

Sitka Community Ideas on Housing from Oct 5 and Oct 7, 2016 meetings, loosely organized by topic

COMMENT/IDEA (note GOA=Goal, Objective or Action)	code change	housing idea	devel costs	rentals	\$ finan	sell land	need	GOA	incent.	other
REDUCE PRICE OF HOMES: Identify appropriate locations for: (a) infill and higher density development, (b) smaller houses, (c) smaller required lot sizes, (d) manufactured and modular homes, (e) Community Land Trust housing development (Remove price of land from house price), (f) a “modern” apartment complex, (g) Make it easier to develop/reduce regulatory burden	X	X	X	X						
Change rules to allow multiple tenants/renters in R-1 and other zoning districts. This will facilitate people with large houses renting out rooms. Now, must get a CUP as a Boardinghouse; this is a disincentive to renting out rooms.	X	X		X						
Land is limited, why don't we build UP. Raise height limits where appropriate, why is Cathedral Arms only “high rise” (6 stories)? We need more of this, to develop apartments and condos, in town. This is appropriate higher density development.	X	X		X						
Need designers as part of this process (architects), they know a lot about making small homes/buildings work-don't reinvent the wheel.	X	X								X
Allow floathomes, living on boats; there are empty slips now- how to encourage liveaboards	X	X								
Covenants or deeds restrictions to maintain affordability	X	X								
Higher taxes on vacant lots	X	X								
Inclusionary zoning	X	X								
More use of PUDs with their “density bonuses”; educate people about this opportunity	X	X								
Some people like to live in small places, let them, build them, and give them options	X	X								
Tiny homes	X	X								
Look at what Juneau and other communities have done regarding code changes and incentives that have resulted in affordable home development.	X			X						

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Many cities use revenue from land sales to finance future land sales and infrastructure development to support housing. The Sitka Charter needs changed to create a Land/Housing Development Fund, then proceeds from CBS land sales should go into that fund, rather than to Permanent Fund, to facilitate further land sales and housing development.	X				X				X	
Regarding landslide areas (and other natural hazards/constraints), let people decide for themselves how much risk they are willing to accept.	X									X
Building Regs	X									
Change code to allow smaller lots and homes.	X									
Changes to zoning code will be essential	X									
City needs to inspect dilapidated structures and enforce codes requiring fixes or condemnation	X									
Codes need to change, mindset needs to change	X									
I want to put a tiny home on my R-1 lot, let me do it	X									
Key is FLEXIBILITY.	X									
Reduce minimum lot size from 8000 sf	X									
Reduce minimum lot sizes	X									
Smaller lot sizes needed.	X									
There are many infill opportunities, if code will allow	X									
Throw out the code.	X									
If a house or land could be donated to CLT, it could subsequently sell that and use the revenue to fund utility and site improvements at the planned cottage homes development and at other places. Donating land or a home to the CLT would presumably be tax deductible as it is a non-profit.			X							
Dialogue here is good, its key. Feeling is we are all working together to find solutions. It feels active, doesn't feel like it will end in just talk. We need to move forward and make changes happen.										X

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CLTS- support.		X	X							
Pioneer Home rules and state budget constraints resulting in many empty rooms and bathrooms at Sitka Pioneer's Home. This is despite a current and expected increased demand for assisted living help. Reportedly some private assisted living providers have even wanted to buy the Home. This is CRAZY. Fix this. If vacant rooms can't be filled with assisted living clients can they be filled with young people looking for affordable rooms? Intergenerational living has proven successful in other places. http://www.wral.com/when-college-kids-and-old-people-live-together-it-may-solve-challenges-that-plague-both-of-them/16088936/ https://www.youtube.com/watch?v=_KWwso1CQPw		X		X						X
It is hard to save for a down payment, if that could be met through sweat equity that would be fantastic.		X			X					
Large city-owned lots on either side of Katlin Street are an opportunity for infill.		X				X				
Katlian Street is opportunity area		X					X		X	
Priorities: 1. Fill vacancies 2. Build rentals 3. Identify land/ areas to earmark for first-time homebuyer initiatives		X						X		
IDENTIFY UNDEVELOPED LAND SUITABLE FOR RESIDENTIAL LAND DEVELOPMENT: (a) Identify undeveloped lots within 1 mile of downtown, including surface parking lots (b) Identify parcels where land is worth more than building within 1 mile of downtown (c) How to incentivize re/development of a and b , (d) Pending results of geotechnical hazard survey and policy calls on acceptable risk, identify undeveloped land suitable for residential development		X							X	
Lots of people here with 2-6 kids got their start in doublewides with no yard, it was fine. They were TINY.		X								X
BIHA 200 acres do not have financially driven market restrictions		X								
DEVELOP PARTNERSHIPS TO BUILD AFFORDABLE AND MIXED-MARKET HOUSING		X								
Habitat for Humanity		X								

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Habitat for Humanity has built 50-100 homes in some places in short times period, incredible what can be done in short time with many helping hands.		X								
HH was in Sitka 8-9 years ago, why did that not fly?		X								
HH, sweat equity programs are great.		X								
Offer incentives for manufactured houses replacement of mobile homes		X								
Owner of small mobile home park wants to redevelop for homes (correct)? Alternatively, wants to "privatize?"		X								
TEAM PROBLEM-SOLVING WITH WILLING MOBILE HOME PARK OWNERS: a) How to improve utilities and housing stock, and as appropriate increase density or redevelop, without forcing current tenant to leave town		X								
The old U.S. Forest Service building		X								
Turn former forest service office (privately owned) into condos and stress		X								
Ways to get a home that include sweat equity		X								
Closing and buying costs can be high enough that it 'eats' equity making it hard for aging large home owners to sell their houses and downsize.			X							X
City may have rock @ Industrial Park that could be given to developers to develop some lots			X							
REDUCE DEVELOPMENT COSTS: City and BIHA possible reduced fee for rock for residential development if a certain percent are affordable homes			X							
For many millennials in town, that assessment that states that \$625/month is max for housing costs for those making \$25,000 is correct. Needed price target for young adults working low wage jobs here is \$500 (per bed). An example is someone renting a 3 BR house now (or apt?) for \$1500, and that is affordable with 3 of them –but even an extra \$100/month is really hard to do.				X			X			
Many millennials don't want to buy a home. Sitka needs more affordable rentals, this must be a housing goal/emphasis.				X				X		

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Get an accurate count of the number of Mother-In-Law apartments in Sitka, there are a lot!				X						X
It is hard to find rentals: use the FB page Sitka Housing Leads, newspaper, word of mouth				X						
Need to do a better job letting people know about vacancies, if Sawmill Creek has 9 vacancies now, that is like an 18% vacancy rate there- that is shocking!					X		X			
Hard to separate economics from housing					X					X
People do not know about financing and rental assistance programs that are available.					X					X
BETTER INFORMATION ON ATTRACTIVE LOANS FOR 1 ST TIME HOMEBUYERS, LOW AND MODERATE INCOME BUYERS, AND LOANS/GRANTS FOR DEVELOPERS: (a)Annual Housing Fair, (b)Clearinghouse for home financing information					X					
Financing guidelines & regs (see Chris)					X					
Good programs for rental subsidy, down payment assistance, and some low interest terms if making less than 80% of Area Mean Income (or even higher, depending on program). But, people don't know about this, its word of mouth.					X					
City should sell some land						X				