Borough News' to see the presentation.

The items below are a summary of topics discussed and includes ideas for addressing housing needs in the community.

- **Scholarship program for HS students for sending people to school who will return with an occupation**

Could focus on fields the community urgently needs—like trades, healthcare, or public safety—and include a return-to-work agreement. Helps build a stable local workforce.

- **Partnerships with contractors, shipping companies, grants, programs**

Explore strategic partnerships to reduce construction costs, improve material availability, and leverage outside funding. Could include bulk purchasing or shared-service agreements.

- **How to dispose of property (requirements on how many units)**

Change zoning to allow more units per lot.

- **8th Street Development**

Review existing plans and determine what infrastructure or incentives are needed to move the project forward.

- **Tax abatement**

Temporary reductions or waivers on property tax could encourage developers to build sooner and reduce upfront project costs. Structured properly, it can jump-start needed housing.

- **Tax incentives**

Targeted tax credits or rebates could support specific goals like affordable units, infill development, or workforce housing. Incentives should align with long-term community benefits. Provide a tax break for accessory dwelling units. Tax Increment Financing – TIF.

- **Work on infrastructure little by little (road building)**

Identify priority roads and utilities needed to support new housing areas and phase them in over time. Incremental investments can open land for development without large upfront spending.

- **New infrastructure and higher-density lots**

Updating utilities, roads, and water/sewer capacity can make it feasible to zone for smaller lots. Higher density helps lower per-unit development costs.

- **New development for either manufactured home OR single-family home**

Explore flexible zoning or designated areas that can accommodate both types of housing, depending on market demand. Increases options for builders and residents.

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- **Zoning: for duplexes and smaller homes**

Adjust zoning to allow duplexes, triplexes, and cottage-sized homes in more areas. This broadens affordability and increases the diversity of housing types.

- **Raise building permit fees**

A modest increase could help fund planning staff, inspections, and infrastructure planning. Fees should remain reasonable so they don't discourage building.

- **Bond for development**

A housing-or-infrastructure bond could finance road, water, and sewer improvements needed to open new land for housing. Requires clear scope and community support.

- **Airbnb short-term rentals (tax)**

Review and possibly strengthen tax collection or reporting requirements for STRs. Ensures fairness with traditional lodging and can fund local housing initiatives.

- **Provide more elderly housing units**

Consider senior-friendly designs or partnerships with nonprofits to build accessible units. This can free up larger homes for families while meeting a growing need.

- **Increase density, allow more units per lot**

Updating zoning to allow multi-unit development on existing lots can increase supply without expanding outward. Works especially well near downtown or services.

- **Have parking relate to the size of the unit**

Scale parking requirements to unit size to reduce unnecessary land use and lower construction costs. Smaller units shouldn't be burdened with oversized parking rules.

- **Look at funding for building housing for school & hospital employees**

Workforce housing partnerships could stabilize critical services and attract new staff. Could include state/federal grants, employer contributions, or borough-led development.