

SITKA KEY HOUSING ACTIONS/IDEAS/PRIORITIES

---from October 5, 2016 Planning Commission Comp Plan work session on Housing and October 7, 2016 Housing Focus Group Meeting (*ideas are not prioritized, numbers for convenience only*)

1. **Housing Priorities:**
 - a. **Fill vacancies (get the word out!)**
 - b. **Increase number year round rentals (build apartment and condos in town)**
 - c. **ID areas/land for implementing 1st time homebuyer initiatives**
2. **Reportedly half the rooms at Pioneers Home are empty due to some combination of budget constraints and healthcare/administrative staffing rules. This must be fixed.**
 - a. There is current need and a forecasted increasing need for assisted living in Sitka. If there is an obstacle that cannot be overcome through Alaska Legislative change to filling these rooms with seniors, then explore making rooms available to young adults following successful intergenerational living models.
3. **Have 1-2 "Housing Fairs" a year to let consumers know:**
 - a. What rentals and homes are available?
 - b. What financial assistance is available for rental assistance/subsidies, and home purchase help with down payments and low interest loans?
 - c. Also, can there be an easier way to access this information (at least initially) via the web? Could the Chamber or SEDA or CBS host a Rental/Housing Exchange website?
4. **High interest in a BIHA/USDA/other parties collaborating to develop a subdivision with a diversity of housing types and target markets, on BIHA land.**
5. **Can the City or BIHA make gravel/rock available at attractive rates for developments that will include some percentage of affordable housing units?**
6. **To facilitate city participation in infrastructure assistance, lot development, or incentivizing affordable housing development, change the Charter to require proceeds from the lease and sale of City and Borough of Sitka land to go into a Land/Housing Development Fund, rather than to the Sitka Permanent Fund.**
 - a. Place revenue from municipal land sales and leases to a dedicated account that is used to finance further municipal lands sales and related subdivision/ infrastructure development is a common municipal development/financing tool.
7. **Why is Cathedral Arms only "high rise" in Sitka?** The height limit there in the CBD zone is 50 feet (does Cathedral Arms exceed this?). Land in downtown is limited; increase height limits in some zones or through an overlay district.
8. **Relax zoning rules to allow tiny homes and small homes in more places, by right.** Also, interest in a tiny home/manufactured housing subdivision.
9. **Reduce required minimum lot size** (need to be more specific- in all zones? where?)
10. **Support mechanisms to keep affordable homes affordable in perpetuity, for at least 10 years, etc.**
11. **There is high interest in Habitat for Humanity and similar programs that would allow future homeowners to use sweat equity for their down payment.** This could include a CBS Homestead program.
12. **Sell some CBS land for housing development.** There are several areas of developable land (No Name Mnt, Benchlands, behind high school, Indian River, City Shops, etc). In addition, there is BIHA's 200 acres. Don't flood the market with city land, but some is needed now, make a land disposal plan.
13. The Kalian Street /Sitka Indian Village has high redevelopment potential, could be the top place to live in Sitka. However, this would significantly increase price of property – not necessarily a desirable outcome. **Work with SIV property owners and stakeholders to develop goals and a plan.**